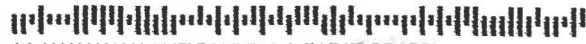


Town of Lincoln
62 Quaker Street
Lincoln, VT 05443

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Official Notice of Change of Appraisal LINCOLN, VT-2024

Town of Lincoln, Vermont

Official Change of Appraisal Notice

Appraisal Process

NEMRC has completed a reappraisal of all real property in Lincoln as of April 1, 2024. Over the past year we have inspected the properties and entered the information into a computer assisted mass appraisal (CAMA) system. Many changes in property values have occurred since the previous reappraisal, and many properties have undergone substantial physical changes.

Please consider your appraisal to be at current market levels. Previous assessments are statutorily required for reporting, but have no bearing on the current assessments. Current Use values and Veterans exemptions are not included in the listing.

The tax rate will be set after the completion of formal hearings and after the State finalizes the statewide rates. Do not equate a change in assessment with a change in tax amounts.

Every effort has been made to equitably assess property in Lincoln. Please compare your property with similar properties, and with properties that have sold over the past three years.

Hearing Process

Informational hearings are an opportunity for a property owner to review the data and new value with an assessor from NEMRC. They will be conducted either by phone or in person at the Lincoln Town Office, 62 Quaker Street, Lincoln, VT on the following days (by appointment only):

May 13 – 14, 2024, 9:00 AM - 4:00 PM

Please call the Town Office at 802-453-2980 for an appointment.

Formal grievance hearings will be held at the Lincoln Town Office, by appointment, on:

May 29 – 30, 2024, 9:00 AM - 4:00 PM

Hearings will be by appointment only and will last 15 minutes. Be prepared to present relevant evidence regarding the appeal. **All appeals must be in writing.** An email is an acceptable grievance request. Please call 802-453-2980 for an appointment. Letters must be received, and appointments made on, or before, May 29, 2024. If unable to attend, your appeal will be based on the information provided in the letter.

Contact Information: 802-453-2980

Email correspondence should be sent to:
listers@lincolnvermont.org

Address: **Town of Lincoln Listers**
62 Quaker Street
Lincoln, VT 05443

You can view and print your property data by going to the NEMRC online web site at: www.nemrc.info/Lincoln

If you do not have access to internet and require a printed copy, please contact the town office at 802-453-2980.

Included is a Grievance Request form that may be submitted or emailed. All appeals must be in writing.

Many Thanks

We would like to thank the people of Lincoln for their kindness and assistance during the completion of this important project.

Title 32, Vermont Statutes Annotated, Section 4111(G)

“A person who feels aggrieved by the action of the listers and desires to be heard by them, shall, on or before the day of the grievances meeting, file with them his objections in writing and may appear at such grievance meetings in person or by his agents or attorneys. Upon hearing of such grievances the parties thereto may submit such documentary or sworn evidence as shall be pertinent thereto.”

The following briefly describes each of the columns included in this notice.

<u>Parcel Id</u>	The identifying parcel number.
<u>Sub</u>	Suffix to the PID.
<u>Owner Name</u>	The owner(s) of the property.
<u>Acres</u>	Land size of parcel.
<u>Description</u>	A description of the property.
<u>Prior Value</u>	The value of the property last year, prior to reappraisal.
<u>New Value</u>	The new value of the property as a result of the reappraisal.
<u>Homestead Value</u>	Used for Homestead Declaration for Vermont residents.
<u>Housesite Value</u>	Value of Housesite used for Vermont income sensitivity programs.



Reappraisal FAQ

The following are examples of frequently asked questions (FAQ) that we typically answer for property owners after the completion of a reappraisal.

1). My assessment changed substantially. Does that mean my taxes will increase/decrease by the same amount?

No. Even if your assessment doubled that does not mean your taxes would double. Remember the total grand list has changed as well. The budget was passed at town meeting, and the amount of taxes to be raised is set. The tax rate will adjust as a result of the reappraisal. The education tax rate is set by the State sometime in July. Your individual taxes may be adjusted depending on your income level if you are eligible for a Homestead deduction.

2). I have not done any improvements to my house, how can the value go up or down?

