

Listers' Report

Homestead Declarations - new for 2011: The HS-122 homestead declaration form is no longer filed annually. If you filed a declaration last year, you don't need to file this year. If you declared an outbuilding or percentage of your building as rental or business in 2010, it will remain that way until you file a form changing it. Remember that a percentage of a home used for business is only declared if it is greater than 25%.

Common or certified level of appraisal (CLA): The CLA is the ratio of the grand list (list of property and its value) to its "equalized" 100% value based on a state study of three years of property sales. For 2010 the CLA from April 2007-March 2010 sales is **77.44%**, a decrease of 0.85% from 2009.

Coefficient of dispersion (COD): The COD is a measure of equity based on the same sales as the CLA. CODs of 15% and less are considered good. Ours is **19.11%**, suggesting that some properties are over or undervalued relative to others.

Reappraisal: The CLA dropped more than 27% in the four years between April 2004 and April 2008, resulting in an "Order to Reappraise" from the state. For the reappraisal, we purchased a computer-assisted-mass-appraisal (CAMA) program in 2010 that is used by 187 Vermont towns and supported by the state through frequent updates, customization and training. We will photograph and inspect properties in March, April and May, with a goal of completing the reappraisal in 2011.

Lister education: One lister completed three courses related to the CAMA program in 2010, and two courses related to the grand list program.

Sales Data and Property Transfers: The table on the next page shows sales data from 2007-2009. There were 44 property transfers in 2010, but only 10 of these were sales. Seven of the sales were during March-May, followed by three sales from August-October. The 2010 sales will continue to lower the CLA.

Explanation of the table:

- Location: the street address. If there is no street number, it is because there is no building.
- Acres: the number of acres shown on the town tax maps.
- Category: state defined property designations. S is seasonal, V is vacation, R is residential, MH is mobile home. Letters followed by 1 contain less than six acres; letters followed by 2 have 6 or more acres.
- Seller: the seller listed on the property transfer form.
- Date: month and year of sale.
- Sale price: price reported on the property transfer form.
- Listed value: the property value in the town grand list as of April 1 of that year. However, the value is from the most recent town-wide reappraisal; for most properties this is the value as of April 2004. For properties with construction since 2004, the value is the value as of April 1st of the year of the most recent appraisal notice, but based on April 2004 construction costs and land values.
- Ratio: the ratio of the sales price versus the town's grand list value. Ratios greater than 100% show that a property sold for less than its grand list value, and those less than 100% sold for more than their grand list value.

Listers' Report (continued)

2010 Sales Data							
Location	Acres	Category	Seller	Date	Sale Price	Listed Value	Ratio
2709 Natural Turnpike	0.1	S1	Barrows Est	09/10	31,000	21,600	69.67
2571 North Branch	1.0	S1	Livingston	05/10	75,000	53,200	70.93
935 North Branch Rd	2.3	R1	Caswell	05/10	200,000	171,300	85.65
31 Burnt Hill Rd	3.4	R1	Poole	10/10	215,000	133,800	71.00
1062 North Branch Rd	4.1	R1	Pounds	03/10	240,000	176,000	73.33
2960 Natural Turnpike	10.0	R2	Wilson	05/10	260,000	185,700	71.42
Old Town Rd	10.5	land	Wilson	08/10	40,000	42,400	106.00
254 North Branch Rd	16.0	R2	Posdamer Est	05/10	125,000	112,700	90.16
2189 North Branch Rd	20.0	R2	Bach	05/10	417,500	295,800	70.85
498 Scott Rd	27.4	S2	Maranhas	05/10	180,000	139,000	77.22
2009 Sales Data							
2777 Route 125	1.3	R1	Reichert	08/09	169,000	123,500	73.08
31 Burnt Hill Rd	3.4	R1	And.-Haff.	07/09	189,000	133,800	70.79
2074 Natural Turnpike	10.1	R2	Shadbolt	09/09	199,900	142,500	71.29
2848 Route 125	13.0	R2	Hotte, et al	01/09	267,500	173,000	64.67
353 Billings Farm Rd	13.0	R2	Gallagher	05/09	189,000	185,000	97.88
299 County Crossroad	15.3	R2	McDaniel	04/09	205,000	142,000	69.26
2008 Sales Data							
1361 Route 125	2.0	R1	Lacey,Sturges	07/08	165,000	135,800	82.30
1049 Lincoln Rd	5.5	R1	Clark	06/08	265,000	222,000	83.77
Dugway & N. Branch	7.0	land	Farr	03/08	27,500	27,700	100.73
4120 Lincoln Rd	10.1	land	Manning	03/08	50,000	22,000	44.00
2338 North Branch Rd	10.1	R2	Lemal	10/08	375,000	280,000	74.67
784 Eagles Nest Rd	10.3	V2	McEdward	07/08	200,000	71,500	35.75
299 County Crossroad	15.3	R2	Paczowski	09/08	180,000	142,000	78.89
4443 Lincoln Rd	18.3	MHL	Maynard	05/08	125,000	56,600	45.28
2007 Sales Data							
1411 Route 125	0.3	R1	Shufelt	03/07	160,000	118,700	74.19
Route 125	1.0	land	Punderson	08/07	16,500	18,500	112.12
947 Natural Turnpike	1.1	R1	McClaran	01/07	220,000	137,000	62.27
1169 Route 125	1.1	R1	Dickerson	06/07	185,000	133,000	71.89
21 Murray Lane	2.5	R1	Trask	04/07	192,000	138,100	71.93
77 Old Town Rd	10.4	R2	Beckman	07/07	390,000	368,000	94.36
2189 North Branch Rd	20.0	R2	Lord	08/07	380,000	295,800	77.84

