

# VALA 2017

## **Legislative Update**

As of 03/10/2017; VALA is still on hold as to any new information. It will be at least another week or so before we can provide any further details on bills in legislature, as there was a recent break for town meetings being held throughout the state. Currently there are two bills VALA has testified on we do not know then these bills will be brought back up in committee.

VALA has been asked to give testimony in the Senate Finance on S.76, and we are waiting for them to contact us when they put it on their agenda. Ways and Means has not taken up the sister bill H.249 on the House side.

As far as the Miscellaneous Tax Bill addressing the assessment districts, it appeared during our last testimony in Ways & Means, there was not any support from the Committee and it was probably going to be removed, but I not seen an updated version as of this morning. I'll keep looking.

## **Lister History**

If a town didn't submit a grand list to the state at the appropriate time, the state could "doom" the town and then assess it for any amount they chose.

In 1801 all persons were commanded to tell the Listers the total number of sheep shorn each year.



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*Unique Architecture in Vermont??? Yeah, We Have That, Good Luck Cavendish On Finding a Comparable*

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## **Online Comps Not the Answer**

# Zillow

**Zillow Group**, or simply **Zillow**, is an online real estate database company that was founded in

A New Hampshire trial court judge took it upon himself to appeal the Supreme Court over a ruling in the proceedings.

An article published in the trial court judge took it upon himself to appeal the Supreme Court over a ruling in the proceedings. The article published in the trial court judge took it upon himself to appeal the Supreme Court over a ruling in the proceedings. The article published in the trial court judge took it upon himself to appeal the Supreme Court over a ruling in the proceedings.

# A Look Around Vermont



Cavendish, Vermont is known for having been the home of Aleksandr Solzhenitsyn, the Soviet dissident who lived there for almost 18 of the 20 years after being exiled from Russia. The town of Cavendish came together in 2016 to write a book about one of its most famous residents. The book titled "The Writer Who Changed History" is a children's biography of Solzhenitsyn depicting his life's journey.

Aleksandr Solzhenitsyn was arrested and imprisoned in 1945 under the anti-Soviet propaganda laws for writing derogatory comments in letters to a friend. During His +/-8 years at labor camps began works that would eventually earn him a Nobel Prize.

Creating some of his most famous works without the use of pen and paper due to constant surveillance of the K.G.B.. Originally trained as a mathematician he was considered to have a systematic mind. This type of background gave him a unique ability to memorize poems using a



## Cavendish Town Meeting

February 28, 1977

*"It so happened that among you, in Cavendish, Vermont, I was able to find my first home and my first permanent residence. I am no fan of big cities with their bustling way of life; but I like very much your simple way of life, similar to that of our Russian peasants, except*

# VALA EDUCATION OFFERINGS

*Michelle W Wilson, VMPA; VT*

## IAAO Course 101 Fundamentals of Real Property Appraisal

August 14-18 8-5pm

Instructor: David Cornell, AQB IAAO Instructor

Location: Town of Hartford Building, Room 2, 171 Bridge Street, WRJct, VT 05001

Cost: \$425 VALA members, \$475 Non VALA members Limited Enrollment: 25

**AQB Approved: 33.50 hours CE with exam / 30 hours CE no exam; VPA II**

The Fundamentals of Real Property Appraisal is designed to provide the students with an understanding and working knowledge of the procedures and techniques required to estimate the market value of vacant and improved properties. This course concentrates on the skills necessary for estimating the market value of properties using two approaches to value: the cost approach and the sales comparison approach. The Fundamentals of Real Property Appraisal utilizes lectures, classroom discussion, and homework problems to emphasize the main concepts and procedures taught in the course.

## IAAO Workshop 155 - Depreciation Analysis

September 20-21 8-5pm

Instructor: David Cornell, AQB IAAO Instructor

Location: 81 Main St, Essex Junction, VT 05452

Cost: \$285 VALA members, Non VALA members \$300

**Pre-Requisite: Course 101**

**IAAO recertification credit: 15 hours - 2 days; VPA III**

Depreciation Analysis provides a comprehensive, advanced treatment of the techniques of estimating depreciation of residential property. Through a series of market oriented case studies and demonstration problems, types of depreciation and generally recognized methods for measuring depreciation are covered, with emphasis on the observed condition method. Depreciation measurements are applied to a single subject property, providing experience in analyzing the advantages and limitations of each method. This workshop includes an exam.

