



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:

- Senate Version of H-480 very different than House version
- 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
 - Creates Feast or Famine Situation for reappraisal contractors.
- Delays in reappraisals create big swings in value
- Delays in reappraisals 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

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

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

- National standard is 4 – 6 years for reappraisal frequency
- 10 Year reappraisal cycle with update at 5 years
- The Washington State experience – Update values yearly with 6 year inspection cycle

3). 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 34 towns (over 40,000 parcels)
- Fulltime Assessment staff of 15

NEMRC Reappraisal Projects

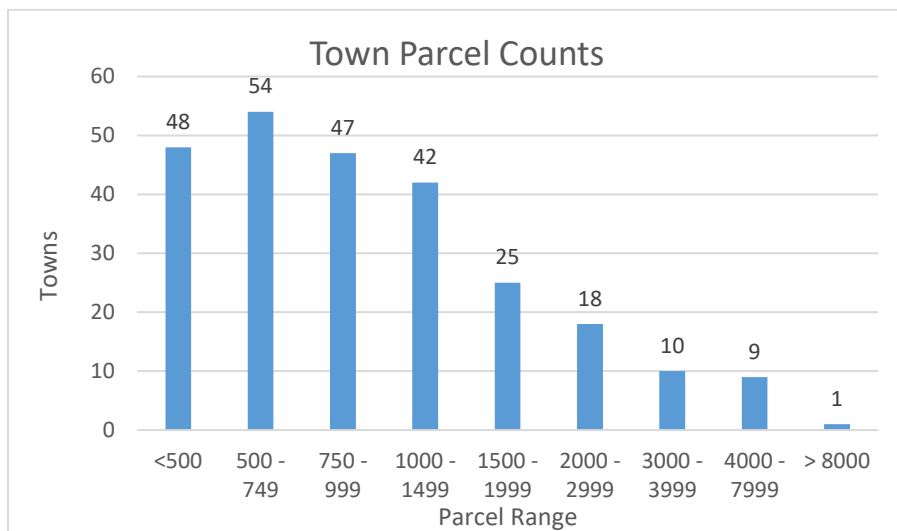
Year	# Towns	Parcels
2022	8	8,441
2023	10	10,948
2024	14	9,355
2025	14	11,900
2026	12	14,500
Totals	58	55,144

- This activity covers 5 year period

Recommendation 3: Allow Vermont towns to complete more reappraisal updates rather than full reappraisal projects. Setting reappraisal timetable will ease the long term backlog.

4). Be Cognizant of Vermont Scale and Timing:

- 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). Need for Local Listers/Assessors:

- Takes years to adequately train a Lister/Assessor/Appraiser
- Stricter certification requirements will reduce the number of available Listers/Assessors
- We need our local Listers/Assessors
- Be mindful of local control

6). Overall Costs of Statewide Reappraisal Projects

- Current cost estimates to complete a statewide reappraisal are significantly low