

Frequently Asked Questions & Answers for Fletcher's Reappraisal

Question: Do we need a reappraisal in Fletcher?

Response: Yes. The Common Level of Assessment ("CLA") has dropped by nearly 15% in the recent past. The State of Vermont, Tax Department requires Towns to keep the CLA between 85% and 105% at all times. The last reappraisal was completed 15 years ago.

Question: When was the last reappraisal?

Response: The Town completed the last reappraisal in 2005. All values in the Grand List were set as of that base year.

Question: When will the reappraisal go into effect?

Response: 2022. All information gathered over the next two years by the Listers and Vermont Appraisal Company will be applied to the 2022 Grand List in a new base of information. No changes will be made before 2022, unless there was new construction on the property.

Question: What happens to my property taxes as a result of a reappraisal?

Response: The property tax structure in Vermont has become very complicated. The answer is therefore broken into two parts:

- A. The Town tax rate is the same for everyone. When a reappraisal is finished, and new values are set if the Grand List increases by 10%, for example then the relative town taxes for everyone drops by 10%. The exceptions are those people whose value either goes up or down more than average resulting in an increase or decrease in the town taxes.
- B. The School tax rate is somewhat similar to the Town rate on the first year of a reappraisal. This is modified by the "pre-bate" or reduction in the tax bill based on the owner's income for the previous year.

Question: Do I have to let the Listers and/or Appraiser on my property?

Response: No. Statute and case law are clear you have the right to decline permitting the Listers and/or Appraiser on your property. If you do not permit them on your property, then the updated values will be set on the best available information.

Question: Do I have to let the appraiser and/or Listers into my house or buildings?

Response: No. You have the right to decline letting the Listers and/or Appraiser onto your property or into the main structure (mobile home or dwelling) or into any of the outbuildings. The appraisers are responsible for inspecting all taxable improvements (houses, mobile homes, garages, shed, barns, garages, etc). The result of this inspection is to evaluate each structure for size, quality, condition and utility and then assign a value. If you deny the appraiser the right to complete this task their work will be based on the best estimate and likely not as accurate or fair.

Question: How long does an inspection take if I let the Listers and /or appraiser in the house?

Response: It depends on what you permit them to inspect and how complicated your building(s) are. A typical single-family home may take a half hour, for the appraiser to walk through, take a few interior measurements, exterior measurements and exterior photographs.

Question: Will there be any changes to my value before 2022?

Response: The Listers must prepare the 2021 Grand List. They will be looking at new construction of all types through the fall, winter and next spring. Any physical changes to the properties that also change value will go into the 2021 Grand List. These changes will be based on the 2005 land and building schedules and owners will be notified of these changes. Most of the information gathered by the appraisal company and Listers for 2022 will not be applied until then.

Question: Who will be visiting my property during the 2-year reappraisal?

Response: Courtney Brown from Vermont Appraisal Co, will be visiting all of the taxable properties in Fletcher. She drives a White, Nissan Pathfinder, License Plate #: EYP 556. Alex Sargent and Charles Tinker from the Fletcher Listers will also assist. Alex drives a silver Toyota Tundra, License plate #: 266A913.

If you have any other questions, please feel free to contact the Listers at the Fletcher Town Office (802) 849-6616 or email listers@fletchervt.net