

Town of Boscawen
116 North Main Street
Boscawen NH 03303

166 KING ST, LLC
166 KING STREET
BOSCAWEN, NH 03303

Map Lot Sub : 00081A 000021 000000

Location : 166 KING STREET

NOTICE OF PRELIMINARY ASSESSMENT VALUES - JULY 31, 2023

Dear Property Owner:

The **Town of Boscawen** has contracted with Avitar Associates to perform a town wide update of values. Sales prior to the April 1st assessment date are relied upon to establish new base land and building rates with the goal of bringing all assessments to 100% of fair market value. The new assessed values established for your property during the recent update are listed below.

To view your property record card online, go to **www.avitarassociates.com** and select **Online Data, Subscription Information (Assessment Data - Review Online)**. Log in using the **Subscriber** option with **Username: townofboscawen** and **Password: boscawentwn**. The website also provides links to resources designed to help you understand the codes, notes, abbreviations, and other information on your property record card. The Online Data at this website will only be available for 60 days to review your property record card. **The informal review phone appointments will only be available during the timeframe listed below, additional days may be added, if needed.**

- **Tuesday, August 15, 2023 between 8AM-4PM**
- **Wednesday, August 16, 2023 between 8AM-4PM**

If you feel an error exists and would like to schedule a **PHONE APPOINTMENT** to review your assessment or to contact us with specific questions, please go to our website at **www.avitarassociates.com/appointments** for details. **Please logon and schedule an appointment to ensure you are afforded the opportunity for review by 4:00 PM on Monday, August 14, 2023, as you will not be able to make an appointment after that date.** If you do not have access to the internet, and no one else is available to assist you, contact the **Town Office** at **603-753-9188 Ext 2309** and they can make an appointment for you. Unlike in previous years, we will not be holding face to face meetings, but rather we will contact you at the phone number you provide for your scheduled appointment.

Please note that you should not try to estimate your next tax bill by multiplying your new assessment and the old tax rate as it will produce an erroneous tax amount. As the total value of the Town has increased an approximate 73%, the tax rate will drop proportionally, barring any significant changes in spending voted in at Town & School district meetings. **The newly established values will be implemented on the December bill.** We appreciate your patience and thank you for your cooperation.

Land Value: \$ 281,100

Buildings/Features: \$ 363,700

Total Parcel Value: \$ 644,800