

# House Committee on Ways and Means Statewide Reappraisal and Property Data February 27<sup>th</sup>, 2025

## Improved Efficiencies

### Establishing Reappraisal Districts

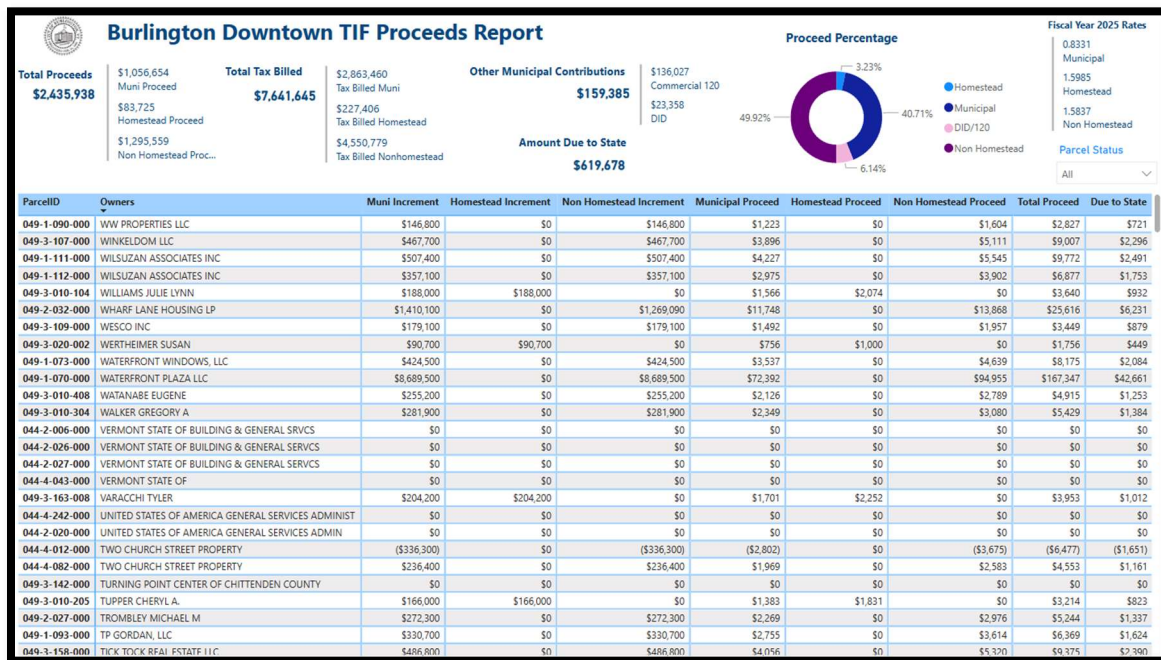
- Consolidating municipalities into larger reappraisal districts would be beneficial for efficiencies as well as data consistency.

Mass appraisal models become more efficient and accurate with more information. Combining assessment districts would provide more “fuel” for the model. There are some single districts in the United States with over 1,000,000 parcels. This allows these districts to completely reappraise on an annual basis.

### A Single State Wide CAMA System:

- Allows for standardized reports to be automated with no need for municipal reporting.

With all data associated with real and personal property standardized and located on a single server, the state could automate reports such as the 411 or TIF reports. This would eliminate the need for municipalities to create and send reports to the state. Instead, the state could “go get” the reports themselves or monitor. Below is an example of an automated TIF report create by the Burlington assessor’s office.



- Allows for daily downloads of information processed by the state to be automatically inserted into the CAMA system.

All documentation important to the assessor/listers job such as PTTR's and Homestead declarations could be inserted into the individual parcel data and flagged for review by the assessor. Currently there are manual processes associated with this which create the potential for error.

- Would eliminate the need for importing and exporting of extracts to additional reporting software.

Currently, extracts are created within individual municipalities CAMA systems and uploaded in the NEMRC system and the VTPIE system. The main purpose for both of these systems is state reporting and communication. A single state wide CAMA system would eliminate the need for external communication software as well as eliminate the possibilities of error. There are also security concerns with the extract process.

- Would have the potential to create unlimited state level reports based on property data which could be used for legislation or other housing related needs.

If all of the state wide property data was uniform and resided on a standard relational database, most property related questions could be queried and answered.

## **Response to 25-0152 – draft 2.1**

- The need for reappraisal contractors

The state should explore the cost benefit of conducting "in house" reappraisals instead of mandating reappraisals through contractors. The amount paid to independent contractors could potentially cover the cost of hiring full time staff to conduct reappraisals. This would also create accountability for the state. The cost of contracting a reappraisal of a 40,000 parcel district could cost \$4-\$7 million at \$100 to \$150 per parcel. This would be approximately \$1,000,000+ per year assuming a six year cycle. This could be enough to have full time reappraisal staff per district and keep jobs and accountability in the state of Vermont.

- The movement of \$8.50 per parcel to the PVR.

This amount would equate to approximately \$2,000,000 in six years for a 40,000 parcel assessment district. As shown above, contractors would charge approximately \$4-\$7 million. The funding of a reappraisal would be best through an approved budget and rates set accordingly.