## IAAO Course 112 – Income Approach to Valuation II

October 2-6 8-5pm

Instructor: A. Christine Van Staden, CAE AQB

Location: Town of Hartford Building, Room 2, 171 Bridge Street, WRJct, VT 05001

Cost: \$425 VALA members, \$475 Non VALA members Limited Enrollment: 25

**Pre-Requisite: Course 101, Course 102**

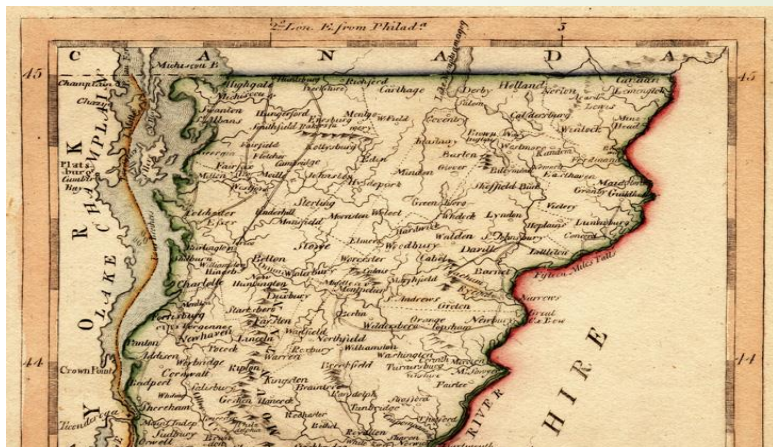
**Bring a HP 12C Calculator or equivalent**

**AQB Approved: 33.50 QE, 33.50 hours CE with exam / 30 hours CE no exam; VMPA**

Income Approach to Valuation II is an intermediate level program designed for the practicing appraiser. It builds on the training of IAAO Course 102. An understanding of the income approach to value and practical experience with income capitalization are essential prerequisites. Problem solving require calculator with power key.

This course makes extensive use of financial compounding and discounting techniques. Emphasis is on developing financial factors by way of electronic devices with only slight references to preprinted tables. Forecasting income patterns and property value changes are prominent variables used in estimating present values. Formula driven models are the primary appraisal tools versus look up tables and vertical calculations. Market value estimates through yield capitalization are the principal focus of the course.

You can register at our website : <http://www.valavt.org/educational-opportunities/>



## Vermont Statewide Property Parcel Mapping Project

The Vermont Agency of Transportation is providing funding for a project to accomplish the initial creation and update of parcel data over 3 years to create a statewide, consistent, and up-to-date GIS database of parcel boundaries. The ongoing program will help to ensure that the data created is updated annually and made available to all via download, web services, and online mapping applications.

This project funding was made available due to the creation of the Transportation Bill passed in 2016 Cite as: 19 V.S.A §44.

### Stated Purpose of the statute

- 1) Develop a statewide property parcel data layer
- 2) Ensure regular maintenance, including updates, of the data layer and
- 3) Make property parcel data available to State agencies and departments, regional planning commissions, municipalities, and the public.

### Who Will be doing the Mapping?

Mapping contractors will be chosen by the state to do the initial creation/update. Criteria for choosing which contractors work with which towns will include towns preferences and the ability of contractors to create mapping data that meet the state standard.

### Why Statewide Property Parcel Mapping?

Parcel data support many kinds of mapping and analysis:

Fair and Accurate Taxation and Reappraisal

Informed Community Planning and Economic Development

Targeted Natural Resource Conservation

Current Parcel Data varies from town to town in terms of content, age, and availability which makes it difficult to do mapping and analysis in some towns or across multiple towns.

An ongoing Program will work with each town to determine the best way to ensure annual data updates that continue to meet the state data standard: from simply collecting updated parcel data from the town's mapping contractor, to actually editing and updating the parcel data for the town.

For More Info go to <http://vcgi.vermont.gov/data/parcels/overview>

**Primary Contact:** [Leslie Pelch](#) Program Manager, 802-882-3002

**Mapping Contractors Contact:** [Brian Coolidge](#) Project Manager, 617-447-2422



# 72 Annual Town Officers Education Conferences

## 2017 THEME “Rural Economies in a Changing Demographic Landscape”

### **Keynote Speaker: Paul Costello Executive Director of Vermont Council on Rural Development** *Building Unity, Direction and Priorities through Community Engagement:*

Have you noticed how the same volunteers do most of the work in your town? Do you feel besieged by long lists of problems or ideas for initiatives that “someone” should undertake to address? Many towns face the same challenges of engaging their community in a way that establishes direction and leadership to advance common priorities. Paul will address a few useful ways to pull people together, to build a stronger community, to advance key projects, and to better connect to resources to help your town move forward.

#### REGISTRATION

Fees are \$65: Includes attendance of workshops, networking time, a light breakfast, a full lunch and an afternoon snack. Fees are \$65 and Begins February 15. Visit <http://www.uvm.edu/extension/toec>

#### LOCATIONS

April 4<sup>th</sup> -Lake Morey Inn, Fairlee VT 8-4pm

April 11<sup>th</sup> – Capitol Plaza, Montpelier VT 8-4pm



#### PTTR SUGGESTIONS

We like the amount of information that the new form gathers. One thing that would make the process run smoother is if there was a 1-page summary for the Listers. This may be a little narrow of a scope and an added expense to start, but the long-term benefit would outweigh the initial cost to setup.

