

2015 CONCORD BOARD OF LISTERS TOWN REPORT

The Board of Listers currently consists 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 103.63 % of the fair market value with a coefficient of dispersion at 15.63%.

Other duties of the listers include inspection of new and changed property, compile and analyze sales data, provide information for the public, complete land use reports, qualify homestead values and veterans exemptions.

In 2015 the listers will be working with Russell Graphics updating the maps. A new set of maps will be received with two years' worth of changes. 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 2015 Grand List contained 1,061 parcels (1,019 real properties, 11 cable and equipment, 31 non-tax properties). The list is continuously being updated. Approximately 357 properties were reviewed by the listers. The list is comprised of 70 zoning permits, 67 property transfers, 102 address changes, 56 citizens concerns and 62 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 available by appointment: Phone 802-695-2910
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