

VALA NEWSLETTER

PRESIDENT'S REPORT, NEW BUSINESS, PV&R, AND VLCT UPDATE

JULY 2011

VOLUME #2 ISSUE #2

PRESIDENT'S REPORT

Have you reviewed your most recent **Equalization Sales Study**?

Have you deleted the oldest sales transfer year and added the 2010-2011 transfer year?

When you update your **Equalized Sales Study**, you may be in for a surprise!

- **First**, you may find the number of sales have dropped dramatically.
- **Second**, the assessed value and the selling price may have a high co-efficient of dispersion.
- **Third**, if you have a specialized class of property such as condo/townhouses, the selling and assessed value may be dramatically different.
- **Fourth**, if you calculate your CLA you may find it has changed significantly as well.

Welcome to the realities of the current housing market. What is FMV?

Tom Vickery will present a VALA sponsored Seminar on August 12th; 9:00am to 4:00pm (bring your own lunch). This will be held at the Vermont Technical College, Randolph, VT. The cost for VALA Members is \$35 per member or \$50 per town (subject to availability). Fee for non-VALA members is \$50 per person. **Space is limited to 100 people.**

Tom will spend the day discussing the impact of the declining market and his experiences in three towns determining FMV, court decisions and appeals. Tom will conduct an in-depth analysis and methodology of the equalization process. This is one seminar you don't want to miss! Registration and application will be available and distributed via the internet Comp 60 and at VALA's July 6th Meeting in Randolph.



Vermont Landscapes



***VERMONT IS A
SMALL STATE
WHICH MAKES AN
ENORMOUS
DIFFERENCE.***

*FRED ROGERS
COMMENCEMENT
ADDRESS MIDDLEBURY
COLLEGE.*

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VALA'S MISSION STATEMENT THE VERMONT ASSESSORS & LISTERS ASSOCIATION IS DEDICATED TO MEETING THE NEEDS OF VERMONT'S LISTERS & ASSESSORS.

- ***VALA's objective has been to provide training & education that would improve the standards of assessment.***
- ***Provide a clearing house for the collection of information.***
- ***Provide a unified voice in the Legislature.***

ANNUAL VALA MEETING

SPEAKER TOPICS:

- ❖ **TAX MAPPING** – WHY YOU SHOULD HAVE ONE, WHY YOU SHOULD KEEP IT UP TO DATE AND USING A TAX MAP. PRESENTED BY AVITAR ASSOCIATES OF NE, INC (TERRA MAP DIVISION).
- ❖ **GRAND LIST DATA** – ON LINE AVAILABILITY TO LOOK AT SALES IN YOUR TOWN AND YOU'RE SURROUNDING TOWNS. HOW TO BEST USE OF DATA IN YOUR OFFICE. PRESENTED BY REAL DATA CORPORATION.

"Teamwork is the ability to work together toward a common vision.

The ability to direct individual accomplishment toward organizational objectives. It is the fuel that allows common people to attain uncommon results.

~Andrew Carnegie



QUOTE FOR THE DAY:

GETTIN' GOOD PLAYERS IS EASY. GETTIN' 'EM TO PLAY TOGETHER IS THE HARD PART.

~CASEY STENGEL

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CHRIS MIELE'S CORNER

Newest development for printing a residential property record card.

On the CAMA Parcel Information Menu-on the tool bar at the top of the page (to the right of the binocular icon) you will find a (new) printer icon!

- ❖ *Click on the printer icon.*
- ❖ *A Report Option Box will appear that has two description boxes.*
- ❖ *Select the right tab "Other Custom Report or (PRC).*
- ❖ *The next screen to appear will be the Select Data Report Menu.*
- ❖ *Then follow your normal procedure for printing a property record card.*
- ❖ *You only can print a property record card directly from the menu screen of the parcel number for which you have open.*

This is a great "NEW" feature as it now allows you to print the cost sheet and the property record card from the same screen.

Have you noticed changes on the CAMA Cost Sheet header? Check out the new header format. The new information comes from the new property record card format and is one of the enhancements that was requested on Chris's Punch List.

You asked and we listened!

PV&R CORNER

ACT 45 OF 2011: CHANGE IN LAND USE CHANGE TAX RELATIVE TO CERTAIN PERMITS.

A recent enacted law changes when the land use change tax is due. Prior to this change, a land use change tax was levied upon the development of land enrolled in the Current Use Program. Under the new law, land use change tax will be due on the development of the land or two years after the issuance of certain permits for the development of the land—whichever is earlier. Permits that trigger the tax are (1) all permits legally required by a municipality for any action constituting development, or (2) a State wastewater system and potable water supply permit under 10 V.S.A. § 1973.

For parcels enrolled already in the Current Use Program with permits in place, the 2 yr clock started on May 24, 2011—the date Act 45 became law. Property owners may choose to rescind those permits if they have no plans to actually develop the property. The land use change tax will not be levied if the permits are rescinded before the end of the 2 yr period. For enrolled parcels for which the above-referenced permits are subsequently obtained, the 2 yr clock begins running on the date the permits are issued.

Because this law creates implementation issues and possible unintended consequences, the Administration will work with the Legislature next year to make sure the law is clear and reflective of legislative intent.

Mark your calendar!
VALA's Annual Meeting
to be held
September 23, 2011.

VALA BOARD OF DIRECTORS MEETING

Municipal Building, Randolph, VT
July 6, 2011 at 9:00am

Bring a new Lister to the
Annual VALA Meeting and
help VALA grow!
Increased membership
equals a stronger
organization

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MICHELLE WILSON'S PV&R EDUCATION, & INFO CENTER

➤ Residential Data Collection

July 12-14, 2011, Town Hall
94 Main Street, Middlebury

July 18-20, 2011, TEGU Municipal Bldg
43 Portland Street, Morrisville

July 19-21, Holiday Inn Express
818 Charlestown Rd, Springfield

➤ IAAO Workshop 155 Land Appraisal Workshop

August 22-26, 2011, Fairfield Inn
102 Ballardvale Blvd, WRJ

➤ IAAO Course 101 Income Approach to Valuation

October 3-7, 2011, Fairfield Inn
102 Ballardvale Blvd, WRJ

For additional classes please check PV&R Web site.



NEWSLETTER
EDITOR/COORDINATOR
PENNY ALBYN
PLEASE EMAIL
NEWSLETTER
SUGGESTIONS OR
COMMENTS TO:

Rtownhall_464@comcast.net

VALA OFFICERS 2010-2011

President – John Fike

rtownhall_464@comcast.net

Vice President – Pat French

pat@municipaoffice.randolph.vt.us

Secretary – Carol Hammond

vlisters@sover.net

Treasurer – Louise Ferris-Burt

bethel@tax.state.vt.us