

2016 Listers Town Report

The Board of Listers during most of 2016 consisted of chairperson Lorain Rainey, Don Nuzzolo and Stuart Gray. The primary responsibility of the listers is to determine the fair market value of town property, so the property taxes can be levied on equitable bases. The State has determined Concord is 103.81 % of the fair market value with a coefficient of dispersion at 18.17%.

Other duties of the listers include inspection of new and changed property, compilation and analysis of sales data, providing information for the public, completion of land use reports, and qualifying homestead values and veterans exemptions.

In 2016 the listers continued work with Russell Graphics updating the town tax maps. A new 2016 set of maps is now available for review. Next update will be compiled for 2018. A map change requires a survey be submitted. The maps have been adopted and implemented by the town since the 2012 reappraisal. Property owners are encouraged to give a copy of surveys to the Listers for an accurate valuation of their property. Any map concerns should be submitted in writing to the Listers.

The 2016 Grand List contained 1,034 parcels (1,021 real properties, 1 cable, 11 equipment, 27 non-tax properties). The list is continually being updated. Approximately 324 properties were reviewed by the listers. The list is comprised of 33 zoning permits, 87 property transfers, 89 address changes, 49 citizens concerns and 66 current use properties. As a result 70 changes were made to the Grand List. Nineteen grievances were submitted with no appeals going to the State.

Taxpayers have the right to appeal their assessment if they do not agree with the property listing. Appeals (grievances) need to be in writing to the Board of Listers. Generally grievances are held in late May/early June. Individuals interested in making an appeal can contact the board for more information.

NOTE: All taxpayers are required to file a State of Vermont a Homestead Declaration form HS-122 to qualify for tax bill adjustment.

HOMESTEAD DECLARATION

In Vermont all property is subject to a statewide education property tax to pay for the state's schools. For this purpose, property is categorized as either non-residential or homestead. (*HOMESTEAD IS THE PRINCIPAL DWELLING AND SURROUNDING LAND OWNED AND OCCUPIED BY THE RESIDENT AS THE PERSON'S DOMICILE*)

Property owners whose dwelling meets the definition of a Homestead must file a ***HOMESTEAD DECLARATION*** so the correct tax rate is levied. Failure to file can result in penalty up to 8% of the educational tax on the property.

Listers are available by appointment calling: 802-695-2910 x22

Mail: Board of Listers, Box 317, Concord, Vt. 05824

E-Mail: listers@conclerk.com

Sincerely,

Concord Board of Listers

Lorain Bona-Rainey

Don Nuzzolo

Stuart Gray