

**TOWN OF NORTH HERO  
BOARD OF LISTERS  
E911 COORDINATOR  
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### **NORTH HERO TO BEGIN REAPPRAISAL**

The Town of North Hero will undertake a town-wide reappraisal effective with the 2014 Grand List. The State mandated reappraisal of all real property will begin in June 2012. In complying with this, the Town solicited proposals from qualified state approved contractors and has hired the Vermont Appraisal Company of Plainfield, Vermont to update the values for land, lakeshore, and off-island land, as well as to inspect all improvements to property in the Town. They will be working in close association with your Listers who will be doing 100% of the new data entries. This reappraisal will reflect 2014 market values to the greatest extent possible. The last reappraisal was completed in 2006.

The current assessments are evaluated annually in a State Equalization Study that reviews three years of sales and compares them to assessed values. When the disparity, known as the C.O.D. (coefficient of dispersion) becomes 20% or greater, or the C.L.A. (common level of appraisal) drops below 80%, the Town must reappraise. In North Hero's case, the C.O.D. triggered the order. The C.O.D. measures the equity of assessments within a classification of real estate. It also measures the equity of the assessment process.

During the reappraisal, all North Hero properties will be photographed, inspected internally & externally, diagramed and evaluated for quality, utility, condition, and ultimately market value, as of April 1, 2014. Size and characteristics of all taxable land will also be noted. Finally, a sales book and new land schedule will be produced for Lister use as well as a "Change of Appraisal" booklet containing all North Hero properties mailed to every property owner.

The reappraisal will commence on or around June 1, 2012. **Appointments will be made by phone, email or letter** for a representative of Vermont Appraisal Company to visit your property and complete the necessary inspection. We are requesting 911 numbers be on all houses to assist appraisers in identifying properties. Ted Nelson and Bob Lombard will be the primary field appraisers representing Vermont Appraisal Company. **You are encouraged to call your Listers (372-8503) or email ([listeners@northherovt.com](mailto:listeners@northherovt.com)) with your contact information to facilitate the scheduling of appointments.**

The Listers and the Vermont Appraisal Company thank you, in advance, for your cooperation.

