



Townwide Reappraisal **Notice to Taxpayer**

The Town of Montgomery is conducting a Town-wide reappraisal, as required by Act 68 of 2023 (Sec. 2. 32 V.S.A. § 4041a) for all property in the Town for the 2027 Grand List. The goal of any reappraisal is to create fairness. Similar homes should have similar assessments. Similar market values should have similar assessments. Data collection is a crucial part of maintaining fair assessments- the last town-wide assessment in Montgomery occurred in 2014. With the repeal in the statute that required reappraisal orders based on the common level of appraisal (CLA) but retained the coefficient of dispersion (COD) as a reason for the State to order towns to reappraise, as well as changing the recommendation from 10 years to 6 years, Towns were given new reappraisal orders in 2025. The Town of Montgomery has contracted with New England Municipal Resource Center (NEMRC) to do a complete reappraisal of all property within the town. This means that the process of data collection will begin this spring 2026 with the new values going into effect in 2027. The data collectors from NEMRC will begin inspections this May.

Over the coming weeks orange postcards by road sections will be mailed out. You will receive a postcard in the mail letting you know when data collection will begin in your area. NEMRC employs qualified field appraisers alongside our Town Assessor to gather the information on site visits. They are collecting exterior measurement data, exterior construction data, interior data (if/when possible), verifying property age & taking photos. Each appraiser will be wearing ID and will be driving vehicles clearly marked “NEMRC-ASSESSOR” to ensure identification is visible in person /or on a video camera. If someone is not available at home when the NEMRC appraisers visit they will conduct just the exterior inspection, a door hanger with instructions for verifying interior data online will be left for you. Please note, data on your property will be available two weeks after the exterior site inspection occurs. Each door hanger has a unique property code assigned to your parcel on it, with the URL information to access the Reappraisal page on the town website. Located under the “Residents” tab, look at the top of the resource section and select “Reappraisal”. Click on the link under the section titled “Review your property online” and verify your interior data or flag changes for the appraisers to address.

If you do not wish to have the appraisers on your property without your presence, or you need to make an appointment for interior inspection of NEW builds/renovations please contact the Lister’s Office as soon as possible. Call (802) 326-4719 Ext 204 OR you may email montgomerylisters@gmail.com and we will set the date/time when the appraiser will come.

Appointment arrangements will be given a time slot every other **Thursday** of each week. Please remember with the extensive field data that needs to be collected and the limited office staff we have, the Town cannot accommodate every individual scheduling need of all property owners’ we appreciate your flexibility. Property owners who rent the property are asked to notify the renters of the inspection

procedure and that the appraisers will inspect, measure and take photos of the exterior building(s). When the field-listing phase is complete, NEMRC will begin an analysis of properties sold in the Town of Montgomery to determine the fair market value of your property. Fair market value is best described as the value you might reasonably expect to receive if you were to sell your property. For the purposes of this reappraisal, the value set will be the fair market value as of April 1, 2027. When the valuation process is completed, NEMRC will submit preliminary assessments to the Assessor. After review, NEMRC will mail a booklet of preliminary value to each property owner. The notice in the booklet will include instructions for scheduling an informal hearing with NEMRC. This process is in addition to the normal grievance process. More information about the change of appraisal and grievance process will be available in the booklet provided to each property owner after the data collection is completed.

For more information and FAQs about reappraisal please visit the town website: www.montgomeryvt.us

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Direct link to the Montgomery Data Verification portal: <https://nemrc.info/Montgomery/>
(enter the passcode from your door hanger).