



Town of Shelburne

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JULY 2026 / SHELburne / 2026 PROPERTY REVALUATION

The Town of Shelburne is in the process of completing a full statistical revaluation of all properties within the municipality. The Town has contracted with Northland Property Valuations of New Hampshire to complete this process. This is a state required revaluation that must occur once every five years in every community in New Hampshire.

During a revaluation year, it is required that assessments be brought to approximately *100% of market value*. The last full revaluation conducted in Shelburne was in 2021 which brought the assessments to 100% of market value at that time. Currently the assessments in Shelburne are reflective of only 62% of market value. The real estate market in Shelburne, and throughout New Hampshire has seen drastic increases over the last five years, and the assessments are now almost 38% below market value thus the need for another statistical revaluation.

All field work has been completed such as reviewing outstanding permits, visiting sale properties and a parcel-by-parcel field review of the entire town.

Notices of new values will be mailed in late July 2026 to all taxpayers showing their new valuation which *will reflect the full market value* of each property. Taxpayers will have the opportunity to request a meeting with a staff appraiser at Town Hall to review their property record card, discuss any concerns and review sales that have occurred in town. These informal hearings will occur in August and dates and times available will be reflected on your notice.

If you have any other assessing questions, please call the Board of Selectmen's Office at 603-466-2262. Please visit the Town of Shelburne's web site at www.townofshelburnenh.gov for more information.