

## Town of Halifax VT

### Official Change of Appraisal Notice

#### Appraisal Process

NEMRC has completed a reappraisal of all real property in Halifax as of April 1, 2021. 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 Halifax. 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:

June 1 – 3, 2021 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 to 4 PM. 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 remotely on:

June 7 - 9, 2021 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 for an appointment. Letters must be received, and appointments made on, or before, June 7, 2021.

**Contact Information**

Halifax Listers email address: [halifaxlisters@myfairpoint.net](mailto:halifaxlisters@myfairpoint.net)

Halifax Lister Phone: 802-368-2080

Address: Town of Halifax Listers  
246 Branch Road  
Halifax VT 05358

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

If you require printed copy you will need to contact the Halifax Lister's Office.

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 Halifax 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.

Parcel Id        The identifying parcel number.

Owner Name    The owner(s) of the property.

Acres            Land size of parcel.

Description    A description of the property.

Prior Value     The value of the property last year, prior to reappraisal.

New Value       The new value of the property as a result of the reappraisal.

Homestead Value    Used for Homestead Declaration for Vermont residents.

Housesite Value    Value of Housesite used for Vermont income sensitivity programs.