

**Assessing Department  
Quarterly Report  
2026: January-February-March  
Prepared by Josh Houde, Assessor  
Town of Windham**

**Town Council Presentation** – Josh gave a presentation to the Town Council on January 13, explaining the Property Tax Fairness Credit available to residents.

**Property Database** – After several months of planning and review, the public-facing portion of our property database is now being hosted by DataScout instead of Vision Web. The public may visit our website to experience the new look and features, which include superior map and search functions.

**Renewable Energy Exemption Mailing** – Following a comprehensive review of solar panel assessments, a mailing was sent to owners who have not yet applied for a renewable energy exemption to inform them of the program's existence and requirements. Approximately 100 letters were mailed.

**Abatements** – As of April 2, 28 abatements have been issued totaling around \$11k. While there is one commercial abatement request still pending, the current abatement amount is much lower than recent years' amounts (2021-2024), which saw abatement totals ranging from \$24k-\$54k.

**Field Work** – Properties are assessed based on their condition on April 1. Appraisers Patrick and Teresa continued to track building permits and visit the field to document new homes, additions, renovations, etc. Special attention was given to document properties that were under construction on April 1. Josh reviewed commercial permits and construction.

**Business Personal Property** – Kara documented new businesses in Windham and prepared approximately 1,100 letters for the annual declaration mailing to the businesses that report personal property.

**Splits & Mergers** – Each year, new parcels must be created and assessed due to splits and mergers. For the 2025 Commitment, Windham had 9,130 parcels. As of April 7 this year, we had 9,196, an increase of 66 parcels.

**Subdivision & Zoning Review** – The Assessing Department continues a large-scale review of subdivision and zoning assignments in our database.

**Sales Analysis** – Kara continues to enter monthly deeds, allowing Josh to compare sale prices to assessed values and analyze patterns and trends.