

OFFICIAL NOTICE OF CHANGE OF APPRAISAL
Greensboro 2014 Reappraisal

In 2010 Greensboro conducted a town wide reappraisal with interior inspections of all properties. That reappraisal was mandated by the State of Vermont in order to bring the values closer to Fair Market Value. Since then, sales have fluctuated, resulting in inequities throughout town. In order to correct this we have modified our land and lake front schedules and changed neighborhood codes throughout town.

Due to time constraints and the cost of printing and mailing out a listing showing every property value, the Town will be displaying that information on our website. This listing will show all property assessments by owner's name and by street address. We will use a PDF format so you can print out a copy from your computer. Should you not be able to get online, copies of the list will be available in the Town Clerk's office for you to pick up. The Town web site address is **www.greensborovt.org**.

Approximately 58% of the properties will see an increase in value and 42% will see no change or a decrease. For a comparison of the effect of this reappraisal on the municipal portion of your tax bill, multiply your previous total by 0.005492 and the current total by 0.005516, (please note that this year's municipal tax rate is an estimate at this time, we cannot finalize the rate until grievance hearings close).

To estimate the difference on \$200,000 of value: $\$200,000 \times 0.005492 = \$1,098.40$ which represents last year's municipal tax burden, $\$200,000 \times 0.005516 = \$1,103.20$ is an estimate of this year's municipal tax burden, an increase of \$4.80 on \$200,000 of value.

The previous non-residential education tax rate was \$1.4000 and the **estimated** current year non-residential education tax rate is **\$1.4480**. The previous year residential tax rate was \$1.4756 and the current year residential education tax rate is **estimated** to be **\$1.5025**. Please note that the final education tax rates will be determined by the State.

According to Section 4111 of Title 32 of the Vermont Statutes, any taxpayers wishing to appeal their valuation to the Appraiser shall file his or her objections in writing on or before the day of grievance hearings. **A letter, received on or before September 2, 2014** will be considered as a grievance.

The Assessor will be available to answer questions prior to grievances on Friday August 22nd and Wednesday August 27th from 9:30 AM to 4:30 PM. Please contact the office to set up an appointment to meet with him at 802-533-2911.

Grievance Hearings will be held on Tuesday, September 2nd and Wednesday September 3rd, beginning at 9:30AM on each day. **All hearings are by appointment only.** Please call or send a letter to schedule.

Thank you for your patience in receiving this assessment notice and your property tax bill, which you will receive once Grievance Hearings end.

Respectfully Submitted
Greensboro Appraiser

Thomas Vickery