

## Board of Listers Report

The listers thank all of those who graciously accepted our visits, provided information, and were patient with us through the 2011 reappraisal and grievance process. Our reappraisal passed state review and was approved in December. The end result is a more equitable grand list and a higher common level of appraisal that will benefit you more in 2012 than it did in 2011. There is a lower education tax rate for 2012, and owners of homestead properties should see more beneficial property tax adjustments. However, we did not quite finish. The 2012 budget shows expenditure from the reappraisal fund to complete the following: values for properties exempt from taxation; and uploading photos, printing and filing all property data cards. The proposed amount is within the total originally budgeted for the reappraisal.

**CLA and COD:** The common or certified level of appraisal (CLA) is the ratio of the grand list, the list of property and its value, to its “equalized” 100% value determined by a state study of property sales. For 2011 the level of appraisal was calculated by dividing the 2011 grand list by the 2010 grand list and was **90.92%**. For 2012 the level of appraisal fully reflects the reappraisal and is **95.96%**. The coefficient of dispersion (COD) is a measure of equity based on the same sales as the CLA. Percentages of 15% and less are considered good. The 2010 COD was 19.11%; after reappraisal it is **6.22%**.

**Grievances:** There were 24 written grievances and no appeals to the Board of Civil Authority. Pre-grievance discussions resolved issues for many property owners.

**Current Use exemptions:** Owners of property enrolled in the current use (also known as use value or land use) program saved \$109,813.00 in property tax. The town was reimbursed \$20,388 for municipal revenue loss. The annual deadline for enrollment of parcels 25 acres and greater is Sept. 1.

**Locally voted (contract) exemptions and Article 5:** Ripton has two locally voted exemptions. One is for the Vermont Elks Silver Towers Camp and the second is for veterans. For both, the town must pay the state education tax on the exempt value, and raises that amount through taxes. The amount raised by taxes is shown as a part of the tax rate on the tax bill. It was \$0.0074 in 2011.

Ten years ago the town voted to reduce the property taxes for the Silver Towers Camp “to 33% of the total taxes that would be due.” The Silver Towers Camp is a retreat for children and adults with special needs, and the chief charitable project of the Vermont Elks. Although the property is used for charitable purpose, it is not exempt from taxation by state statute. It may, however, be granted a local exemption by voters. This exemption must be re-voted every ten years. The terms voted favorably in 2002 are used in Article 5 of the 2012 town meeting warning. The exemption translates into dollars as shown below.

Without the exemption, Vermont Elks would have paid in 2011 taxes:	\$7,791.00.
With the exemption, they paid:	\$2,655.00
Value of exemption in 2011 property tax:	\$5,135.63

Disabled veterans and their survivors may be eligible for an exemption approved by the Veterans Administration that reduces their property’s taxable value by \$40,000. The first \$10,000 of value is exempt by state statute; another \$30,000 is exempt by a local exemption (voted at town meeting in 2009). In Ripton that exemption value in 2011 property taxes was \$603.09.

## Board of Listers Report (continued)

**Sales Data and Property Transfers:** There were 27 property transfers in 2011 including 4 for easements or right-of-ways; 13 between family/friends; 6 valid, arms-length sales; and 1 sale to the US Forest Service. Despite national trends that report an average decline in 2011 real estate values, Vermont property values stayed relatively stable. The following table shows sales data from 2009-2011. Its headings are described below.

- 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. M: miscellaneous, MH: mobile home, R: residential, S: seasonal. 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.
- Ratio: shows the ratio of the grand list value to the sales value