That is because the market has changed since the last reappraisal. The last reappraisal was completed in 2010. At that time the assessment base was established and has not been changed since that time. The purpose of the reappraisal is to bring the values established several years ago to current market values and to establish equity across parcels.

3). How did you determine my value?

The property characteristics of each property were entered into a computerized assessment system. Property sales in the Lincoln area, over the past three years, will be examined to develop a model used to predict the market value of the properties that have sold. After fine-tuning the model, it is applied to all property in the town to establish an updated value, which is used to generate an updated grand list.

4). How come my property value went up or down more than other people I know?

The purpose of a reappraisal is not only to update the values to current market values, but also to equalize the values across town. Some properties may have physically changed since the last reappraisal (bought or sold land, added or removed finished area). Other properties may be located in areas where the market value has changed at a different rate relative to most properties (developments, commercial properties). Still others may have been incorrectly assessed during the last reappraisal (wrong square footage, wrong land size, incorrect bath count, incorrect quality grades, and incorrect land values). Therefore, comparing percent changes in value across properties is not a measure of equity because of changes in properties and changes in the base due to actual sales.

5). How is the market doing now?

The latest equalization report from Property Valuation and Review (PVR) has shown an increase in value for each of the past two studies. Lincoln has also seen an increase in values. The latest CLA (Common Level of Assessment) for Lincoln was 67.51 percent of market value based on the 2023 equalization study conducted by PVR. The CLA is a three year composite rating. Sales over the past year have shown an assessment level of about 55% of market value. The median sale price of sales from 2021 to March 2024 was \$378,900; the median assessed value of these sales was \$213,900.

