



The Assessor for the Town of Concord, New England Municipal Consultants (NEMC), completed another year as contracted Assessor. NEMC has served as the Assessor in Concord since 2017 and was responsible for completing the Reappraisals in 2011 and 2019. The Assessor's Office is staffed Monday and Wednesday from 1:00 pm to 3:30 pm. Call (802) 695-2910 x-22 or email listeners@concordvt.org.

A representative of the office will be checking building permits and homes under construction in the spring of 2022. The goal is to verify progress and collect accurate building characteristics that can be attributed to issuing a fair market assessment. Our goal is to maintain fairness in the community, and we ask for cooperation when requesting a property inspection. If a property owner's assessment changes for any reason, a change of appraisal notice would be mailed to the most recent address on file. The notice would outline how to appeal the value directly to the Assessor if a property owner wished to do so.

A number of reminders to all property owners and taxpayers;

1. In Vermont, the property owner is responsible for ensuring that the data concerning their property assessment is correct. You should periodically ask to see your assessment record and make sure the data is correct.
2. Homestead Declarations continue to be required every year by April 15th. We continue to see many late filers which could potentially result in a penalty for the property owner. We would encourage everyone to file their Homestead Declaration by April 15th even if you aren't filing your taxes at that time. If you qualify for Property Tax Adjustments you must file the claim (HS-145) as well as HI-144, Household Income.
3. Anyone planning to build a new building or add to an existing one (porch, deck, etc.) is reminded they need to get a permit before starting.
4. In general, Grievance appeals must be filed in late May or early June each year. Please call our office in May to verify the appeal period.

2021 Statistics

CLA (Common Level of Appraisal): 98.22 (proposed for GL 2022: 93.75)

COD (Coefficient of Dispersion): 9.61 (proposed for GL 2022: 15.36)

2021 Grand List = 128,805,600 Total Parcels= 1,011

Residential/Seasonal Homes = 758

Commercial = 13

Vacant Land = 230

Utilities Equipment=10

Matthew Krajewski, NEMC, Concord Assessor