

GRANITE HILL MUNICIPAL SERVICES TO CONDUCT ORFORD'S REVALUATION

The Appraisal Firm of Granite Hill Municipal Services has been hired by the Town of Orford to begin a Town wide valuation update. The following is a general outline and explanation of each phase of the project.

The revaluation firm will be working with the Assessing Department to make the 10-month process a successful one. Revaluation firm appraisal representatives will begin taking new exterior photos of all properties in Orford in order to update the Town's property records. They will start with the properties that sold since April 1, 2023 and will continue from the north side to the south side. All contractors' vehicle information will be on file with the Orford Police Department and the Assessor's Office should you have any questions.

PHASE 1: DATA COLLECTION

The first phase, Data Collection of properties that have sold between April 1, 2023 and March 31, 2025 will begin in May 2025. During this phase "Listers" will visit each property and physically inspect the interior and measure the exterior of each building. These Listers note the buildings location, size, age, and quality of construction, improvements, topography, utilities, zoning restrictions, if any, and numerous other characteristics both inside and out. The entire process takes approximately 15-20 minutes.

All Revaluation firm Representatives will carry Identification Cards and have their cars listed with both the Assessing Office and Police Department.

PHASE 2: MARKET ANALYSIS

A variety of resources are used to analyze the real estate market. While the physical data is being collected by Revaluation firm listers appraisal personnel will be analyzing recent sales that took place over the last year and a half to determine which market factors influenced property values. Revaluation firm Granite Hill Municipal Services will gather and use information from The Registry of Deeds, property managers, developers, and local real estate professionals. Once all the data is collected and reviewed for accuracy, the appraiser will determine land values and set Neighborhood Indexes, which rate the desirability of locations throughout the Town.

PHASE 3: VALUATION

Valuation is done using one of the three recognized methods, Replacement Cost less accrued depreciation, Income Approach and Sales Approach. The Sales Approach is the most widely used approach amongst the three approaches.

During this phase, individual characteristics of the building are analyzed using information gathered in both phase 1 and 2. Each property is compared to other comparable properties with similar characteristics. Then the market value of the improvements is added to the land value that was previously determined. This value is the final estimate for each parcel of property, building and land.

PHASE 4: FIELD REVIEW

Field Review is the method of checking and re-checking both the values that have been determined and the data that has been collected. During this review, properties are viewed in the field by experienced appraisers/assessors who double check uniformity and accuracy of information.

PHASE 5: INFORMAL HEARINGS

Once the Field Review is completed, a Notice of New Values will be mailed to each property owner. At this time, anyone with questions concerning the revaluation process or about the data collected on their property has an opportunity to meet with a member of Revaluation firm's staff to discuss their property value.

After all five phases are completed all data, files, records, etc. used in the revaluation are then turned over to the Assessing Office. This will allow the Town to maintain the data collected during the revaluation on a continual basis.

Welcome to the Town of Orford's Assessing Office website.

This site provides an overview of important programs serving Wolfeboro taxpayers. This site also explains the assessment process and duties carried out by the Assessor's. The programs and duties of our office are established by state statutes and local ordinances.

Abatements and Appeals, Exemptions and Credits and Online Property Information are popular topics covered on our website. From here, you can download popular applications available in our office and find important information on these programs.

While this website enhances our ability to serve the public, it does not in any way replace the personal service provided at our office in downtown Orford.

For answers to questions not found here, a staff directory with contact information is provided under "Related Links" on the right side of this page.

Mission Statement

The mission of the assessing office is to perform our duties in a courteous and professional manner, while ensuring fairness and equity by:

- Complying with all State of New Hampshire Statutes and Rules And Town of Wolfeboro Ordinances regarding tax assessments, abatements, exemptions, and credits
- Impartially treating every property owner with fairness and equity
- Providing the public with the highest level of service and professionalism
- Maintaining a staff with the highest level of technical expertise
- Maximizing the use of technology to increase efficiencies and lower cost
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Assessor's Office Disclaimer

The Assessing Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. The assessed values are subject to change before being finalized for ad valorem tax purposes. The Assessor parcel maps are for assessment use only and do NOT represent a survey. The Assessor parcel maps are compiled from official records, including surveys and deeds, but only contain the information required for assessment. See the recorded documents for more detailed legal information.