This document would be generated from the PTTR electronic filing. For example, the code supplied in PTTR form “02” in Line E2 (“If a sale was between family members enter the corresponding numbers”) the Listers condensed transfer page would read something like: Sale of property was between Parent/Child. The main thing would be to draw out the information needed by the listers in a format that is easy to read but also be taking advantage of coded data.

-Guilford Listers

# PVR Lister Education Course Funding for 2017

Property Valuation and Review (PVR) offers Lister and Assessor courses at no charge to current Vermont municipal assessment officials. Registration will be checked against final sign-in sheets to ensure participation. For professional development offered by other partner organizations, such as VALA, VLCT, NEMRC, and TOEC, PVR will reimburse enrollment fees using state Lister Education Funds. Provide a copy of the paid invoice to [tax.listered@vermont.gov](mailto:tax.listered@vermont.gov). Reimbursements will be processed monthly.

Questions? Contact the Lister Education Program at (802) 828-6639 or [tax.listered@vermont.gov](mailto:tax.listered@vermont.gov).

Go to the [course offerings and registration form](#).

**As of the 2017 calendar year, Lister Education funds will be used by PVR to offer these courses and more to Vermont listers and assessors—At No Cost.**

Courses run from 9 a.m. to 4 p.m. Light Breakfast and Lunch Included.

For more information and to register, go to <http://tax.vermont.gov/municipal-officials/certification-education-programs/online-registration>.

EVENT #1				
3/23/2017	<b>New Lister Training</b>	Lake Morey	Christie, Teri	Day 1 of 2
3/24/2017	<b>Basic NEMRC and CAMA</b>	Lake Morey	Christie, Teri	Day 2 of 2
EVENT #2				
5/3, 5/4, 5/11, 5/12	<b>Data Collection - North</b>	Doubletree Inn, So Burl.	Bill and Roger	4 days (Wednesday, Thursday, Thursday, Friday)
5/2, 5/3, 5/9, 5/10	<b>Data Collection - South</b>	Rutland Holiday Inn	Christie	4 days (Tuesday, Wednesday, Tuesday, Wednesday)
EVENT #3				
7/10/2017	<b>IAAO 100 - Understanding Real Property Appraisal</b>	Lake Morey	IAAO Instructor Dave Cornell	Day 1 of 2
7/11/2017	<b>IAAO 100 - Understanding Real Property Appraisal</b>	Lake Morey	IAAO Instructor Dave Cornell	Day 2 of 2
7/10/2017	<b>Land Schedule</b>	Lake Morey	Christie, Teri	Day 1 of 2
7/11/2017	<b>Current Use</b>	Lake Morey	Elizabeth, Christie, Teri	Day 2 of 2
EVENT #4				
9/19/2017	<b>Advanced Data Collection</b>	Montpelier, VAR Building	Cy Bailey	1 day - must have taken 4 day course first
EVENT #5				
9/26/2017	<b>Advanced Lister Training</b>	Lake Morey	Cy Bailey, Bill Tobin	1 of 2 days
9/27/2017	<b>State Statutes and Rules of Property Assessment</b>	Lake Morey	Jim Knapp, Cy Bailey, Bill Tobin	2 of 2 days

## *2017 VALA Membership & Annual Conference*

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Spring's arrival means that the VALA membership year will soon be coming to an end. Now is the time to begin thinking about renewing your membership. Membership rates for 2017 year remain the same as 2016. Many of you asked if it might be possible to invoice your town, so in late May or early June I will be sending all members an invoice via email. For those of you who wish to be proactive, the 2017 membership form is on the website at <http://www.valavt.org/2017-membership-draft-final-posted-on-website/>.

The invoice I email you will also contain Annual Conference registration billing. Registration information is also on the downloadable form. Our Annual Conference this year will be September 29<sup>th</sup> at the Rutland Holiday Inn. The registration fee is \$25/per person and must be received by me by September 15<sup>th</sup>. We need to finalize numbers with the venue the week of the 18<sup>th</sup>. Registrations received after September 15<sup>th</sup> will be \$45.00/person. Registrations received after the 20<sup>th</sup> cannot be guaranteed. Walk-Ins WILL NOT BE ACCEPTED.

Whether you print the form or wait for the email invoice, please bring to your treasurer's attention the remittance address. Membership/Registration forms and payments need to be sent to me, the membership coordinator. If they are sent elsewhere, your membership may not be renewed or your conference registration may be late. Thank you for your support. If you have questions or concerns, feel free to email me at: [membership.coordinator@valavt.org](mailto:membership.coordinator@valavt.org). ~Val



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**Linda MacDonald**

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