



New England Municipal Consultants (NEMC), completed another year as contracted Assessor for the Town of Concord. NEMC has served as the Assessor in Concord since 2017 and was responsible for completing Reappraisals in 2011 and 2019. The Assessor's Office is staffed Mondays from 8:30am to 1:30pm. Call (802) 695-2910 x-22 or email listeners@concordvt.org.

This past year was relatively straight-forward with no large scale assessment adjustments. The Assessor's Office conducted annual permit and new construction inspections in March/April. The Assessor fielded a very low amount of grievances in June and there were no appeals to the Board of Civil Authority.

NEMC would like to thank the Assessing Clerk, Kate Fletcher, for all that she does in the office. Kate has a weekly presence in the office and works diligently in all areas of assessment. Her hard work and effort is much appreciated. We look forward to 2023 and would like to wish everyone a happy and healthy new year.

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.

2022 Statistics

CLA (Common Level of Appraisal): 93.75 (proposed for GL 2023: 85.96)

COD (Coefficient of Dispersion): 15.36 (proposed for GL 2023: 21.55)

2022 Grand List = 128,687,300 Total Parcels= 1,010

Residential/Seasonal Homes = 756

Commercial = 13

Vacant Land = 231

Utilities Equipment=10

Matthew Krajewski, NEMC

Concord Assessor