

**IF AN APPRAISAL HAS BEEN REQUESTED BY THE ASSESSORS; HERE ARE SOME FACTS THAT SHOULD BE CONSIDERED BY YOU AND YOUR APPRAISER.**

1. Be sure your appraiser understands the date of value for this appraisal is 1/1/16 –the date of valuation set by the assessors.
2. All sales utilized as comparables should reflect data/sales from 1/1/15 – 1/1/16.
3. Defines the purpose of the appraisal as, “for tax abatement purposes.”
4. That your appraiser is made aware of and is prepared to appear before the board to answer questions relative to the report.
5. That your appraiser understands the requirements set forth under USPAP (Uniform Standards of Professional Appraisal Practice) as Promulgated by the appraisal foundation and understands the types of reports for the intended purpose.
6. At a minimum, the board will accept a complete appraisal communicated in a summary report.
7. Your appraiser should be either licensed or certified by the Commonwealth of Massachusetts.

Should you have any questions relative to the above, please do not hesitate to contact the Assessors office at (978) 983-8530.

Thank you.

The Methuen Board of Assessors