

NEWSLETTER

From Your District Advisor
Property Valuation & Review



MAY 2018

INFORMATION FOR MAY

HS-122 Homestead Declaration

Weekly Downloads—Remember that May 15 is the target date to send any non-filers back to the state for review.

State Buildings

Keep an eye out for state building values from the Secretary of State’s Office for Payment-In-Lieu-Of-Taxes (PILOT) payments.

State Land

Keep an eye out for state land values from Property Valuation and Review for PILOT payments.

A Note from Brad Jackson

This week PVR mailed to towns an inventory of state-owned buildings within that town as of April 1, 2017. The Letter was addressed to Assessor/ Listers/Supervisor. This inventory will be used to calculate the fiscal year 2019 General PILOT. Town officials should review this list of properties. If you find any errors or omissions in the inventory, please contact Brad Jackson at 802-828-6834 or email at brad.jackson@vermont.gov. Towns must contact PVR by July 31, 2018, in order for any changes to the inventory to be considered.

The General (Building) PILOT payment will be made on or about Oct. 31, 2018.

IMPORTANT DATES

- April 1 Grand List Valuation date is April 1
- Weekly Check Homestead Downloads
- Check Current Use Exchange
- May 1 Veterans Filing Deadline to VOVA

WHO’S THE NEW DA?



Barbara Schlesinger

Barb currently lives in Pownal and plans on moving to the Barre/ Montpelier area soon. Her hometown is East Hartford, Conn., and she moved to Vermont in the 1980s. She holds a

BS in Environmental Studies from Southern Vermont College. Barb previously was a lister in the Town of Pownal. She enjoys cooking, perennial gardening, and listening to college radio stations.

Here is a list of her towns:

Barre City	Chelsea	Hardwick	Northfield	Waitsfield
Barre Town	Craftsbury	Hyde Park	Orange	Warren
Belvidere	Duxbury	Johnson	Plainfield	Washington
Berlin	East Montpelier	Marshfield	Randolph	Waterbury
Braintree	Eden	Middlesex	Roxbury	Waterville
Brookfield	Elmore	Montpelier	Royalton	Williamstown
Cabot	Fayston	Moretown	Stowe	Wolcott
Calais	Granville	Morristown	Tunbridge	Woodbury
				Worcester

NEWS YOU CAN USE

Covenant Restricted Housing

<https://legislature.vermont.gov/statutes/section/27/005/00610>

Do you have any? Check the list in the * spreadsheet attached. Read the deed! Do the research!

According to statute, these properties are to be assessed at 60-70% of fair market value, so they would be afforded a 30-40% reduction in value. This is not an exemption but a straight reduction in the total value.

Subsidized Housing

<https://legislature.vermont.gov/statutes/section/32/121/03481>

If you have any in your town, the property owner would bring in a qualification letter from VHFA. This letter entitles them to an exemption of up to 10% from the education tax.

In addition to the exemption, the statute says that they you are to value them by using an **audited Income/Expense report** and the recommended spreadsheet from the Department of Taxes. Your district advisor will be happy to help you.

When would you do/redo the values?

- ◆ At time of **reappraisal**
- ◆ If there are **material changes** to the property
- ◆ If the property is **new**
- ◆ Through **grievance**
- ◆ **Requested** by property owner

2018 Subsidized worksheet is updated and on the tax.vermont.gov website.

<http://tax.vermont.gov/content/valuation-subsidized-housing-worksheet-2018>

Utilities

Electric Utility forms will be sent via email to each town shortly. This should include the following:

- **Electric Utility** Inventory of Plant
- **Cable** Inventory of Plant
- **Telephone company** Inventory of Plant

Remember to update your values and if *under* 100% CLA apply the current ratio to them. Remember if the CLA is over 100% enter at the 100% value.

Equalization Study

Validation of Sales for Equalization in myVTax.

Please ask your town clerk to enter the “Real Value” from the “As Billed Grand List” on the PTTR. They have been missing in some towns and/or using the “Grand List Value” instead of the “Real Value.”

