

Board of Listers Report

We have a full board with Beth Eliason appointed to fill the lister position vacated by Bruce Malhotra. She is on the ballot this year to fill the remainder of the term, please cast a vote for her. She knows much more about computerized mapping and engineering than the rest of us, so is a great addition.

Homesteads & Property Tax Adjustment Credits: Property owners whose primary residence is Ripton on April 1st must file a homestead declaration form. 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 used to determine whether or not you receive a property tax adjustment credit, and how your property is categorized by the listers. Please be careful reporting business and rental use of your dwelling, business or rental use of outbuildings, and life estates. To receive property tax adjustments without penalty, **file by April 15, 2014**. The most recent property tax reduction payment information we have is for tax year 2012, shown below.

Number of housesites (house + 2 acres):	187
Number of recipients:	119
Average education tax adjustment:	\$1,205.00
Number of circuit breaker recipients:	21
(circuit breaker recipients have income of \$47,000 or less, and receive education and municipal tax adjustment)	
Average circuit breaker adjustment:	\$281.00
Adjustment coverage	64%
(% housesites receiving adjustment)	

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. Reasons to care about it include that it affects the education tax rate, and if it drops below 80% we have to reappraise. For 2014 the CLA is 98.53% down slightly from 99.17% in 2013. The coefficient of dispersion (COD) is a measure of equity based on the same sales as the CLA. If it exceeds 20% we must reappraise. Percentages of 15% and less are considered good. The 2014 COD is 5.31% up from 4.36% in 2013.

Grievances: There was one grievance in spring 2103 which resulted in a lower value due to the building's condition. There were requests for lower values related to purchase prices, which will likely be grievances in 2014.

Current Use exemptions: The number of parcels: 3, and acres: 3,401, in the Current Use Appraisal Program remained the same. Owners saved \$109,084.00 in municipal and education property tax. The town was reimbursed \$19,240.00 for municipal revenue loss. Enrollment information is available at: <http://www.state.vt.us/tax/pvrcurrentuse.shtml>.

Statutory exemptions: Some properties are exempt from property taxation by law. Recent legislation requires that fair market value be shown for exempt properties and that, if requested, property owners submit insured values. We have 26 exempt parcels estimated at \$41,018,100, but are reviewing those figures.

Locally voted (contract) exemptions: Ripton has two locally voted exemptions: one for the Vermont Elks Silver Towers Camp, the other for disabled veterans and surviving spouses. Taxpayers pay the state education tax due on the exempt amounts.

Sales Data and Property Transfers: Of 29 property transfers there were 11 between family members or to a trust, 8 sales to a neighbor, 5 valid sales for the state equalization study, 3 foreclosures, 1 sale to a tenant, 1 sale of a home in Middlebury with a minor amount of land in Ripton.

Board of Listers Report (continued)

The table shows 3 years of sales data, some of which is used to determine the CLA. A key to the headings follows:

- 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.

