

TOWNWIDE REAPPRAISAL FAQ

Question: Do I have to let a reappraiser on my land?

Answer: They do have the right to knock on your door. You do have the right to ask them to leave. At that point they can gather information by what they can see from the road, aerial imagery and any other information they obtain.

Question: Do I have to let them into my house?

Answer: No, however they will use any information they can gather as well as their professional opinions based on what they see from the exterior. The only way to ensure that the information is correct is to allow them inside.

Question: Will this raise my taxes?

Short Answer: We don't know because Tax Rate is based on the budgets voted on.

Long Answer: Municipal taxes are based on the budgets that are voted on, so no matter what, that is the amount of money that must be raised by taxes. Tax bills are created by:

Budget divided by the Total Assessed Value of the town = Tax Rate
(this is simplified as the Education part has many factors to it)

Your Assessed Value is then multiplied by the tax rate

Question: Why are we having a Reappraisal?

Answer: Due to our CLA (Common Level of Appraisal), the state has mandated that we have a reappraisal. More importantly, our last reappraisal was in 2011. The goal of a reappraisal is to have everyone's assessed values reflect Fair Market Values and ensure equity in the town.

Question: How is value determined?

Answer: Data about each property is collected and entered into an assessment program. Recent local sales will be used to create a basis for Fair Market Value which will then be the basis for property values.

Question: What if I disagree with my new value?

Answer: If you disagree with your new value you can file a formal Grievance in which the listers would likely want to see the property. If there is still a lack of agreement at this point then you can go to the BCA (Board of Civil Authority). Note that when going to the BCA your case can only move forward by allowing a site inspection. If you refuse the site inspection that constitutes your withdrawal from your grievance.