

MIDDLEBURY TOWN-WIDE REAPPRAISAL UPDATE

AUGUST 22, 2018

WE ARE INTO YEAR 2 OF THE REAPPRAISAL PROJECT. WE HAVE COMPLETED DATA COLLECTION ON APPROXIMATELY 1500 RESIDENTIAL PROPERTIES. WE HAVE DOUBLED STAFFING TO ACCELERATE THE REMAINING RESIDENTIAL DATA COLLECTION.

THE RURAL AREAS EAST, NORTH AND SOUTH HAVE ALL BEEN COMPLETED. THE LARGE FARM PARCELS ARE FINISHED AS WELL. OUR FOCUS THIS SUMMER/FALL WILL BE ON THE VILLAGE CENTER RESIDENTIAL AREAS.

WE HAVE BEGUN TO INSPECT AND REVIEW THE COMMERCIAL PROPERTIES. THE "LISTERS/ASSESSOR" WILL BE SENDING OUT INCOME/EXPENSE QUESTIONNAIRES TO ALL THE MIXED USE/RENTAL PROPERTIES. THIS INFORMATION WILL HELP TO DETERMINE THE MARKET RATES TO TEST FOR VALUATION ON RENTAL PROPERTIES.

THIS WINTER WE WILL BE IMPLEMENTING THE NEW COST TABLES AND LAND SCHEDULE. WE WILL REVIEW ALL PROPERTIES BEFORE CREATING NEW VALUES FOR THE 2019 GRAND LIST. ONCE THE NEW PRELIMINARY VALUES HAVE BEEN GENERATED, THE ASSESSOR WILL THEN REVIEW ALL CHANGES AND WE WILL ACCOUNT FOR ALL VALUE CHANGES THAT FALL ABOVE OR BELOW THE AVERAGE CHANGE RATIO. (SUCH AS; ADDITIONS, ACREAGE CHANGES, EASEMENTS IN PLACE, NEW CONSTRUCTION, REMOVAL OF DEVELOPMENT RIGHTS,.....)

WE ARE ON TRACK FOR COMPLETION OF THE PROJECT WELL WITHIN THE REQUIRED TIMELINE. THE RESIDENTS IN MIDDLEBURY HAVE BEEN VERY RECEPTIVE AND GENEROUS IN THEIR COOPERATION WITH THIS PROJECT.

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