If you are a **reappraisal town**, please contact your district advisor. The sales study process will be a little different for you. The sales need to be submitted but don't hold up any sale for research validate and submit. You may invalidate if you wish but you will be looking at each sale again in NEMRC. The town will get a download into the “Sales Study Module” in NEMRC and at that time you will change all your new listed values and validate/invalidate all your sale. You must submit all your sales so that the state can pull those sales to download into NEMRC.

Listers: LV-314 Return Navigation

http://tax.vermont.gov/sites/tax/files/documents/VTaxGuide_LV314NavigationforListers.pdf

Veterans

The first email has been sent from Vermont Office of Veterans Affairs. The second and final spreadsheet will be sent shortly. Remember to review and verify your veterans from both lists. Don't forget to look on the other tabs for ones that have been discontinued or added. If any veterans are on the list and the town has not voted to add an additional exemption amount (up to \$30,000 additional), the veteran is still entitled to receive the statutory amount of \$10,000. You must enter that amount under “Veteran Exemption” in NEMRC. (see attached spreadsheet and watch for updates).

Questions? Contact:

Edward Burkart

Veteran Services Coordinator, Vermont Office of Veterans Affairs

Phone: 802 828-1211 / 802 828-3379

Email: ed.burkart@vermont.gov

QUESTION OF THE MONTH

What happens after I send the LV-314 to the property owner?

You submitted your LV-314 (Land Use Change Tax appraised value notice) to the state, sent a copy of the LV-314 to the property owner also with the letter of explanation (link at the bottom of the form) . . . and wait! Although not in statute, it is recommended you send the notice with certificate of mailing. The property owner has 14 days (not counting the date mailed) to grieve (appeal) the appraised value to the listers.

If they do not appeal within the 14 days, you are done and off you go. If they do grieve (appeal) then this appeal follows the same rules as a regular grievance to the listers and then on to the BCA and state or court. If they grieve, please email your Current Use person and let them know that person is grieving so they can stop the clock and wait until the appeal is completed before sending them a bill. Who wants to get a bill on a value that is not set yet! Current Use will reset the request for value and resend it to the town.

District Advisor Help Line

(802)828-6887

The DA on duty also will be happy to help

Barb Schlesinger

(802) 369-9081

Chris Landin

(802) 449-7006

Christie Wright

(802) 855-3897

Teri Gildersleeve

(802) 855-3917

Educational Opportunities



Upcoming May Training

- **Effective Property Tax Appeals (VLCT)**
May 1 Rutland & May 8 South Burlington
- **Data Collection May 16-17 & 22-23 Rutland**
- **Current Use Training May 30 Londonderry**
- **myVTax Training May 31 Londonderry**

[Register](#) today for training!

YOUR TEMPORARY DA

<i>Temp DA</i>	<i>Town Name</i>	<i>Temp DA</i>	<i>Town Name</i>
Chris	Alburgh	Christie	Jay
Barb	Bakersfield	Teri	Jericho
Barb	Berkshire	Chris	Milton
Teri	Bolton	Barb	Montgomery
Christie	Burlington	Chris	North Hero
Barb	Cambridge	Barb	Richford
Teri	Charlotte	Teri	Richmond
Chris	Colchester	Teri	Shelburne
Barb	Enosburgh	Barb	Sheldon
Chris	Essex Jct.	Christie	South Burlington
Chris	Essex Town	Chris	South Hero
Barb	Fairfax	Christie	St. Albans City
Barb	Fairfield	Christie	St. Albans Town
Barb	Fletcher	Teri	St. George
Christie	Franklin	Christie	Swanton
Christie	Georgia	Teri	Underhill
Chris	Grand Isle	Teri	Westford
Christie	Highgate	Christie	Williston
Teri	Hinesburg	Chris	Winooski
Teri	Huntington		
Chris	Isle LaMotte		

See our online resources

[Online resources for municipal officials](#)

[Listing of district advisors and assigned districts](#)

[Lister Handbook](#)

[Lister Task List](#)

[Calendar](#)

[Documents and Forms](#)