

# Town of Brandon, Vermont

## Official Change of Appraisal Notice

### Appraisal Process

NEMRC has completed a reappraisal of all real property in Brandon as of April 1, 2020. Over the past two years we have inspected the properties and entered the information into a computer assisted mass appraisal (CAMA) system. Many changes in property values have occurred since the previous reappraisal, and many properties have undergone substantial physical changes.

Please consider your appraisal to be at current market levels. Previous assessments are statutorily required for reporting, but have no bearing on the current assessments. Current Use Values and Veterans exemptions are not included in the listing.

The tax rate will be set after the completion of formal hearings and after the State finalizes the statewide rates. Do not equate a change in assessment with a change in tax amounts.

Every effort has been made to equitably assess property in Brandon. Please compare your property with similar properties, and with properties that have sold over the past three years.

### Hearing Process

Due to the Covid-19 issue we must comply with social-distancing requirements, and may need to conduct remote hearings at least for the informal hearings. These are informational hearings that allow a property owner to ask questions about their property value. They will be conducted either by phone or by using Google Meets (video). If we are allowed to do regular hearings you will be informed when making an appointment. These meetings would be held at the Brandon Town Hall at 1 Conant Square on the bottom floor.

**Informal hearings** will be held remotely on the following days:

*June 16 - 18, 2020, 9 AM - 12 Noon; 1 PM - 5 PM*

Please call the NEMRC Hearings Call Center at 802-321-8025 for an appointment. Calls can be made weekdays from 9 AM – 4 PM. You will need to determine if you prefer a Google Meets conversation (using Video), or a phone conversation, or possibly a regular meeting. These conversations will last 15 minutes.

- If you choose a phone conversation you will be called by one of the appraisers at the specified time. You will need to provide a phone number when the appointment is made.
- If you choose a video conversation you will be sent an email with an invitation for the specified time. You will need a computer with a camera and microphone. You will need to provide an email address when the appointment is made.

**Formal grievance hearings** will be held remotely on:

*June 23 - 25, 2020, 9 AM - 12 Noon; 1 PM - 5 PM*

Grievance hearings will be by appointment only and conducted remotely using the same process as above. They will last 15 minutes. Be prepared to present relevant evidence regarding the appeal. **All appeals must be in writing.** An email is an acceptable grievance request. Please call the NEMRC Hearings Call Center at 802-321-8025 if you desire an appointment. Letters must be received, and appointments made on, or before, June 22, 2020.

### Contact Information

Brandon Assessor's email address:  
Brandon2020reappraisal@nemrc.com

Brandon Assessor's Phone: 802-247-3635 ext. 214 (Due to Covid-19 use the NEMRC Hearings Call Center Number above)

Address: **Town of Brandon Assessors Office**

**49 Center Street  
Brandon, VT 05733**

You can view and print your property data by going to the NEMRC online web site at: [www.nemrc.info/Brandon](http://www.nemrc.info/Brandon)

Included is a Grievance Request form that may be submitted or emailed. All appeals must be in writing.

### Many Thanks

We have met with many individuals over the past two years, and would like to thank the people of Brandon for their kindness and assistance during the completion of this important project.

### Title 32, Vermont Statutes Annotated, Section 4111(G)

“A person who feels aggrieved by the action of the listers and desires to be heard by them, shall, on or before the day of the grievances meeting, file with them his objections in writing and may appear at such grievance meetings in person or by his agents or attorneys. Upon hearing of such grievances the parties thereto may submit such documentary or sworn evidence as shall be pertinent thereto.”

The following briefly describes each of the columns included in this notice.

<u>Parcel Id</u>	The identifying parcel number.
<u>Sub</u>	An extension of the PID.
<u>Owner Name</u>	The owner(s) of the property.
<u>Acres</u>	Land size of parcel.
<u>Description</u>	A description of the property.
<u>Prior Value</u>	The value of the property last year, prior to reappraisal.
<u>New Value</u>	The new value of the property as a result of the reappraisal.
<u>Homestead Value</u>	Used for Homestead Declaration for Vermont residents.
<u>House site Value</u>	Value of House site used for Vermont income sensitivity programs.