Location	Acres	Category	Seller	Date	Sale Price	Listed Value	Ratio
<b>2011 Sales Data</b>							
671, 683 North Branch Rd	1.0	R1	Brewer	04/11	170,000	176,500	103.82
1625 Lincoln Rd	2.5	R1	Blanchette	11/11	148,500	117,100	78.85
931 Pearl Lee Rd	5.9	M	Cardon	08/11	20,000	29,100	145.50
100 Lincoln Rd	21.5	M	Durkee	08/11	127,500	113,900	89.33
202 Robbins Crossrd	10.0	R2	Matkowski	09/11	234,000	234,000	100.00
<b>2010 Sales Data</b>							
2571 North Branch Rd	1.0	S1	Livingston	05/10	75,000	74,400	99.20
935 North Branch Rd	2.3	R1	Caswell	05/10	200,000	209,100	104.55
31 Burnt Hill Rd	3.4	R1	Poole	10/10	215,000	201,200	93.58
1062 North Branch Rd	4.1	R1	Pounds	03/10	240,000	240,500	100.21
2960 Natural Turnpike	10.0	R2	Wilson	05/10	260,000	240,700	92.58
254 North Branch Rd	16.0	R2	Posdamer	05/10	125,000	127,200	101.76
2189 North Branch Rd	20.0	R2	Bach	05/10	417,500	410,800	98.40
498 Scott Rd	27.4	S2	Maranhas	05/10	180,000	180,300	100.17
<b>2009 Sales Data</b>							
2777 Route 125	1.3	R1	Reichert	08/09	169,000	175,400	103.79
31 Burnt Hill Rd	3.4	R1	And.-Haff.	07/09	189,000	201,200	106.46
2074 Natural Turnpike	10.1	R2	Shadbolt	09/09	199,900	199,500	99.80
353 Billings Farm Rd	13.0	R2	Gallagher	05/09	189,000	180,200	95.34
847 North Branch Rd	3.7	MH	Livingston	12/09	107,000	90,000	84.11

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Ripton 2011 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	114	18,983,100	15,118,000	3,865,100	18,983,100
Residential II R2	120	34,395,700	27,477,900	6,917,800	34,395,700
Mobile Homes-U MHU	1	3,000	3,000	0	3,000
Mobile Homes-L MHL	13	1,082,500	717,300	365,200	1,082,500
Seasonal I S1	21	1,096,900	0	1,096,900	1,096,900
Seasonal II S2	28	2,597,600	0	2,597,600	2,597,600
Commercial C	16	1,946,600	236,900	1,709,700	1,946,600
Commercial Apts CA	0	0	0	0	0
Industrial I	0	0	0	0	0
Utilities-E UE	1	706,800	0	706,800	706,800
Utilities-O UO	0	0	0	0	0
Farm F	0	0	0	0	0
Other O	0	0	0	0	0
Woodland W	24	3,814,900	169,400	3,645,500	3,814,900
Miscellaneous M	61	2,924,800	15,400	2,909,400	2,924,800
<b>TOTAL LISTED REAL</b>	<b>399</b>	<b>67,551,900</b>	<b>43,737,900</b>	<b>23,814,000</b>	<b>67,551,900</b>
P.P. Cable	0	0		0	0
P.P. Equipment	0	0			
P.P. Inventory	0	0			
<b>TOTAL LISTED P.P.</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>
<b>TOTAL LISTED VALUE</b>		<b>67,551,900</b>	<b>43,737,900</b>	<b>23,814,000</b>	<b>67,551,900</b>
<b>EXEMPTIONS</b>					
Veterans 10K	1	10,000	10,000	0	10,000
Veterans >10K		30,000			
<b>Total Veterans</b>		<b>40,000</b>	<b>10,000</b>	<b>0</b>	<b>10,000</b>
P.P. Contracts	0	0			
Contracts Apprv VEPC	0	0	0	0	0
Grandfathered	0	0	0	0	0
Non-Apprv (voted)	1	273,900			
Owner Pays Ed Tax	0	0			
<b>Total Contracts</b>	<b>1</b>	<b>273,900</b>	<b>0</b>	<b>0</b>	<b>0</b>
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			
<b>Total FarmStab Contr</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Current Use	36	5,750,200	1,790,400	3,959,800	5,750,200
Special Exemptions	0		0	0	0
Partial Statutory	0	0	0	0	0
<b>Sub-total Exemptions</b>		<b>6,064,100</b>	<b>1,800,400</b>	<b>3,959,800</b>	<b>5,760,200</b>
<b>Total Exemptions</b>		<b>6,064,100</b>	<b>1,800,400</b>	<b>3,959,800</b>	<b>5,760,200</b>
<b>TOTAL MUNICIPAL GRAND LIST</b>		<b>614,878.00</b>			
<b>TOTAL EDUCATION GRAND LIST</b>			<b>419,375.00</b>	<b>198,542.00</b>	<b>617,917.00</b>
<b>NON-TAX</b>	<b>44</b>	<b>NON-TAX PARCELS ARE NOT INCLUDED ON THE 411</b>			