

2023 Revaluation in Wakefield

Assessments for 2023

Notices of the new assessment values for 2023 are listed below on the Old to New Values listed by owner and will be on the final 2023 tax bills being mailed to all property owners. The assessed value is the fair market value of the property as determined by the revaluation conducted by RB Wood & Associates LLC. Any exemptions or credits that have been applied for and granted by the Town of Wakefield are shown on your tax bill, but are not reflected on the list below. The Fair Market Value is the price a property would sell for on the open market where both buyer and seller are reasonably knowledgeable about the property, are behaving in their own best interests, and are given a reasonable time period for completing the transaction.

In determining the assessed value of a property, there are many factors that are taken into consideration such as the overall quality and condition of the improvements, land values, square footage, features, and market conditions. Recent qualified sales (4/1/2021-3/31/2023) of all property in Wakefield can be found by scrolling down on this page.

If you have a question about your assessment we recommend the following:

- 1) Review your property record card to ensure all the information that has been collected through cyclical inspections, building permit visits, MLS reviews and sales visits is accurate. The Assessing department can supply it for you at your request. They will be posted on the GIS map at a later date and a link will be updated here when that happens.
- 2) Below you can find reports of all the qualified sales from 4/1/2021 to 3/31/2023 that were used in the statistical analysis for the 2023 Revaluation listed by sale date.
- 3) Feel free to call the Assessing Department or visit on Tuesdays and Fridays to discuss your property record card and/or to get basic assessing information. The Assessing staff will not be in the office on the week of Nov 27-Dec 1, 2023.

About the 2023 Revaluation

The Town of Wakefield, like all municipalities, is required to conduct a revaluation at least every 5 years. The Town engaged RB Wood & Associates LLC to carry out the valuation update.

The goal of this valuation update is to ensure that current assessments are close to 100% of full, fair market value as suggested by the New Hampshire Assessing Standards Board and the State of New Hampshire Department of Revenue Administration.

Town wide assessments are adjusted to account for the increasing real estate market. Current assessments will be reflective of full market value. The individual details of property value are located on your property record card. You may request a copy of your property record card through the Assessing department.

Sales Reports

[All Property Sales by Date](#)

2023 Assessed Value Reports

Old to New Values by Owner

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 assessments stay the same, this puts our assessments out of sync with the current market. The Town is required to have assessments between 90% and 110% of current market values when conducting a revaluation or update.

What if I disagree with the new assessment?

You may file an abatement, that is the formal way to contest an assessment. That involves [filing an application](#) after receipt of the fall tax bill in December 2023 until March 1, 2024, requesting that the Board of Assessors and assessors 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 Assessors, they may file an appeal with the Board of Tax & Land Appeals in Concord, or the Superior Court, but not both, by September 1, 2024.

What is the new tax rate?

The 2023 tax rate for Wakefield, NH is **\$6.85 per thousand**.

How was the assessment determined?

The valuation update utilized more than 250 qualified sales. Lists and information will be provided on this webpage as they become available.