

NOTICE TO TAXPAYERS

Agreeably to the provisions of Title 32, Vermont Statutes Annotated, Section 4111, notice is hereby given that the undersigned listers within and for the Town/City of Canaan have this day completed the abstract of property owners as of the first day of April, 2022. The listers have this same day lodged the abstract in the office of the clerk for the inspection of taxpayers.

On the 10+11 day of May 2022, at 9-3 a.m./p.m. the undersigned listers will meet at Canaan town office (place), to hear appeals of the taxpayers aggrieved by actions of the listers from whom timely grievances have been received.

To be timely, such grievance must be in writing and received (postmarks not accepted) <sup>on or</sup> by 9<sup>th</sup> day of May 2022.

At the close of grievance hearings, the listers shall make such corrections in the abstract as were determined upon hearing or otherwise.

Unless cause to the contrary is shown, the contents of said abstract will, for the tax year 2022, become the grand list of the town/city of each taxpayer named therein.

Signed at Canaan town office, in the County of Essex  
This 18<sup>th</sup> day of April 2022.

Richard J. Dennis J.

[Signature]

Listers of the Town/City of:

Canaan, VT

Listers must post a copy of this notice in the town clerk's office and in at least four other public places in the town.

# Town of Canaan, Vermont

## Official Change of Appraisal Notice

### Appraisal Process

NEMRC has completed a reappraisal of all real property in Canaan as of April 1, 2022. 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. Utility values have not been updated at this time.

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 ~~Pittsfield~~ <sup>Canaan</sup>. 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 Canaan Town Office on the following days:

*May 2 & 4, 2022, 9:00 AM - 3:00 PM*

Please call the Canaan Listers office during business hours at 802-266-3370 for an appointment.

**Formal grievance hearings** will be held at the Canaan Town Office on:

*May 10 & 11, 2022, 9:00 AM - 3:00 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 802-266-3370 for an appointment. Letters must be received, and appointments made on, or before, May 9, 2022. If unable to attend, your appeal will be based on the information provided in the letter.

### Contact Information

Email correspondence should be sent to:  
canaanlisters@gmail.com

Address: **Town of Canaan**  
**PO Box 159**  
**318 Christian Hill**  
**Canaan, VT 05903**

You can view and print your property data by going to the NEMRC online web site at: [www.nemrc.info/Canaan](http://www.nemrc.info/Canaan)

If you do not have access to internet and require a printed copy, please contact the Canaan Listers Office.

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

### Many Thanks

We have met with many individuals over the past year, and would like to thank the people of Canaan 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.