



**Edgar Clodfelter VMPA**  
 NEMRC Sr. Appraiser

**Experience**

Property Valuation and Review, Systems Specialist, 8 Years  
 Sigma Systems Technology, Valuation Specialist, 3 Years  
 Automated Property Assessment Services, Reappraisal Company Owner, 20 Years  
 NEMRC, Senior Appraiser, 10 Years

**New England Municipal Resource Center – NEMRC**

Providing municipal services to Vermont towns for over 35 years. Services include: software (accounting, billing, planning and zoning, CAMA), training, support, reappraisal and assessment.

**1). Assessment Triggers for Reappraisal:**

- Current “Crisis” due to legislative requirements
  - CLA < 85 or > 115, COD > 20
  - 165 Towns under “Orders” – 63%
- The market is always changing – there will always be a swing in the market
- Assessment Triggers create delays in reappraisals
  - Towns will delay completing reappraisals – won’t reappraise until ordered
- Delays in reappraisals create big swings in value
- Delays in reappraisal create inequity in the grand list – indicated by COD

**CLA < 85 or > 115 - COD > 20**

Trigger Type	Count	Percent	
COD	34	13	Equity
CLA	66	26	Market
CLA COD	71	27	Both
No Trigger	89	34	

40% of Towns have COD > 20      Equity  
 53% of Towns have CLA < 85      Market  
 30% of Towns Between 80 and 85

- The number of Towns under orders is the result of delays in completing reappraisals

**Recommendation 1: Remove requirements for reappraisals based on CLA and COD**

**2). Completion of Reappraisal Projects:**

- 16 Towns completed reappraisal projects last year (2022)
- 38% of Towns completed reappraisal projects in past 6 years
- 36% of towns have not completed reappraisal in over 10 years

Last Reapp Years	Towns	Percent
0	16	6
1 - 5	82	32
6 - 10	64	25
11 - 15	74	29
> 15	18	7
Totals	254	

Average 15 Reappraisals per year 15 Years  
 25 Reappraisals per year for 10 Years

**Recommendation 2: Create a realistic time base for completion of reappraisal projects**

- Look at other New England States for examples of reappraisal frequency
- 10 Year reappraisal cycle with update at 5 years
- The Washington State experience – Update values yearly with 6 year inspection cycle

**3). Phase In of Reappraisal Projects - NEMRC Reappraisal Activity**

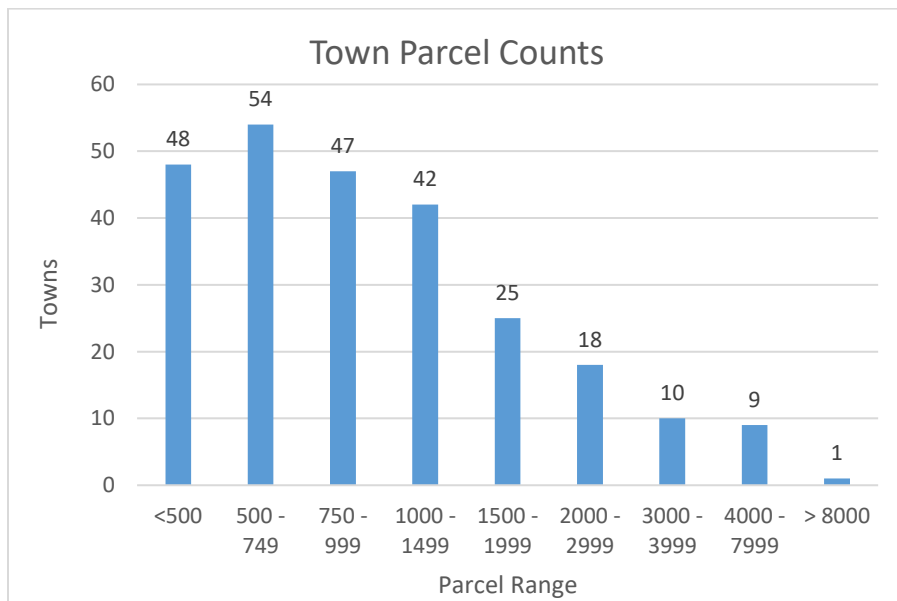
- Cannot impose immediate changes in reappraisal frequency for all towns
- NEMRC has 40 reappraisal projects scheduled through 2026
- NEMRC provides assessment services to 38 towns

NEMRC Reappraisal Projects			
Reapp Year	Reapp Projects	Reapp Year	Reapp Projects
2012	1	2023	10
2013	3	<b>Sum</b>	<b>10</b>
2014	2		
2015	2	2024	13
2016	5	2025	15
2017	4	2026	12
2018	5	<b>Sum</b>	<b>40</b>
2019	9		
2020	10	<b>Reappraisal Projects 106</b>	
2021	7		
2022	8		
<b>Sum</b>	<b>56</b>		

**Recommendation 3: Allow Vermont towns to complete more reappraisal updates**

#### 4). Be Cognizant of Vermont Scale:

- Vermont has many small towns – 48 towns less than 500 parcels
- Average parcel size for Vermont Towns is 1,285
- 59% Vermont Towns less than 1,000 parcels – 149 Towns
- Large reappraisal firms will not be interested in small Vermont projects
- Assessment Date is currently April 1 – Education Tax Rates Established in July
  - Affects PVR ability to determine accurate Education CLA
  - Affects PVR ability to determine timely reappraisal outcome - 3 Prong test
- Can complete several small town projects simultaneously - However
  - Limited by Time constraints – Abstract June 4 < 5,000 Parcels, June 24 > 5,000
  - Limited by potential appeals – Grievance Hearings begin within 2 weeks
  - Requires staffing to accommodate potential appeals within limited time-frame



#### Recommendation 4: Change Assessment date to January 1

#### 5). Final Thoughts:

- CLA and COD will always be needed unless reappraisals are completed annually or bi-annually
- This “Crisis” will work its way out in 5 – 7 years – 36% not completed reappraisal in past 10 years
- Takes years to adequately train an appraiser or assessor
- Stricter certification requirements will reduce the number of available listers/assessors
- PVR is not staffed to complete reappraisal projects
- Be mindful of local control