

Town of Nelson
Office of the Selectmen
7 Nelson Common Road
Nelson, NH 03457

Dear Selectboard and Avitar Associates,

We appreciate your consideration and review of our distress at the most recent adjustment to our property taxes for the year 2021. We remain unconvinced that there is any justification for the dramatic, 225 % increase in our taxes. We own a small house, 1700 sq ft with adjacent 400 sq ft sleeping cabin and 13 acres of land, 10 acres of which are in current use.

What is most upsetting to us is our disproportionate assessment in contrast to that of our neighbors. We have similar properties, small houses in excellent condition and land in current use. All of us have small frontage on Tolman Pond, a 39 acre pond with a thriving population of water snakes, snapping turtles and beaver. A nature pond with limited recreational use.

Our land, according to the tax assessor, is the driving force behind this increase in taxation. The land is characterized by steep slope (12 % or grader) and poor soil. It is populated by beech trees with little marketable value and extremely limited access. The land is unsuitable for agriculture or for that matter for any kind of development. Our land stands in sharp contrast to the recently purchased 8 acre lot across the pond from us. Their land is basically flat with a large quantity of marketable trees and site access to the shoreline. There couldn't be a sharper contrast.

The justification by the tax assessor for this large increase in our property taxes should not stand. We would hope that the select board would reexamine the inequalities that we have mentioned here and make an adjustment.

Sincerely,

Amy Whitney



Gary Robinson

