

Reappraisal F.A.Q.'s

1. What is the purpose of the reappraisal?

The purpose is to ensure that every property taxpayer is paying their fair share, but not more than that, of property taxes. The State of Vermont uses this process to equalize education taxes statewide with the goal of having properties of equal value pay equal amounts of school taxes.

2. What triggers a reappraisal?

Vermont municipalities must reappraise the properties in their town when the [Common Level of Appraisal \(CLA\)](#) falls below 85% or rises above 115%. The CLA is a method of ensuring that each town is paying its fair share of education property tax to the state's Education Fund.

<https://tax.vermont.gov/property/education-property-tax-rates/faqs#:~:text=Our%20common%20level%20of%20appraisal,at%20100%25%20of%20market%20value>.

3. What is the Common Level of Appraisal?

The [Common Level of Appraisal](#) (CLA) is a measure of how close a municipality's local appraisals are to the actual Fair Market Value. The CLA is used to equalize education taxes statewide with the goal of having properties of equal value pay equal amounts of school taxes. Vermont municipalities must reappraise the properties in their town when the CLA falls below 85% or rises above 115% ([32 V.S.A. § 4041\(a\)](#)).

4. When was Underhill's last reappraisal? 2014

5. Is Underhill using this reappraisal to generate more revenue?

No. The reappraisal is a revenue neutral exercise. Underhill will collect the same amount of property taxes after the reappraisal as before the reappraisal. Think of the amount of taxes collected as a pie. A revaluation does not determine the size of the pie (the budget does this), but rather ensures the pie is cut up fairly - that taxes are fairly distributed based on current market values. Some people will owe more in taxes as a result of the reappraisal, but others will owe less, and overall the Town will not see any change in revenue.

6. When will the FY23 tax rate be available so that I know what my tax bill will be?

The Reappraisals are slated to go out in the mail on June 9, 2022 . Your tax bill is actually made up of two separate components: the municipal portion and the education portion. In order to arrive at the municipal tax rate, the Town relies on it's approved budget, and also work through any appeals for reappraisals. The education tax rate comes from the State of Vermont. The tax bills will go out at least 30 days prior to the first payment due date of 8/15/2022.

7. Do property owners have online access to the previous appraisal data in order to help understand trends with surrounding and similar properties?

No. Not at this time, but you can request data from the Assessor's Office by calling 802-899-4434 ext. 104 or emailing abosley@underhillvt.gov.

8. What can I expect if I need a reappraisal appeal hearing?

The hearing will be conducted by Vermont Appraisal Company and you may submit a hearing request in writing to Amanda prior to 6/24/2022. Be prepared with information supporting a different value. The hearing will be in person with Tom Vickery and Amanda Bosley. Hearings will be scheduled for 6/27-6/29, 2022. The information will be reviewed and a determination made on whether to change the value based on the information you present. You will be notified of the determination made following the completion of the taxpayer reviews.

9. How do I make sure that I have an appointment for a reappraisal appeal hearing?

Request a grievance hearing by contacting Amanda Bosely in writing by 6/24/2022 at abosley@underhillvt.gov. Or by mail or drop in drop box. Requests must be in writing.

10. How is hearing conducted?

The hearing will be in person. They will be scheduled on 6/27, 6/28 & 6/29/2022

11. What is the deadline for filing for a reappraisal appeal hearing?

The deadline is 6/24/2022

12. What is the methodology for the reappraisal? Did the process involve any sales comparison data?

The main methodology for evaluating residential property values is the cost approach. The cost approach method estimates the probable selling price by calculating how much it would cost to provide a replacement building of similar condition, quality and utility. The market approach (also called the sales comparison approach) has been set up as a secondary method to valuation.

13. How are property values calculated? What are these based on?

The property values are based on major factors that influence the market including location, building site, type of building, square footage, finished area, quality, condition and amenities. The property values for residential properties were evaluated using the **cost approach**. This approach calculates the probable selling price by estimating how much it would cost to provide a replacement building of similar condition, quality, and utility.

14. Have the reappraised values been tested against actual sales taking place in the market over the last 12 months?

Yes, Vermont Appraisal Company has run multiple tests throughout the reappraisal project. The State of Vermont Tax Department will run additional tests at the end of the reappraisal to ensure equity. The purpose of the reappraisal is to ensure a municipality's local appraisals are close to the actual Fair Market Value.