2010 Grand List: The education grand list value increased \$248,700 from 2009 to 2010. The number of parcels increased by 1 to 402, and is expected to decrease in 2011 as contiguous parcels under the same ownership are merged. The category codes for a few properties changed, and the designation V for vacation was changed to S for seasonal in the Form 411, and in the sales data for 2010.

01/25/2011
12:55 pm

Ripton 2010 Billed Grand List
Form 411 - (Town code: 522)
Main District

(Taxable properties only - State and Non-tax status properties are not listed below)

REAL ESTATE Category/Code	Parcel Count	Municipal Listed Value	Homestead Ed Listed Value	Non-Resi Ed. Listed Value	Total Education Listed Value
Residential I R1	115	16,000,200	12,400,500	3,599,700	16,000,200
Residential II R2	122	29,518,500	23,093,400	6,425,100	29,518,500
Mobile Homes-U MHU	2	25,000	3,000	22,000	25,000
Mobile Homes-L MHL	13	761,400	548,100	213,300	761,400
Seasonal I S1	19	964,500	0	964,500	964,500
Seasonal II S2	25	1,831,300	0	1,831,300	1,831,300
Commercial C	17	1,768,600	153,000	1,615,600	1,768,600
Commercial Apts CA	0	0	0	0	0
Industrial I	0	0	0	0	0
Utilities-E UE	1	643,300	0	643,300	643,300
Utilities-O UO	0	0	0	0	0
Farm F	0	0	0	0	0
Other O	0	0	0	0	0
Woodland W	74	4,112,600	332,800	3,779,800	4,112,600
Miscellaneous M	13	415,400	0	415,400	415,400
TOTAL LISTED REAL	401	56,040,800	36,530,800	19,510,000	56,040,800
P.P. Cable	0	0		0	0
P.P. Equipment	0	0			
P.P. Inventory	0	0			
TOTAL LISTED P.P.	0	0		0	0
TOTAL LISTED VALUE		56,040,800	36,530,800	19,510,000	56,040,800
EXEMPTIONS					
Veterans 10K	1	10,000	10,000	0	10,000
Veterans >10K		30,000			
Total Veterans		40,000	10,000	0	10,000
P.P. Contracts	0	0			
Contracts Apprv VEPC	0	0	0	0	0
Grandfathered	0	0	0	0	0
Non-Apprv(voted)	1	284,750			
Owner Pays Ed Tax	0	0			
Total Contracts	1	284,750	0	0	0
Farm Stab Apprv VEPC	0	0	0	0	0
Farm Grandfathered	0	0	0	0	0
Non-Apprv(voted)	0	0			
Owner Pays Ed Tax	0	0			
Total FarmStab Contr	0	0	0	0	0
Current Use	36	3,534,600	1,322,100	2,212,500	3,534,600
Special Exemptions	0		0	0	0
Partial Statutory	0	0	0	0	0
Sub-total Exemptions		3,859,350	1,332,100	2,212,500	3,544,600
Total Exemptions		3,859,350	1,332,100	2,212,500	3,544,600
TOTAL MUNICIPAL GRAND LIST		521,814.50			
TOTAL EDUCATION GRAND LIST			351,987.00	172,975.00	524,962.00
NON-TAX	44 NON-TAX PARCELS ARE NOT INCLUDED ON THE 411				