

# Town of Jamaica



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[www.JamaicaVermont.org](http://www.JamaicaVermont.org)

May 25, 2018

Jamaica Property Owners:

During the past 2 years, Jamaica has gone through a state-mandated town-wide reappraisal. We hired New England Municipal Consultants, LTD (NEMC), a private appraisal firm, which specializes in municipal reappraisals. They finished measuring and collecting data for all houses and out buildings within the town in January and were able to do interior inspections in about 50% of the houses in January and February. The final step in the process was to do a study based on sales within the past three years to ensure that the reappraisal of the entire town is based in the reality of today's real estate market.

A preliminary Property Valuation Report was mailed to each property owner showing the previous year's value and the current proposed value for each property in Jamaica. You were all given the opportunity to discuss the current value with the staff of NEMC. Those informal discussions have been completed; and, NEMC has turned over the Grand List Abstract to the town.

We now begin the formal Grievance process. If you do not agree with the current value of your property you have the right to grieve (appeal). Enclosed is the formal Change of Appraisal Notice showing the previous and current values of your property. If you wish to grieve, you should notify us in writing either by letter or email by the close of hearings at 12:00 noon Friday June 15, 2018.

Jamaica Listers  
PO Box 173  
Jamaica Vermont 05343

[JamaicaListers@SVCable.net](mailto:JamaicaListers@SVCable.net)

You can send us evidence by mail or email, or provide the evidence to us at a hearing. Grievance hearings have been scheduled for Thursday June 14 from 9:00am - 3:00pm, and Friday June 15 from 9:00am to 12:00 noon.

We ask that you schedule your hearing in advance by calling (802) 874-4908 between noon and 3:00pm Monday - Wednesday or during our regular hours on Thursdays between 8:30am and 3:00pm.

A web site is available to help you understand your assessed value. The filter allows you to look at properties with similar characteristics: [jamaicavt.patriotproperties.com/default.asp](http://jamaicavt.patriotproperties.com/default.asp)

If you have not received your Lister Card which shows the details of how your property was appraised, you may request it be sent to you by mail or email by providing your return address or email address in your written letter or by calling the above phone number.

Jamaica Listers