

H.454 Testimony: Regional Assessment Districts

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Reminder of Main Goals

- › Provide clarity, transparency, predictability and equity
- › Mitigate regressivity
- › Ensure *all* towns have access to expertise and reappraisal support
- › Use better tools/technology to work smarter not harder
- › Operate in a proactive, not reactive manner

Miscellaneous Corrections & Clarifications

- › Per Parcel Payments pay for Equalization Study, Grand List Maintenance, *and* Reappraisal
- › Appeals – part of the reason moving to January 1 – the window currently is too tight for multiple firms/towns concurrently.
- › Transition – it allows a “bye” – Director Discretion

Reminders of Circumstances

- › Vermont is not unique. Every Municipality in the United States and most countries has some form of property assessment. This includes appeals, valuation, grand list maintenance.



Reminders of Circumstances

- › There is more than one way to accomplish regular property assessment and appraisal. What we do is resource-heavy.



Eagleview

Big Picture Clarifications

- › Equalization Study – CLA does the work of the “value” adjustments between Reappraisals. Most states apply the equalization to the **value**; we indirectly equalize to the **rate**
- › Stakeholder Group: Recommend an approach and then have clarity on cost, appeals, governance – Local, Regional or State

Appeals

H.454 does not codify any appeal structure for reappraisals in the RAD-system, or change the existing property valuation appeal structure.

Note currently, the process is: (1) lister grievance, (2) Board of Civil Authority, (3) either: (a) PVR Hearing Officer or (b) Superior Court, then (4) Supreme Court.

Appeals work for working group

H.454 requires the stakeholder working group led by Tax to make recommendations for next session on appeals.

This covers appeals of both routine grand list maintenance (e.g., exemptions) and new values set in a reappraisal year. Possibilities include:

- › Full or partial involvement/takeover of appeals by the State via professionalized hearing officers
- › One or more valuation appeals boards, including RAD-level boards made up of members from RAD towns
- › Staffing RAD appeal boards (admin, legal, and technical assistance)
- › Identifying who has the expertise and resources—both personnel and funding (towns or PVR)

Current State: 2025 Reappraisals

- › 35 Municipalities Reappraising this year (38,075 parcels)
 - › Contract cost total: \$3,288,864.00
 - › Averages out to: \$86 per parcel
 - › Average cost: \$96,731.29
 - › Range: \$7,000 - \$319,500
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- › FY2024 Reappraisal and GL Maintenance PP: \$2,875,507

2025-2030 Reappraisal Contracts (So Far)

2025	35
2026	37
2027	29
2028	18
2029	12
2030	1

H.454 Technical Fix Suggestions

(1) Sec. 63 transition to RAD language should clarify that no new *individual* municipal reappraisals will be ordered after Jan. 1, 2027 (as opposed to new requirement for municipalities to reappraise *jointly* within RAD jurisdiction).

Sec. 63. TRANSITION; ANNUAL PROGRESS REPORT

(a) Notwithstanding 32 V.S.A. § 4041a or any other provision of law to the contrary:

(1) the Director of Property Valuation and Review shall not order any new individual municipal reappraisals of grand list properties on and after January 1, 2027;

(2) a reappraisal order for which ~~a~~ an individual municipality does not have a contract in place before January 1, 2030 shall no longer have the force and effect of law on and after January 1, 2030; and

(3) ~~a~~ an individual municipality shall not enter into a new reappraisal contract on or after January 1, 2027.

(2) Sec. 78 should be deleted from the bill. This would have changed a date for current use application processing, which is unrelated to the bill's purpose of changing the date for assessing properties on the grand list.

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