



## ***Town of Panton Chartered 1761***

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APPRAISAL RESEARCH COMMITTEE  
MEETING MINUTES  
WEDNESDAY, 1 SEPTEMBER, 2021, 10:00 aM  
TOWN HALL

Attending: In person - Paul Sokal; Via Zoom – Maggie Catillaz, Dave Sullivan, Bob Groff.

The meeting was called to order by Paul Sokal at 10:03 am.

Maggie moved to approve the agenda, Dave seconded

Public comment - none

Maggie moved to approve minutes, Dave seconded

Committee member responsibilities discussion from Paul. Paul put forward the suggestion to speak with past selectboard members to ask about past processes. Can anyone on the committee ask questions about the process? Concern on who is asked and where it may go from there. Does the committee need to give the OK before someone outside the committee is asked a question on the process? Yes. If possible, have the person attend our meeting for the full members to ask questions.

Appraisal issue discussion. Paul spoke to Beth Tarallo. It has been 10+ years since the issue at question, tax tables, was discussed so there was not any solid information recalled. Maggie asked about the seeming lack of knowledge by NEMRC on tables. Second, NEMRC seems to be fully booked and not able to interact with Panton for some two years. Third, what tweaks to the tables and process occurred? Fourth, how often should the town be doing assessment? Dave mentioned he was not confident with the tables being used for assessment. Dave was wondering why the issues with the tables had not been looking into by the assessor that was hired by the town. What other options do we have regarding the tables? Maggie asked why the tables have the values they do and what can be modified and how should that be done? Paul understood there was a seamless connection between NEMRC and the state. Dave discussed the way the grand list and CAMA works and how the values transfer between them. Paul raised a question about if a new appraiser should choose not to use CAMA, would it be more difficult to interface with the state, as he understood the NEMRC software and the state to be very closely aligned.

Dave replied that CAMA itself as an appraisal system does not interface with the state, but only with the Grand List software which then in turn does interface quite frequently with the state. A use of some other appraisal software would just mean parcel values would have to be loaded manually in the Grand List module instead of them being automatically transferred as they are today. Finally, the state has decided that beginning in 2022, they will ask towns to use a different vendor (not NEMRC) for the Grand List module. Dave discussed it would be better getting a handle on future appraisals and being to be explain the process going forward rather than try to unravel what went on in the past. Paul wondered how appraisers are certified. What kind of training and qualifications do they have? Dave mentioned listers are involved in appraisals and there is no real certification for listers. The cost of doing a reappraisal was discussed. Dave mentioned the possibility of discussion with other towns on what their appraisals/reappraisals process is and how did they choose an appraiser. Dave mentioned we are not under a current order by the state to reappraise. We are doing OK from a CLA standpoint so a state order is not in play. Maggie mentioned market values are now rapidly changing. Dave mentioned Panton does not have a lot of turnover so town data is sparse. Dave also mentioned a refresh of the tables may or may not have a large impact on appraisals. With the cost for appraisals/reappraisals should the town hire a lister rather than spend approximately 30k for a contractor. Dave stated the town might consider having a professional on retainer to perform assessor duties. Dave mentioned looking into a set value increase per year. Maggie asked if the state should be backing up towns for upholding our tax base?

Paul suggested reporting to the selectboard on our progress and also asked if we are doing further research. Dave suggested we put together a list of questions for the selectboard to ask a candidate for assessor. Paul suggested the committee members work on those questions. Dave will initiate a shared doc process for the committee to use.

Paul discussed the limitations of what the committee can accomplish. The next meeting is scheduled for 10 AM, on 13 Sept. Use the same agenda as this meeting.

Maggie moved, Dave seconded adjournment at 11:17 AM

Minutes taken by Bob Groff