



## *Town of Panton Chartered 1761*

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### APPRAISAL RESEARCH COMMITTEE MEETING MINUTES WEDNESDAY, AUGUST 18, 2021, 5:00 PM

Attending: Maggie Catillaz; Bob Groff; Paula Moore; Paul Sokal; Dave Sullivan all via Zoom

The meeting was called to order by Paul Sokal at 5:04 pm.

Paula moved and Bob seconded a motion to add an agenda item to approve the minutes of the 8/11/21 meeting. The motion passed.

Approval of the Minutes of the 8/11/21 Meeting – Paula moved and Bob seconded a motion to approve the minutes. Dave noted that he had made the comment about the importance of this committee’s work in the third to the last paragraph on page 2 and not Paul. The motion passed with that correction.

Public Comment – Paul reported that as a member of the public, he had contacted the Secretary of State’s office about the Open Meeting Act and received a response from Jenny Prosser, General Counsel, Vermont Secretary of State’s Office. He concluded that this committee did need to comply with the act.

Committee Email Addresses - Bob, Dave and Paul confirmed that they would use their current town email addresses. Maggie was assigned [Committee1@pantonvt.us](mailto:Committee1@pantonvt.us) and Paula [Committee2@pantonvt.us](mailto:Committee2@pantonvt.us). Dave offered to contact Silloway about passwords and login instructions. Maggie and Paula will let the committee know when their accounts are activated.

Lister Appraisal Cards – Dave explained the information on a sample lister card. He noted that Panton has between 320 – 330 parcels of land. The quality of a home is scored between 1-10 but Panton uses 6 as the top number. The appraiser has discretion in assigning the quality number.

The first two acres of property are considered the residential homestead. The remaining acres do not have as much value as those first two acres.

Dave said there is not a great deal of discretion in completing a lister card except in the following categories: the neighborhood multiplier; the overall quality; the land grade; depreciation; and the % of house completed for new construction at time of determining the annual Grand List.

The committee then looked at the same property in the town's Computer Aided Mass Appraisal (CAMA) system, which contains 61 tables for appraising a property.

Most Vermont towns use the Microsolve CAMA. They all appear to have 61 tables, but we speculated that the values are supplied by an individual appraiser for a town.

Appraisal Issues – Maggie raised questions about neighboring towns which use different formulas. Is that to the town's benefit or not? Did we as a town discuss the values used in the 2012 town-wide appraisal? She brought up the example of lake front property and how the cost (assessment) of the footage decreases. What is the difference between 200, 400 and 600 feet of lakeshore property? Paul thought these questions could be set aside for a prospective appraiser.

Paul asked if the lister cards were public. While Dave redacted the name from the sample we viewed, these cards are public record.

Dave mentioned that in Woodstock, VT, the Grand List is posted on the town's website. The committee thought this could be something useful for Panton.

The committee decided its next steps were to develop questions for two purposes:  
1) To ask listers or town clerks about local practices. Dave said he would call NEMRC to see if their chief appraiser could answer our questions. Paul will talk to Beth Tarallo, who was on the Panton selectboard at the time of the 2012 town-wide appraisal. Possible questions for towns are "When was your last town-wide appraisal and who did it?" "How do you appraise new construction?" "How do your formulas work?"

2) To ask prospective appraisers. Dave has some questions he had shared earlier with Paula and will now share with the group.

A quorum of this committee is three members. Paul suggested we could check in with another person to write some possible questions.

We discussed the next agenda and set the next meeting for Wednesday, September 1, 10:00 am via Zoom.

Maggie moved and Dave seconded the motion to adjourn. The motion passed and the meeting adjourned at 6:48 pm.

Minutes taken by Paula Moore