



State of Vermont
Department of Taxes
133 State Street
Montpelier, VT 05633-1401

Agency of Administration

June 14, 2024
East Montpelier Municipal Officials
PO Box 157
East Montpelier, VT 05651

2024 REAPPRAISAL ORDER

You are receiving this letter because the Vermont Department of Taxes is notifying towns required to reappraise Education Grand List properties. Vermont law 32 V.S.A. § 4041a(b), requires that a municipality maintain its Education Grand List with a coefficient of dispersion (COD) that is at or below 20%, as determined by the Director of Property Valuation and Review (PVR). If the Education Grand List falls outside this parameter, the Director must order the municipality to reappraise. The statutory change in 2023 does not alter existing reappraisal orders; municipalities that received a reappraisal order in prior years are still obligated to reappraise.

Based on the results of the 2023 Equalization Study, the COD in East Montpelier was outside the acceptable parameters, and therefore, an order to reappraise is issued. The municipal CLA was 70.33% and COD was 21.05%.

What do you need to do?

1. **Please provide this information to your Board of Listers or Assessor.** Additional information about reappraisals, required forms, reappraisal rules, PVR guidance and helpful resources can be found on the Tax Department website at: <https://tax.vermont.gov/municipal-officials/listers-and-assessors/reappraisals>. Please reach out to PVR/your District Advisor with any additional questions.
2. **Within 30 days respond** to this order to indicate receipt of order and intention to develop a detailed compliance plan. A response form is attached. The response must be signed by the chair of the legislative body of the municipality or their designee. If contesting the order, a response in writing is required.
3. **Plan a reappraisal as soon as possible.** Work with PVR/your District Advisor and send a completed detailed compliance plan, Form RA-308, within 150 days of this order. Based on the date of this order the town response is due by Friday, November 15, 2024.

If your municipality has already voluntarily scheduled a reappraisal and submitted a detailed compliance plan (Form RA-308), a municipal response within 30 days is still required to indicate receipt and acknowledgement of the order. The municipality does not need to resubmit Form RA-308. The municipality should check in with their District Advisor (DA) about the status of the reappraisal. If any details or the timeline of the reappraisal have changed, please send updated information.

Send communications to: tax.pvr@vermont.gov and your DA (electronic submissions are preferred)
Vermont Department of Taxes, Property Valuation and Review, ATTN: Reappraisal, 133 State Street FL 1,
Montpelier, VT 05633

Sincerely,

Jill Remick, Director, Property Valuation and Review
cc: Selectboard, Board of Listers/Assessor



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East Montpelier Municipal Response to Reappraisal Order

Vermont law 32 V.S.A. § 4041a(b), requires that a municipality maintain its Education Grand List with a coefficient of dispersion (COD) that is at or below 20%, as determined by the Director of Property Valuation and Review (PVR). If the Education Grand List falls outside this parameter, the Director must order the municipality to reappraise.

Based on the results of the 2023 Equalization Study the COD in your municipality was outside the acceptable parameters, and therefore, an order to reappraise was issued.

This response acknowledges the municipalities receipt of the reappraisal order. The municipality will work towards submitting a reappraisal compliance plan (Form RA-308) within 150 days of the date of order.

The response must be signed by the chair of the legislative body of the municipality or their designee.

Signature

Date

Please return response to:

tax.pvr@vermont.gov and your District Advisor (electronic submission preferred)

Vermont Department of Taxes, Property Valuation and Review, ATTN: Reappraisal,

133 State Street FL 1, Montpelier, VT 05633