

The Town of Norwich is committed to reappraising all property in the town. The Town has elected to complete this reappraisal for the 2013 Grand List. The goal of any reappraisal is to create fairness. Similar homes should have similar assessments. Similar market values should have similar assessments. Data collection is a key part of maintaining fair assessments.

The Town of Norwich has contracted with New England Municipal Consultants (NEMC) to do a complete reappraisal of all property within the Town. This process will be completed for the 2013 Grand List.

NEMC will use qualified field appraisers to gather the information. They are collecting exterior measurement data, exterior and interior construction data, and verifying property age. Each appraiser has identification and a letter of introduction from the Board of Listers. Please feel free to call the Norwich Listers' Office at (802) 649-1419 ext 6 to verify any information about these individuals. Additionally, each person and vehicle is registered with the Norwich Police Department. If you are not at home when NEMC appraisers visit, a card with instructions for making an appointment will be left. **If you do not wish to have the appraisers on your property without your presence, you must call the Listers to inform them.** Property owners who rent the property are requested to notify the renters of the inspection procedure and grant the renter authorization to let the appraisers inspect the interior of the property.

The Town of Norwich as a part of this program has purchased assessment software from Patriot Properties. The Board of Listers will be able to track values and new construction tendencies using the system. This will provide much more information to help Town employees better serve you while at the same time making that same information available to you to ensure that you are being assessed fairly. The goal of any assessment system is to create equity.

When the field-listing phase is complete, NEMC will begin an analysis of properties sold in the Town in order to determine the fair market value of your property. Fair market value is best described as that value you might reasonably expect to receive if you were to sell your property. For the purposes of this reappraisal, the value set will be the fair market value as of April 1, 2013.

When the valuation process is completed, NEMC will submit preliminary assessments to the Town Listers. After they review and accept these preliminary figures, NEMC will mail a notice of preliminary value to each property owner. The notice will include instructions for scheduling an informal hearing with NEMC. This process is in addition to the normal grievance process. The schedule calls for informal hearings to be held in May of 2013 with formal Grievance hearings following in June of 2013. The Listers and NEMC will keep all property owners up to date concerning the time schedules as the project moves to completion.

Please feel free to call any Town Lister with any questions or concerns. Your cooperation is greatly appreciated.

Thank you,

Liz Blum
Ernie Ciccotelli

Norwich Board of Listers