

Board of Listers Report

Thank you for reelecting Bruce Malhotra in 2012. Unfortunately, Bruce resigned his office at the end of the year. He helped us through two reappraisals and 15 years. We'll miss him. Fortunately, we have a lot of talented, helpful people in town and we look forward to a new member on the board.

The listers prepare the grand list, a list of real property values and ownership as of April 1. In most years this requires determining values for properties where changes were made, notifying owners, hearing grievances, reviewing sales; and updating current use program values, ownership, and homestead declarations. To determine values we visit properties in the spring and enter data in a state-supported computerized mass appraisal system which generates cost reports. The state is promoting a lister certification program and has increased training opportunities. The work is interesting, necessary and paid. If you are interested in being a lister, please speak with Erik Eriksen or Alison Joseph. Information about the position is also available online at <http://www.state.vt.us/tax/pvrlisters.shtml> and <http://www.valavt.org>.

CLA and COD: The common or certified level of appraisal (CLA) is the ratio of the grand list and its value to its "equalized" 100% value determined by a state study of property sales. For 2012 the CLA level of appraisal was 95.96%; for 2013 it is **99.17%**. 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 2012 COD was 6.22%; for 2013 it is 4.36%.

Grievances: There were 2 grievances, both from 2011 but filed after deadline, and both denied. One owner appealed to the Board of Civil Authority. The board denied a change of value.

Current Use exemptions: There are 37 parcels and 3,400 acres enrolled in the Current Use Value Program. Owners saved \$106,580.00 in municipal and education property tax. The town was reimbursed \$21,293 for municipal revenue loss. The annual deadline for enrollment of parcels 25 acres and greater is Sept. 1. Information is available at <http://www.state.vt.us/tax/pvrcurrentuse.shtml>.

Statutory exemptions: Some properties are exempt from property taxation by law. In 2011 our parcel count of exempt properties was 44. In 2012 the number of exempt properties was 27 because the state required us to merge all contiguously owned parcels. Because state payments for reappraisal and lister education are calculated by number of parcels, our revenue in 2013 will be lower than 2012.

Locally voted (contract) exemptions: The town voted partial property tax exemptions for the Vermont Elks and for disabled veterans, and pays state education tax for the exempt amounts. The Vermont Elks Silver Towers Camp exemption of \$273,900 of value was voted in 2012, a re-vote of a 2002 exemption. An exemption of \$40,000 of property value was voted for disabled veterans and surviving spouses in 2009. For eligibility requirements and applications, contact the Office of Veterans Affairs.

IMPORTANT – HOMESTEADS MUST BE DECLARED THIS YEAR

Residents must again file homestead declarations ANNUALLY. The form is with the Vermont state income tax forms and at <http://www.state.vt.us/tax/formsproperty.shtml>. The information you file is sent by the state to the listers. Please be careful about declarations of business and rental use of your dwelling, and business or rental use of outbuildings. To receive property tax adjustments on time and without penalties applied, **file by April 15, 2013.**

Board of Listers Report (continued)

Sales Data and Property Transfers: Of 18 property transfers, 10 were sales and 8 transfers between family members or to a trust. The following table shows sales data from 2010-2012. Its headings are described below.

- Location: 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: M: miscellaneous, MH: mobile home, R: residential, S: seasonal. Letters followed by 1 contain less than six acres; letters followed by 2 have six 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
2012 Sales Data							
1125 Route 125	3.11	M	Schley	1/25	50,000	49,300	98.60
2812 Natural Turnpike	5.00	R1	Stiffler	2/13	135,000	133,000	98.74
Reichert Lane	9.12	M-land	Tobia	2/15	60,000	55,300	92.16
1090 Peddlers Bridge Rd	7.30	R2	Gerow	5/12	255,000	291,100	114.15
924 North Branch Rd	7.05	R2	Chicoine	6/12	150,000	161,000	107.33
289 Elzira Winter Rd	15.18	R2	Dicianna	6/12	419,000	380,600	90.84
668 Chandler Hill Rd	30.60	S2	Laroche	6/12	166,500	160,900	96.64
718 Lincoln Rd	5.0	R1	Orvis	7/12	155,000	154,300	99.55
1233 Route 125	5.9	C	Pierce	9/12	490,000	458,600	N/A
84 Ira Dow Rd	10.2	R2	Dragon	10/12	180,000	210,000	116.67
Natural Turnpike	17.7	M-land	O'Connor	10/12	105,000	61,400	58.48
905 Peddlers Bridge Rd	24.8	R2	Biederman	11/12	350,000	393,200	112.34
2011 Sales Data							
671, 683 North Branch Rd	1.00	R1	Brewer	04/11	170,000	176,500	103.82
931 Pearl Lee Rd	5.85	M	Cardon	08/11	20,000	29,100	145.50
100 Lincoln Rd	21.47	M	Durkee	08/11	127,500	113,900	89.33
202 Robbins Crossrd	10.01	R2	Matkowski	09/11	234,000	234,000	100.00
1625 Lincoln Rd	2.50	R1	Blanchette	11/11	148,500	117,100	78.85
2010 Sales Data							
1062 North Branch Rd	4.13	R1	Pounds	03/10	240,000	240,500	100.21
2571 North Branch Rd	1.00	S1	Livingston	05/10	75,000	74,400	99.20
935 North Branch Rd	2.27	R1	Caswell	05/10	200,000	209,100	104.55
2960 Natural Turnpike	10.00	R2	Wilson	05/10	260,000	240,700	92.58
254 North Branch Rd	16.00	R2	Posdamer	05/10	125,000	127,200	101.76
2189 North Branch Rd	20.04	R2	Bach	05/10	417,500	410,800	98.40
498 Scott Rd	27.38	S2	Maranhas	05/10	180,000	180,300	100.17
31 Burnt Hill Rd	3.40	R1	Poole	10/10	215,000	201,200	93.58

(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	19,019,600	14,822,800	4,196,800	19,019,600
Residential II R2	120	34,634,700	27,865,900	6,768,800	34,634,700
Mobile Homes-U MHU	1	3,000	3,000	0	3,000
Mobile Homes-L MHL	13	1,161,200	941,500	219,700	1,161,200
Seasonal I S1	21	1,096,900	0	1,096,900	1,096,900
Seasonal II S2	27	2,525,600	0	2,525,600	2,525,600
Commercial C	19	2,244,000	267,300	1,976,700	2,244,000
Commercial Apts CA	0	0	0	0	0
Industrial I	0	0	0	0	0
Utilities-E UE	1	937,800	0	937,800	937,800
Utilities-O UO	0	0	0	0	0
Farm F	0	0	0	0	0
Other O	0	0	0	0	0
Woodland W	20	3,662,900	169,400	3,493,500	3,662,900
Miscellaneous M	61	2,797,200	15,400	2,781,800	2,797,200
TOTAL LISTED REAL	397	68,082,900	44,085,300	23,997,600	68,082,900
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		68,082,900	44,085,300	23,997,600	68,082,900
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	273,900			
Owner Pays Ed Tax	0	0			
Total Contracts	1	273,900	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	37	5,892,700	1,916,200	3,976,500	5,892,700
Special Exemptions	0		0	0	0
Partial Statutory	0	0	0	0	0
Sub-total Exemptions		6,206,600	1,926,200	3,976,500	5,902,700
Total Exemptions		6,206,600	1,926,200	3,976,500	5,902,700
TOTAL MUNICIPAL GRAND LIST		618,763.00			
TOTAL EDUCATION GRAND LIST			421,591.00	200,211.00	621,802.00
NON-TAX	27	NON-TAX PARCELS ARE NOT INCLUDED ON THE 411			