

2016 Reappraisal Information

The Town of Norwich will be updating property assessments for the 2016 Grand List. The process will adjust values to reflect the fair market value of each property as of April 1, 2016. The last reappraisal was done in 2013 and reflected fair market value as of April 1, 2013.

As a part of the 2013 reappraisal, the Town chose to restructure the Lister's Office and install an Assessor. The idea was to provide valuations based on sound and proven analysis of sales and property data. To accomplish that goal, quality and accurate data is critical. With that in mind, the Town has chosen to undertake a three year inspection cycle. Many property owners have received notices requesting a property inspection over the past three years. The final group of inspections will be completed by April 1, 2016. At the moment, over 80% of property interiors have been inspected. All exteriors have been measured and rechecked at least once. We understand the right of privacy each property owner deserves. We would ask that you continue to balance that right against the concept of fairness in taxation. Please consider allowing an inspection of your property when you get a notice.

The real estate market in Norwich has been strong since the 2013 reappraisal. Qualified (arms-length) sales have increased dramatically in the past 6 months. The chart below shows residential property sales over a three year period.

Time Period	Qualified Sales	Median Assessment
April – Sept 2013	27	98%
April – Sept 2014	31	93%
April – Sept 2015	48	91%

Median assessment is the median of all ratios with the individual ratios calculated as the Town's assessment divided by the sale price.

The data points to increasing property values since the 2013 reappraisal. To move assessments at the current 91% of fair market value to 100% of fair market would require nearly a 10% increase. This doesn't mean that all property will rise by 10%. When we finish a deeper analysis of property sales, it is likely the increases will average less than 10% in most cases. Of the total 61 sales to date in 2015, 15 of those sales were for less than the assessed value. This is the reason that analysis goes deeper than just a simple statistic. The Assessor needs to determine how the market affects homes by location, age, condition, size, land area and many other factors.

At the same time it is important to understand that increased assessments do not always mean increased tax bills. It is likely that the 2016 rates will fall to some extent with the overall increase in value lessening the impact of increased individual assessments.

In our next update we will look at some of these deeper analytical trends and some timetables for the project.