

## Lister's Report

We have new maps!! The town property maps are in the process of being updated to current standards (which has not been done since prior to 2000). A public terminal with GIS capabilities will be installed during the spring. Users will be able to search parcels, property record cards, view the location of the property, acreage, and transfer history. Other GIS features include viewing building locations, wetlands, cemeteries, etc. We are planning to include some historical map overlays in the near future. Surveys and deeds will eventually be included, as well. The primary goal is to streamline information and make it easy to access.

### Town Wide Reappraisal 2016-17

The Town of Guilford will perform a town wide reappraisal for the preparation of the 2017 Grand List. Inspections will take place beginning in the spring of 2016. A reappraisal is required to keep the town in compliance with State guidelines and statutes (the State recommends every 6 to 10 years).

- **What is a reappraisal?** A reappraisal is a re-assessment of all of the properties town wide. The goal is to provide the town with the most up-to-date information and bring all property values to fair market value.
- **When was Guilford's last town wide reappraisal?** 2005
- **What can I expect?**
  - The town wide reappraisal includes the inspection and revaluation of all properties in Guilford including residential and commercial buildings.
  - Sometime between March and October 2016 all residential and commercial property owners will receive notice of pending inspection via US Mail. When you receive this notice, we'll ask you to contact the clerk's office to schedule an inspection of your property.
  - We will also provide notice via the Town website, Guilford Gazette, Front Porch Forum, and at the Guilford Country Store. Public meetings will be held as needed to address any concerns residents might have.
  - Inspections will be performed by an experienced and trained inspector. Interior inspections will only be performed with the consent of the property owner. If we are unable to contact the property owner an exterior inspection will still be performed.
  - Upon completion of inspections, a summary report of property details will be sent to owners to be reviewed for accuracy.
  - Change of appraisal notices will be sent in June 2017 and grievance hearings will be held.
- **How is the Reappraisal funded?** Every year funds are provided from the state for the purpose of reappraisal. Currently there is enough funding in Guilford's Reappraisal account to pay for the project without necessitating additional expense to the Town.

- **Who will be performing the Reappraisal?** The Town has contracted an outside company to handle inspections, data entry, and the revaluation process. The Listers Office will be overseeing all phases of the project and working in conjunction with the reappraisal firm.

#### **2016 CLA and COD**

- The 2016 CLA for Guilford is 92.86%.  
CLA (common level of appraisal) is an adjustment to listed property values. The state calculates a CLA annually for each town to adjust the listed value of properties to reflect fair market value.
- The 2016 COD for Guilford is 16.64%.  
COD (coefficient of dispersion) is a measure of uniformity of appraisal for all properties in a town's Grand List. It measures the average deviation between the selling prices of recently sold properties from the average town-wide level of appraisal. If the COD exceeds 20% then a town is required to do a town wide reappraisal by Vermont Statutes.

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