Parcel ID	Sub	Owner(s)	Owner(2)	Acres	Description	New Value	Homestead	Housesite	Prior Value
41100219	500	STOCKMAN KENNETH W	STOCKMAN MARIA L	18.75	DWL & 18.75 AC	524,000	524,000	477,100	316,800
14030138	100	STODDARD THOMAS E	STODDARD STEPHANIE B.	18.03	DWL & 18.03 AC	703,100	703,100	658,000	401,800
07030132	000	STONE EVAN		1.10	DWL & 1.1 AC	399,800	399,800	399,800	232,500
01030174	000	STRONG DALE	MASTERSON WILLIAM	3.60	DWL & 3.6 AC	311,900	311,900	306,900	161,200
34110108	300	STYKOS KRISTINA M		11.38	DWL & 11.38 AC	685,600	685,600	555,900	288,500
41100219	400	SULLIVAN CHRISTOPHER		10.10	DWL & 10.1 AC	473,100	473,100	447,800	285,500
02070212	000	SUMNER CHRISTIE		38.68	DWL & 38.68 AC	995,900	995,900	899,200	624,800
03040209	100	SUNRAY PEACE VILLAGE LAND TRUST		26.00	OUTBLDS & 26 AC	276,700	0	0	166,700
12040113	200	SWANSON KAREN	BISSON MARY	30.00	DWL & 15 AC	681,400	681,400	606,400	365,900
24070213	400	SWART ERIK		12.70	DWL & 12.7 AC	824,100	824,100	801,900	462,600
03040128	000	TALMAGE JOHN V	TALMAGE CAROL A	13.32	DWL & 13.32 AC	385,700	385,700	352,400	253,500
03070109	000	TATRO JOANNA LE	PERRY NATHAN L	1.30	DWL & 1.3 AC	348,200	348,200	348,200	212,600
01070381	400	TATRO RANDY	LANGLAIS KALLY	5.02	DWL & 5.02 AC	527,200	527,200	399,000	297,800
01070381	402	TATRO RANDY		0.00	UNLANDED MH	56,900	56,900	56,900	45,800
31100180	000	TAYLOR JAMES		303.00	DWL & 303 AC	1,566,900	1,541,900	963,400	1,190,500
01100180	200	TAYLOR SARAH		0.00	DWL	563,200	563,200	563,200	347,000
06070371	000	TAYLOR STEPHEN		194.47	LAND 194.47 AC	542,700	542,700	223,200	441,500
01100105	000	TENNEY RICHARD	TENNEY BEVERLY	0.17	MH & .17 AC	94,900	94,900	94,900	21,500
32100197	000	TENNY-SORRELL ELIZABETH	C/O TENNY SORRELL TODD	1.10	CAMP & 1.1 AC	61,900	61,900	400	45,200
02080108	000	TETREAU BEAU	MARSHALL ABIGAIL	1.26	DWL & 1.26 AC	370,800	370,800	370,800	173,000
06060144	000	THE A JOHNSON CO		190.50	USFS TRACT 604 190.5 ACRES	269,500	0	0	200,300
01100179	000	THE A JOHNSON CO.		411.00	LAND 411 AC	441,000	441,000	77,700	344,800
17040271	000	THOMAS ADAM		50.30	2 DWL & 50.3 AC	896,700	896,700	621,700	549,600
17040257	300	THOMAS SARAH C		26.90	DWL & 26.9 AC	714,500	714,500	647,200	388,600
27070382	000	THOMAS STEPHEN J	SHAW KAREN H	20.00	DWL & 20 AC	793,200	793,200	753,200	609,200
33100227	200	THOMAS WILLIAM J	THOMAS HELEN M	2.10	DWL & 2.1 AC	360,600	360,600	360,300	230,300
02070354	200	THOMPSON ARVIN		1.19	DWL & 1.19 AC	334,700	334,700	334,700	149,200
04040164	200	THOMPSON DAVID F	THOMPSON RUTH E	12.00	DWL & 12 AC	477,700	477,700	447,700	308,500
01070169	000	THOMPSON EDWARD	THOMPSON ROBERTA	0.20	DWL & .2 AC	228,900	228,900	228,900	114,500
04040164	100	THOMPSON ELEANOR		17.70	DWL & 17.7 AC	544,900	544,900	500,600	347,600
04040166	000	THOMPSON ELEANOR F		0.25	MH & .25 AC	167,800	167,800	167,800	80,900
15040151	000	THOMPSON TIMOTHY	THOMPSON LISA	0.77	DWL & .77 AC	451,500	451,500	451,500	250,900
02070348	000	THOMPSON TOMMIE		38.76	DWL & 38.76 AC	496,700	496,700	399,800	360,100
01100134	010	THOMPSON-SNOW FAMILY 2016 TRUST LE	THOMPSON-SNOW BARBARA & SHAWN TRUSTEE	1.90	DWL & 1.9 AC	403,800	403,800	403,800	214,400
33100271	200	TILLOTSON KEVIN D	TILLOTSON HEATHER J	43.70	DWL & 43.7 AC	770,900	770,900	673,300	533,100
01120115	000	TOWER, TOVE NICOLE		54.60	CAMP & 54.6 AC	191,700	191,700	36,200	141,200
42040204	000	TOWN OF BRISTOL		113.00	LAND 113 AC	217,800	0	0	156,500
41100257	300	TRACY LESLIE STUART		6.74	DWL & 6.74 AC	396,000	396,000	381,200	222,800
41100257	200	TRACY LOUIS	TRACY LUCILLE	4.56	DWL & 4.56 AC	364,300	364,300	356,300	229,300
03040130	000	TROMBLY RANDAL M	TROMBLY BETH ANN	2.72	DWL & 2.72 AC	435,000	435,000	432,700	260,400
09070188	000	TRUAX MARK	TRUAX MIKE	0.45	DWL & .45 AC	145,000	145,000	145,000	85,900
01070315	000	TRUCHON EVAN	TRUCHON LISA	8.90	DWL & 8.9 AC	431,900	431,900	410,300	227,700
15040142	700	TRUE TATANKA		2.14	LAND 2.14 AC	471,100	471,100	470,600	260,500
01070358	000	TUCKER SUSAN 2007 TRUST		35.00	DWL & 35 AC	498,200	498,200	410,700	343,400
05100137	000	TUDEK ROBERT	ALLEN JENNIFER AMY	31.96	DWL & 31.96 AC	913,200	913,200	833,300	529,300
13030112	000	TURNER ROBERT J	TURNER JENNIFER S	111.17	CAMP & 111.7 AC	259,700	0	0	182,600
19070207	120	TUXILL JACQUELYN L		23.00	DWL & 23 AC	543,000	543,000	497,000	352,300
42040206	000	URBAN JENNIFER L	URBAN LOREN L	3.10	DWL & 3.1 AC	342,500	342,500	339,100	211,700