

## TOWN HALL MONTHLY: August

The revaluation and FEMA's release of funding for Derry Hill Road were of prime importance for all us in July.

In February we wrote:

*Ground work for the 2025 property revaluation has started and you may see assessor vehicles in Town as that work progresses. As we've noted, this reval is coming a year sooner than would normally happen because of recommendations by the Department of Revenue (DRA). DRA looks annually at how the Town's assessed values compare to actual sales and when the ratio slips too far below 100% they become concerned. By DRA standards, assessed values should reflect market value and the market has changed since our last revaluation in 2021.*

In July property owners received letters from our assessors, Municipal Resources, with their property's preliminary new value. Many people were concerned by the increase. As we noted in February, the purpose of a reval is to bring all properties to market value. The market has changed since our last reval in 2021. Revals are based on actual sales for the two previous years. The two years before 2021 were before the Covid real estate rush during which property sales pushed the market upward.

That said, the preliminary value letter is just that. Municipal Resources has assessed Acworth properties for over 20 years. They understand our rural character and they have been responsive to our questions and concerns. The letter provided contact and appointment information. In addition, it is always important for property owners to review their property record cards. This is the hard copy of information about your house or land that lives in the Town office files and is the basis for your value. It's good to check that the information such as year built, size, number of rooms, etc. is all correct.

Lastly, in March we voted for a just a small increase in our annual budget. When a budget remain stable and values rise the tax rate needed to cover that budget decreases. We should see a significant reduction in this fall's Town tax rate. It's important to remember that the Town rate is only approximately 1/3 of the total tax rate. We are in a time when towns in our school district are considering changing their relationship to the district. That would impact the Local Education rate which is more than 1/3 of the total rate.

On July 2 FEMA let us know that the funding for restoration of Derry Hill Road, known as the Alternate Project on our March Town Meeting warrant, has been approved for release by the State Department of Homeland Security and Emergency Management. We've waited anxiously for this news. Right now, Jennifer Bland is working with others to complete a Request for Proposals for distribution to our contractor list. We are still hopeful that this can be carried out this year.

The State's culvert replacement project on Route 123A east of Echo Valley Road has begun. Locals will be familiar with alternate routes and our Highway Department has worked on the gravel roads which may see increased use.

We're having a real summer with lots of over 80 degrees days. Take care and thanks for being there, Kathi