

Minutes of the Board of Listers Meeting January 14, 2015

Attendees: Gary Anderson, Lister
Deanna Judkins, Lister
Julie Rohleder, Lister
Roger Audet, Selectboard
Roland Boivin, Selectboard
David Gagnier, Selectboard
Brian Jones, Selectboard
Ron Rodjenski, Town Administrator

Discussion summary of pros and cons of starting the reappraisal process this year.

1. The CLA has increased from 101.68% last year to 106.38% this year and the COD has decreased from 16.19% last year to 14.51% this year.
2. Ed Clodfelter had given the Listers an estimate of \$65,000 for a statistical update and \$115,000 for a full reappraisal in June 2014.
 - a. There is \$113,000 in the fund from the State to assist with this.
 - b. If a full reappraisal is done, even over several years, it will deplete this account. Should there be an uptick in the market, after this reappraisal is completed, we could need to reappraise again with more limited funds.
 - c. We receive about \$14,000 per year from the State. Stretching the reappraisal over 2 or 3 years would ensure that tax revenues would not be needed to complete the process.
3. Last time a statistical update was done.
 - a. The State generally would not allow us to do another statistical update.
 - b. To do a partial reappraisal, we would have to still do a full sales study and inspections on the section of the town to be updated.
 - c. Land reevaluation, which is what is currently our greatest concern, should generally only be done within 5 years of the last complete reappraisal.
4. Seeking middle ground of what would be best for all taxpayers in town is the hardest part.
 - a. If the Grand List decreases due to decreases in land values, the municipal tax rate would increase.
 - b. We are currently at or near the bottom of the market. Setting schedules now would likely cause an earlier need to reappraise as prices recover.
 - c. Even starting the process now, the schedules would not be set until 2 to 3 years from now and no one can know what the market will do. (Had the Listers known the market would decline in 2008, the 2006 schedules would most likely be different.)
 - d. We are currently not under the gun from the State.

- e. The Listers cannot at this time state how the reappraisal will affect the Grand List. Land decreases and depreciation will be offset by unpermitted improvements, but to what extent is unclear.
 - f. The number of sales to use to set the schedules is limited.
5. Land value discussion
 - a. When the time comes to set the land schedule, a discussion of valuing land under homes versus land in permitted subdivisions versus land in large parcels.
 6. Decision--Motion by Gary, seconded by Deanna, to delay the decision to start the reappraisal process for one year until January, 2016, with a new report from PV&R of the CLA and COD. All in favor.

Mapping

1. We have received information on doing our tax mapping from 3 firms.
 - a. CAI Technologies came in to speak with Julie and Ron and submitted a proposal. They currently do the mapping, including an online component, for Morristown and Johnson.
 - b. Cartographic Technologies, Inc., came in and spoke with Julie and Ron and submitted a proposal.
 - c. NEMRC's Adam Saunders has taken over from Judy Bond to provide essentially the same services as Grassroots GIS.
 - d. Our current budget will cover the costs for the new maps from CAI Technologies or NEMRC. The estimate from CTI is higher. Online services might need additional funds.
2. The Listers went to their computer to view the mapping done by CAI Tech and CTI online. Julie pulled up the Morristown map on the internet from CAI Tech and loaded the Pownal map from CTI.
3. After reviewing the options based on their technical attributes, Deanna made a motion, seconded by Gary, to go with CAI Technologies. All in favor.

Motion to adjourn made by Julie, seconded by Gary, at 2.00 PM. All in favor.

Definitions:

CLA – Common Level of Appraisal—a value that indicates how much the town is over or under appraised in relation to the sales over the last 3 years. For 2015, Hyde Park's CLA is 106.38%, indicating that we are 6.38% over-appraised.

COD—Coefficient of Dispersion—a value that indicates how scattered the data is about the mean. For our purposes, it show how much variation there is between the different categories of assessed properties (R1, R2, MHL, MHU, Farms, M (open land), Commerical) For 2015, Hyde Park's COD is 14.51%