



Edgar Clodfelter VMPA
 NEMRC Sr. Appraiser

Experience

Property Valuation and Review, Systems Specialist, 8 Years
 Sigma Systems Technology, Valuation Specialist, 3 Years
 Automated Property Assessment Services, Reappraisal Company Owner, 20 Years
 NEMRC, Senior Appraiser, 10 Years

New England Municipal Resource Center – NEMRC

Providing municipal services to Vermont towns for over 35 years. Services include: software (accounting, billing, planning and zoning, CAMA), training, support, reappraisal and assessment.

1). Assessment Triggers for Reappraisal:

- Current “Crisis” due to legislative requirements
 - CLA < 85 or > 115, COD > 20
 - 165 Towns under “Orders” – 63%
- The market is always changing – there will always be a swing in the market
- Assessment Triggers create delays in reappraisals
 - Towns will delay completing reappraisals – won’t reappraise until ordered
- Delays in reappraisals create big swings in value
- Delays in reappraisal create inequity in the grand list – indicated by COD

CLA < 85 or > 115 - COD > 20

Trigger Type	Count	Percent	
COD	34	13	Equity
CLA	66	26	Market
CLA COD	71	27	Both
No Trigger	89	34	

40% of Towns have COD > 20 Equity
 53% of Towns have CLA < 85 Market
 30% of Towns Between 80 and 85

- The number of Towns under orders is the result of delays in completing reappraisals

Recommendation 1: Remove requirements for reappraisals based on CLA and COD

2). Completion of Reappraisal Projects:

- 16 Towns completed reappraisal projects last year (2022)
- 38% of Towns completed reappraisal projects in past 6 years
- 36% of towns have not completed reappraisal in over 10 years

Last Reapp Years	Towns	Percent
0	16	6
1 - 5	82	32
6 - 10	64	25
11 - 15	74	29
> 15	18	7
Totals	254	

Average 15 Reappraisals per year 15 Years
 25 Reappraisals per year for 10 Years

Recommendation 2: Create a realistic time base for completion of reappraisal projects

- Look at other New England States for examples of reappraisal frequency
- 10 Year reappraisal cycle with update at 5 years
- The Washington State experience – Update values yearly with 6 year inspection cycle

3). Phase In of Reappraisal Projects - NEMRC Reappraisal Activity

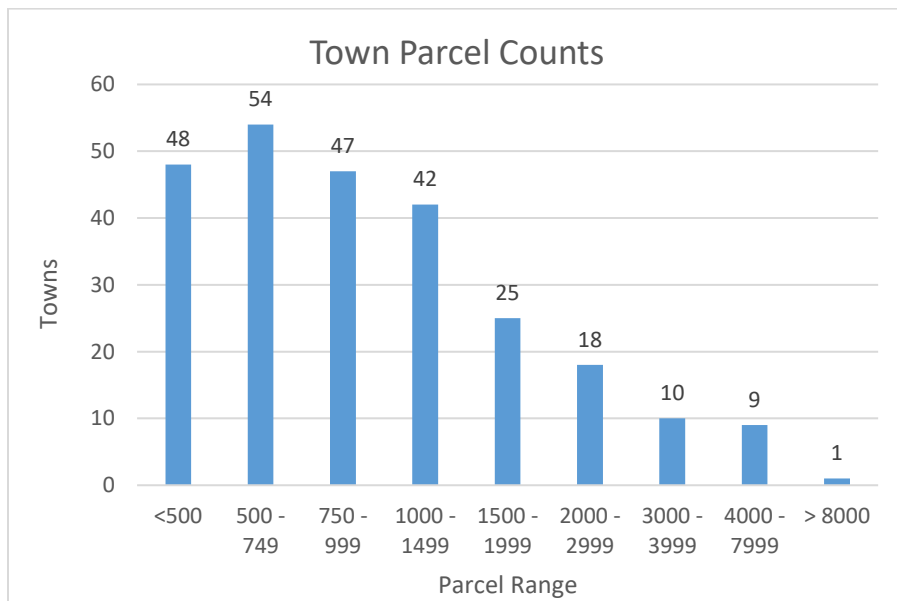
- Cannot impose immediate changes in reappraisal frequency for all towns
- NEMRC has 40 reappraisal projects scheduled through 2026
- NEMRC provides assessment services to 38 towns

NEMRC Reappraisal Projects			
Reapp Year	Reapp Projects	Reapp Year	Reapp Projects
2012	1	2023	10
2013	3	Sum	10
2014	2		
2015	2	2024	13
2016	5	2025	15
2017	4	2026	12
2018	5	Sum	40
2019	9		
2020	10	Reappraisal Projects 106	
2021	7		
2022	8		
Sum	56		

Recommendation 3: Allow Vermont towns to complete more reappraisal updates

4). Be Cognizant of Vermont Scale:

- Vermont has many small towns – 48 towns less than 500 parcels
- Average parcel size for Vermont Towns is 1,285
- 59% Vermont Towns less than 1,000 parcels – 149 Towns
- Large reappraisal firms will not be interested in small Vermont projects
- Assessment Date is currently April 1 – Education Tax Rates Established in July
 - Affects PVR ability to determine accurate Education CLA
 - Affects PVR ability to determine timely reappraisal outcome - 3 Prong test
- Can complete several small town projects simultaneously - However
 - Limited by Time constraints – Abstract June 4 < 5,000 Parcels, June 24 > 5,000
 - Limited by potential appeals – Grievance Hearings begin within 2 weeks
 - Requires staffing to accommodate potential appeals within limited time-frame



Recommendation 4: Change Assessment date to January 1

5). Final Thoughts:

- CLA and COD will always be needed unless reappraisals are completed annually or bi-annually
- This “Crisis” will work its way out in 5 – 7 years – 36% not completed reappraisal in past 10 years
- Takes years to adequately train an appraiser or assessor
- Stricter certification requirements will reduce the number of available listers/assessors
- PVR is not staffed to complete reappraisal projects
- Be mindful of local control