Location	Acres	Category	Seller	Month	Sale Price	Listed Value
2013 Sales Data						
Natural Turnpike	11.3	M-land	Loether	1/13	54,000	51,100
North Branch & Barker	15.1	M-land	Midd. Coll.	2/13	50,000	63,000
North Branch Rd	11.7	M-land	Midd. Coll.	2/13	27,031	52,100
North Branch Rd	40.2	M-land	Midd. Coll.	2/13	92,969	96,000
643 Lincoln Rd	11.1	R2	Kloman	4/13	210,000	223,800
2074 Natural Turnpike	10.2	R2	Brooks	5/13	209,500	199,500
Route 125	5.5	M-land	Stahl	5/13	51,400	45,800
Dugway	2.7	M-land	Doyle	6/13	26,750	38,500
Lincoln Rd	4.8	M-land	Gleason	7/13	10,500	18,300
2124 Route 125	3.6	S1	Popp	8/13	60,000	58,100
224 Reichert Lane	11.6	R2	Lazarus	10/13	100,000	110,600
Natural Turnpike	10.2	M-land	Risch	10/13	62,500	46,900
66 Murray Lane	1.2	R-1	FHMA	12/13	104,000	118,200
552 Peddlers Bridge Rd	0.5	R-1	McCormick	12/13	169,900	150,100
2012 Sales Data						
1125 Route 125	3.11	M	Schley	1/12	50,000	49,300
2812 Natural Turnpike	5.00	R1	Stiffler	2/12	135,000	133,000
Reichert Lane	9.12	M-land	Tobia	2/12	60,000	55,300
1090 Peddlers Bridge Rd	7.30	R2	Gerow	5/12	255,000	291,100
924 North Branch Rd	7.05	R2	Chicoine	6/12	150,000	161,000
289 Elzira Winter Rd	15.18	R2	Dicianna	6/12	419,000	380,600
668 Chandler Hill Rd	30.60	S2	Laroche	6/12	166,500	160,900
718 Lincoln Rd	5.0	R1	Orvis	7/12	155,000	154,300
1233 Route 125	5.9	C	Pierce	9/12	490,000	458,600
84 Ira Dow Rd	10.2	R2	Dragon	10/12	180,000	210,000
Natural Turnpike	17.7	M-land	O'Connor	10/12	105,000	61,400
905 Peddlers Bridge Rd	24.8	R2	Biederman	11/12	350,000	393,200
2011 Sales Data						
671, 683 North Branch Rd	1.00	R1	Brewer	04/11	170,000	176,500
931 Pearl Lee Rd	5.85	M	Cardon	08/11	20,000	29,100
100 Lincoln Rd	21.47	M	Durkee	08/11	127,500	113,900
202 Robbins Crossrd	10.01	R2	Matkowski	09/11	234,000	234,000
1625 Lincoln Rd	2.50	R1	Blanchette	11/11	148,500	117,100

The form on the next page summarizes grand list data. The municipal grand list increased 0.36% and the education grand list increased 0.35% from 2012. The homestead education grand list was -8.2% from 2012. The non-residential education grand list increased 18%. The 2013 requirement that homesteads be declared annually moved several properties from the homestead to the non-residential list.

Alison Joseph, chair

(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	19,082,100	14,798,400	4,283,700	19,082,100
Residential II R2	122	34,454,600	24,523,700	9,930,900	34,454,600
Mobile Homes-U MHU	1	3,000	3,000	0	3,000
Mobile Homes-L MHL	13	1,161,200	884,200	277,000	1,161,200
Seasonal I S1	18	993,000	0	993,000	993,000
Seasonal II S2	26	2,364,700	0	2,364,700	2,364,700
Commercial C	19	2,716,600	372,600	2,344,000	2,716,600
Commercial Apts CA	0	0	0	0	0
Industrial I	0	0	0	0	0
Utilities-E UE	1	986,000	0	986,000	986,000
Utilities-O UO	0	0	0	0	0
Farm F	0	0	0	0	0
Other O	0	0	0	0	0
Woodland W	19	3,493,500	0	3,493,500	3,493,500
Miscellaneous M	65	3,045,700	0	3,045,700	3,045,700
TOTAL LISTED REAL	398	68,300,400	40,581,900	27,718,500	68,300,400
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		68,300,400	40,581,900	27,718,500	68,300,400
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	267,100			
Owner Pays Ed Tax	0	0			
Total Contracts	1	267,100	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	5,892,600	1,883,200	4,009,400	5,892,600
Special Exemptions	0		0	0	0
Partial Statutory	0	0	0	0	0
Sub-total Exemptions		6,199,700	1,893,200	4,009,400	5,902,600
Total Exemptions		6,199,700	1,893,200	4,009,400	5,902,600
TOTAL MUNICIPAL GRAND LIST		621,007.00			
TOTAL EDUCATION GRAND LIST			386,887.00	237,091.00	623,978.00
NON-TAX	26	NON-TAX PARCELS ARE NOT INCLUDED ON THE 411			