Town of Shelburne
74 Village Road, Shelburne, NH 03581
(603) 466-2262 • Fax (603) 466-5271

July 30, 2026

TOWN AND COUNTRY MOTOR INN

PO BOX 220

GORHAM, NH 03581

Re: 2026 Property Revaluation

Dear Taxpayer,

The Town of Shelburne has just completed a full statistical revaluation of all properties. This was required as sale prices have almost doubled over the last five years since the 2021 revaluation. In 2021, the average sale price for a single-family home in Shelburne was $196,593. By comparison, the average sale price for a single-family home in Shelburne today is $377,000.

In the five years since the last revaluation, the real estate market has taken a dramatic upswing and those are reflected in the most recent sales. Additional information about the current revaluation process can be found at www.townofshelburnenh.gov. The median increase in assessed value throughout town is 48%. Assessment increases do not necessarily mean an increase in your actual tax bill. Please visit the Town of Shelburne's web page to view the full list of Town values and the revaluation results presentation to the Board of Selectmen which outlines more statistics of the revaluation results.

Please also note that this is not a tax bill and that the value listed below does not reflect any exemptions or tax credits. It is also important that you ***do not multiply the current tax rate*** by the proposed assessment to determine the taxes on the property, as ***the tax rate will not be determined until late October***. New assessments are a reflection of market increases for all property types. This notice is meant to inform you of your assessment for 2026, as follows:

ID: 2/1/0 20 ROUTE 2

Building:	$2497100
Extra Features:	$38000
Land :	$277800
Total 2026 Value:	$**2812900**

Town of Shelburne
74 Village Road, Shelburne, NH 03581
(603) 466-2262 • Fax (603) 466-5271

If you would like more information regarding your new property value or if you have any other assessing questions, please call the Selectmen's Office at 603-466-2262. Tax assessment cards and other information is available at Town Hall at 74 Village Road. You may also call this number to set up an appointment to meet with an appraisal staff member to discuss your new valuation. These hearings will be by appointment only from Tuesday, August 11th through Friday, August 14th between the hours of 9:00 a.m. and 4:00 p.m. and will be held at Town Hall located at 74 Village Road in Shelburne. If you are unable to attend a hearing you may submit any evidence of over assessment in writing addressed to the Shelburne Board of Selectmen's Office, 74 Village Road, Shelburne, NH 03581 or via email at amy.kuzma@townofshelburnenh.gov by Friday, August 14th. We will also be offering phone hearings for those unable to attend in person.

Frequently Asked Questions About Property Updates

Why must we go through another valuation update?

State law requires a full value reassessment at least every five years. This is so that **assessments will reflect current market value**, Statewide. As the real estate market changes (up or down) if the town is required to have assessments between 90% and 110% of current market values during a revaluation year. The equalization rate for Shelburne in 2025 was determined by the State of New Hampshire Department of Revenue to be 63%. If no revaluation had been done in 2026, the estimated equalization rate for 2026 would have been down to 62% based on the most recent year of qualified sales.

What if I disagree with the new assessment?

If a taxpayer wishes to question their new assessment, they may call to schedule an appointment with a staff appraiser. The taxpayer should bring to the appointment any evidence to show their opinion of market value. If any changes to the new assessment are justified, they will be made prior to the issuance of the fall tax bills. Phone call hearings will also be made available that same week for those wishing not to meet in person.

What if the appraisers make no adjustments and I still disagree with the new assessment?

The normal abatement and appeal process is still available to all taxpayers. This involves filing an application after receipt of the fall tax bill and before the following March 1, 2027, requesting that the Board of Selectmen and Assessor reconsider the assessment. If it is found that the application has merit, an abatement of taxes will be issued. If a taxpayer is still dissatisfied after the decision of the Board of Selectmen and Assessor, they may file with the Board of Tax & Land Appeals in Concord, or the Superior Court, but not both, prior to September 1, 2027.

What is the new tax rate?

The new tax rate will be established by the Department of Revenue Administration later this year. An increase in property value does not necessarily mean an increase in your property tax bill.