

Town of Woodford VT

Official Change of Appraisal Notice

Appraisal Process

NEMRC has completed a reappraisal of all real property in Woodford as of April 1, 2020. Over the past year 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 Woodford. 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 will need to conduct remote hearings for 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 Hangouts (video).

Informal hearings will be held remotely on the following days:

May 7 & 8 2020 9 AM - 12 Noon; 1 PM - 5 PM

Please call the NEMRC Grievance Pre-Hearings number at 802-321-8025 or email woodford2020reappraisal@nemrc.com for an appointment. Calls and emails can be made starting May 4 through May 6 from 9 AM to 4 PM. These remote appointments will need to be made by May 6, 2020 so we can set up the remote connections. You will need to determine if you prefer a Google Hangout conversation (using Video), or a phone conversation. 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 at the Woodford Town Office on:

May 20, 2020 6 PM – 8 PM

May 21, 2020 3 PM – 6 PM

Grievance hearings will be by appointment only and 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 802-442-7525 for an appointment. Calls can be made starting May 12, 2020 from 2pm till 7pm for Grievance hearings. Letters must be received, and appointments made on, or before, May 19, 2020.

Contact Information

Woodford Listers email address: woodfordlisters@comcast.net

Woodford Lister Phone: 802-442-7525

Address: Town of Woodford Listers
1391 Vt. Route 9
Woodford VT 05201

Many Thanks

We have met with many individuals over the past year, and would like to thank the people of Woodford 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."