

# Waterbury 2014 Reappraisal

In 2008, Waterbury did a reappraisal of all properties to bring the values closer to Fair Market Value as was mandated by the State of Vermont. The Town had experienced a high rate of inflation in its real estate values from 2000 to 2007. Unfortunately, values started to decline in 2008. This caused the Board of Listers to lower that 2008 value base for 2009. Since 2009, values continued to decline through 2010 and 2011, resulting in more adjustments to the 2008 reappraisal base. The market stabilized somewhat in 2012 and 2013, but Tropical Storm Irene in 2011 caused a different market shift for those affected properties.

The State's 2013 Equalization Study, based on sales from 4-1-2010 to 3-31-2013, indicated that Waterbury was assessing properties at 103.71%. The 63 sales from 4-1-2013 to 3-31-2014 indicate that Waterbury is closer to 101%. These percentages are averages with sales ranging from 15% higher to 15% lower than the 101% average. 22 of these sales (35%) were higher than the 100% and 41 of these sales (65%) were lower than 100%. It was obvious that the real estate market had changed with buyers more discerning of depreciation and not willing to pay a price for a property that needed renovation.

The Board of Listers made a decision to correct the 2008 reappraisal base by applying new cost tables, higher depreciation factors, and a new land schedule to all Waterbury properties. This was done to make the value structure more consistent from one property to another. The result has been that approximately 64% of the properties will see a lower value than in 2013 and 36% will see a higher value. The majority of the properties (70%) will be within 5% of their 2013 values with 41.5% of these within 2% of their 2013 values. Approximately 10% will see a greater increase than 5% (due mostly to new construction, permits, and renovations) and approximately 20% will see a lesser increase than 5% (usually due to highly depreciated improvements).

Due to the time constraints and cost of printing and mailing out a listing of every property value, the Board of Listers will be displaying on the Waterbury Web page, a listing of all property values by owner's name and also by Street address. These listings will be in a PDF format so you can print out a copy from your computer. Should you not be able to get online, a copy of the alpha list will be available in the Town Clerk's office for you to pick up. The Town web site is at [www.waterburyvt.com](http://www.waterburyvt.com).

The Town Grand List decreased by 1% and the Village Grand List decreased by 2%. To give you a tax comparison of the effect of this reappraisal on your new value, multiply the Previous total by .0037 and the Current total by 0.003803 if your property is in the Town. Multiply the Previous value by 0.0053 and the Current value by 0.005476 if your property is in the Village. Example: Previous total 250,000 x 0.0037 = \$925 last year's tax burden; Current total 245,000 x 0.003803 = \$931.74 which will be this year's voted town budget tax burden.

It is not possible to give you a tax comparison of the State Education Tax as these rates have not yet been set by the State. However, the State has indicated that the base rates will increase four cents for the homestead owner and seven cents for the non-homestead property owner. Property owners who are income sensitized should not see this increase as their Education Tax burden is calculated according to their income levels.

For those property owners who are in the State Current Use Program, a printout of the effect of this program is included which will show the amount of the program's value reduction to your value. If any question about this reduction, you must appeal to the Listers by June 26, 2014.