

**NOTICE OF PRELIMINARY ASSESSMENT VALUES - AUGUST 26, 2024**

Dear Property Owner:

The **Town of Gilsum** 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 [avitarassociates.com](http://avitarassociates.com) and select **Online Data, Subscription Information (Assessment Data - Review Online)**. Click **Subscriber** option with **Username: townofgilsum** and **Password: gilsumtn**. 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 date & times listed below, additional days may be added, if needed.** There will be no in person meetings, only phone appointments with the number you provide upon scheduling your appointment.

- **Monday, September 9, 2024 between 8AM-4PM**
- **Tuesday, September 10, 2024 between 8AM-4PM**
- **Wednesday, September 11, 2024 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 [avitarassociates.com/appointments](http://avitarassociates.com/appointments). Click the **Town of Gilsum/Roxbury/Sullivan** button and select a day & time you will be available to receive a phone call. Make sure you include which town your property is located in. **Please schedule your appointment as soon as possible and no later than 4:00 PM on Friday, September 6, 2024, to ensure you are afforded the opportunity for review, as no appointments will be scheduled after that date.** If you DO NOT want an appointment and would like to submit questions, scroll to the bottom of the webpage, fill in the information and submit your questions and someone will respond as soon as possible. If you do not have access to the internet, and no one else is available to assist you, you can contact **Avitar** at **603-798-3502**.

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 90%, 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.