

LISTERS' REPORT

By now every property owner should be aware of the fact that we are well into the town wide reappraisal being conducted by APAS, LLC. (the appraisal firm we selected to do this) and it will be completed by June, 2010. The Board of Listers sent a letter to every property owner to explain this after we received so many inquiries about it, with too many claiming they know nothing about it, that they had not done anything to their properties, etc. We have been explaining this for a few years in our section of the Town Report.

The appraisers have been visiting every property, collecting data to update all records. We do appreciate those of you who have replied to the cards left at your home if you were not in--it clearly asks you to call the Listers at 442-5740 to make an appointment for them to do an interior inspection. Thank you. It makes a big job a little easier if everyone cooperates. They all have identification, measure the exterior of buildings, try to do the interior, and take photos. Thank you, also, to those of you who did cooperate when these gentlemen arrived. When entry is denied, this is noted on each property card. An assessment will be done on every property. Owners of rental properties have been asked to notify renters that the property has to be inspected.

After this project is completed, a copy of the new grand list will be mailed to every property owner. If you have any questions about your new assessment, you are welcome to call the Listers, come in to discuss your concerns, or you can grieve your revised assessment by sending a letter to the Listers.

Assessments will be increased to bring properties up to fair market value. The tax rate, however, is the responsibility of the Selectboard--not the Listers. We produce the grand list which is the total value of all properties. That will increase after the reappraisal is completed. When it is divided into the Selectboard's budget the tax rate will be lower--depending on their budget. This also applies to the school board's budget and spending.

We continue to ask you to contact the Listers directly for any questions about your property. We maintain those records. Please notify us when you have a change of address. We also update and maintain the property tax maps; everyone is welcome to inspect them at the Listers' Office. Our hours are Monday-Thursday, 9a.m.- Noon; we are always available by appointment when needed.

Respectfully submitted

Angie Abbatello, Chair