**2024 Reappraisal Notice to Property Owners**

The Town of Concord will complete a statistical, town-wide reappraisal for the 2024 Grand List. New England Municipal Consultants (NEMC) has been contracted to complete the process. The goal of any reappraisal is to create equity and fairness throughout an entire community. NEMC will be conducting property visits and inspections for purpose of data collection. We ask that if you are sent a notice for inspection to please allow for data to be verified and recollected. This process is in addition to annual permit and new construction visits conducted by NEMC. We appreciate all cooperation in our attempt to fairly list properties within the Town of Concord.

The Town was last appraised in 2019 and has seen a shift in real estate values within the last few years. Statistically speaking, sales within the community have been trending outside of compliance with the State of Vermont’s assessment ratio threshold. It is important that the community address assessment inequities before the State mandates the process. A statistical reappraisal will address and equalize all properties within the community. NEMC will conduct a sales analysis from April 1, 2021 to April 1, 2024 to establish assessments town-wide.

We anticipate preliminary values will be released in late spring of 2024. All property owners will be mailed a new preliminary notice of value with instructions. NEMC will then host an informal hearing process designed to meet with property owners in an informational setting. The informal meetings are in addition to the annual grievance appeals directly to the Assessor. All property owners will be mailed a change of appraisal notice following the conclusion of the informal process.

Property owners are welcome to reach out to the Assessor’s Office at [listers@concordvt.org](mailto:listers@concordvt.org) with any questions or concerns.