

Town of Hart's Location

New Hampshire

Board of Selectmen

Mark Dindorf, Chair
John Gallagher
Dave Walker

Town Clerk/ Tax Collector

Katie Landry

December 10, 2025

RE: Notice to Hart's Location Property Owners & Taxpayers: Preliminary Assessment Values

As you may recall, every 5 years, the State of NH requires that property assessments be revalued at current market levels.

2025 is a state mandated property revaluation year for Hart's Location. We had hoped to complete the revaluation process earlier in the year, but due to unforeseen circumstances, our assessor has just recently completed the preliminary assessment values for our town.

You will be receiving notice of preliminary assessment values for your property in the coming days by mail. You have the right to request a hearing with the assessor if you feel an error exists or wish to review your assessment.

Hearings will be held at town hall on the afternoon of Friday December 19th from 1 to 6pm and Saturday morning December 20th from 9am to 1pm. Appointments are necessary and need to be made directly with the assessor. The phone number for our assessor, Brett S. Purvis & Associates, is on the notice of preliminary assessment values, and is included here for your convenience. 802-274-6836. Their office is open Monday through Friday, 8am to 4pm. If you are unable to attend the hearing, you may send an appeal in writing to the Assessor, Town of Hart's Location, PO Box 540, Hart's Location, NH 03812

You may be surprised to see a significant increase in your property valuation since the last revaluation in 2020. Please note the new valuations are a reflection of current trends in the real estate market, as local, regional and national real estate values have risen considerably over the last five years. For most of us, this reflects an increase in the equity value of our properties, which should be welcome.

A common misconception is that a significant increase in your property valuation will correspond to a similar increase in your property taxes. This is not the case. The property tax rate is based on the overall expenses of the town divided by the overall value of all properties in the town.

The property values of all parcels within the town is a matter of public record. The preliminary assessment values for the entire town are available for viewing on the bulletin boards at town hall and the Notchland Inn, and will also be posted on the town services page of the town website.

Because of the delay in the revaluation process, the 2025 tax rate has not yet been set and won't be until after the hearing process is completed and final valuations are determined. Tax bills will likely go out at the end of the month. For those of you who wish to pay your property tax within the calendar year to be eligible for an itemized deduction on your federal income taxes, you are welcome to make an estimated payment based on last year's taxes. When the final tax rate for 2025 is set, you will either owe or be refunded the difference between your estimated tax payment and the 2025 final tax bill. If you typically claim the Standard deduction on your income taxes, it is not necessary to make a payment until you receive your tax bills, although our town treasurer, Nancy Hayes, encourages all who are able to pay early to do so.

We hope this notice is helpful in understanding the notice of preliminary assessment values that you will receive this week.

Mark Dindorf
Chair, Board of Selectmen