



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 typically staffed Mondays from 8:00am to 1:00pm. Call (802) 695-2910 x-22 or email listeners@concordvt.org.

The Assessor's Office is currently in the process of conducting a town-wide reappraisal for the 2024 Grand List. Representatives from NEMC have already conducted field inspections of properties in order to verify accurate data. The Assessor will be responsible for a town-wide review, followed by preliminary values being issued in the spring. NEMC will hold informational hearings prior to formal appeals and offer an opportunity to property owners for questions and comments. We look forward to strengthening property equity throughout the community once again. We appreciate all of the cooperation from the community in the past, present and future.

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.

2023 Statistics

CLA (Common Level of Appraisal): 85.96

COD (Coefficient of Dispersion): 21.55

2023 Listed Real Property = 128,894,400 Total Parcels= 1,016

Residential/Seasonal Homes = 757

Commercial = 13

Vacant Land = 233

Utilities Equipment=10

Matthew Krajewski, NEMC

Concord Assessor