

BERLIN REAPPRAISAL STARTED

1. The Town of Berlin has begun the process of updating values. The Town last completed a full reappraisal in 1989. The base has been used since to place the assessments on all real estate. At the time the 1989 values (3 year rolling average) are roughly two-thirds of current market value. Some recent sales are twice the assessed values.

The Town has contracted with the Vermont Appraisal Company (VAC) to complete this project. The Berlin Listers (Mike Domingue, Carol Fitzpatrick and Maurice Willard) and VAC appraisers (Rich Lewis and Ted Nelson) will be working together over the next year to update all information including photographs, new electronic diagrams and the actual valuation of each taxable property in Town.

At present there are just under 1,500 properties in Berlin. These are mostly residential (over 1,000) with a strong commercial (the Berlin Mall and properties on the Barre-Montpelier Road) and industrial base of roughly 200 parcels. There are also working farms and undeveloped land parcels located in Berlin.

The Town will be individually contacting the residential property owners in advance of inspections. The Listers plan to send a letter to each home-owner asking for their cooperation to inspect the interior and exterior of all principle buildings. The letters will go out to each section of Town and be addressed directly to the owner of record as of April 1, 2007.

Interested people are encouraged to contact the Listers at their office (229-4880). Every effort will be made to accommodate schedules and inspection preferences.