

Town of Norwich  
Assessor's Office  
(802) 649-1419 ext 6

September 26, 2013

The Town of Norwich is committed to fair and equitable property valuations. As a part of this commitment, the Town converted to an Assessor's Office beginning in 2013 with the Listers serving as a part-time Board acting primarily as a policy and review Board. The Town hired New England Municipal Consultants in 2011 to perform both the reappraisal of 2013 and to serve as the Town's Assessor beginning in July 2012.

The Assessor is responsible for developing and implementing a plan, for approval by the Board of Listers and Town Manager, for inspecting all real property during a three-year cycle and updating cost and value tables every three years to produce a new updated Grand List every third year.

The primary goal of this change is to keep the Town's property assessments at a fair and full level. The Town wants to avoid large scale assessment changes that are the byproduct of allowing annual assessment levels to float too far from fair market value. We cannot control the real estate market. We can work to stay current with it and therefore minimize annual property changes.

The State of Vermont allows cities and towns to perform periodic reappraisals as long as there is a cyclical inspection program in place. Beginning in 2013, the Assessor's Office will start a three-year cyclical inspection program. At the end of each annual cycle, the Assessor will conduct an analysis of property sales and data collected in the inspection program. The Town will then use this analysis to conduct a reappraisal after the three-year cycle is completed.

The Assessor's Office will begin mailing out inspection request notices in the next few weeks. Please wait for your notice before calling for an inspection. We are typically mailing 100-125 notices at a time. The Assessor will go on your property to at least verify exterior data. If you are not at home, the Assessor will leave a notice.

This inspection process may seem repetitive given the recent reappraisal but it is the standard method used by most states to keep the property data current and valuations fair.

We ask for your cooperation in making this process an effective tool in maintaining fair and equitable property assessments.

William Krajeski  
Matthew Krajeski  
Norwich Assessors