

**WILLIAMSTOWN SELECTBOARD MEETING
THURSDAY, SEPTEMBER 26, 2019
5:30 P.M.
WILLIAMSTOWN TOWN HALL**

AGENDA

SET WILLIAMSTOWN PROPERTY TAX RATE

LISTER'S ERROR AND OMISSIONS

Town of Williamstown
2019-2020 Property Taxes - Proposed Rates
September, 2019

	Property			Total Education
	Municipal	Residential	Non-Residential	
Total Listed Value	383,596,743.00	199,033,500.00	184,563,243.00	383,596,743.00
Less: Veterans Exemptions	(599,000.00)	(120,000.00)	(30,000.00)	(150,000.00) x
Less: Voted exemptions	(752,333.00)	-	-	-
Less: Statutory exemptions	(689,350.00)	-	(689,350.00)	(689,350.00) x
Less: Current Use	(8,459,100.00)	(2,339,600.00)	(6,119,500.00)	(8,459,100.00) x
Less: Special Exemptions/Ant. Adjustments	-	-	(9,961,951.00)	(9,961,951.00) x
	<u>373,096,960.00</u>	<u>196,573,900.00</u>	<u>167,762,442.00</u>	<u>364,336,342.00</u>
Grand List Tax Base (1%) D15/100	<u>3,730,969.60</u>	<u>1,965,739.00</u>	<u>1,677,624.42</u>	<u>3,643,363.42</u>
Local tax	2,087,477.49			
Education Tax		2,527,154.06	2,460,068.45	4,987,222.51
Tax	<u>2,087,477.49</u>	<u>2,527,154.06</u>	<u>2,460,068.45</u>	7,074,700.00

	Budgeted	Proposed 19/20	PY Fiscal 18/19	Difference
General Fund	\$ 630,247.87	\$ 0.1689	\$ 0.2232	(0.05430)
Fire Department	\$ 226,694.00	\$ 0.0609	\$ 0.0599	0.00100
Ambulance	\$ 164,687.00	\$ 0.0441	\$ 0.0508	(0.00670)
Cemetery	\$ 46,200.00	\$ 0.0124	\$ 0.0153	(0.00290)
Library	\$ 83,181.00	\$ 0.0223	\$ 0.0219	0.00040
Highway Fund	\$ 877,172.00	\$ 0.2352	\$ 0.2725	(0.03730)
Special Articles	\$ 41,947.00	\$ 0.0112	\$ 0.0154	(0.00420)
Local Agreement Tax	\$ 16,965.47	\$ 0.0045	\$ 0.0058	(0.00130)
Subtotal Town	2,087,094.34	\$ 0.55950	\$ 0.6648	\$ (0.1053)
Current Year Education Rate			1.2856	1.4664
TOTAL		<u>\$ 0.55950</u>	<u>1.8451</u>	<u>2.0259</u>

Article #	Special Article Appropriations	
15	Kids Place	750.00
15	Orange County Diversion Program	225.00
15	Washington County Youth Service Bureau	250.00
15	Central VT Home, Health & Hospice	6,700.00
15	Central Vermont Council on Aging	1,750.00
15	Peoples Health & Wellness	1,000.00
15	Central VT Adult Basic Education	1,500.00
15	Central VT Economic Development Corp	500.00
15	Green Mountain Transit Agency	2,004.00
15	Central VT Community Action Council	300.00
15	Project Independence	1,000.00
15	Prevent Child Abuse Vermont	500.00
15	Good Beginnings of Central VT	300.00
15	Vermont Center for Independent Living	400.00
15	Family Center of Washington County	500.00
15	Historical Society	6,000.00
15	Safeline	1,200.00
15	Clara Martin Center	4,968.00
15	Williamstown Beautification	1,500.00
15	Williamstown Food Shelf	7,500.00
15	American Red Cross	1,500.00
15	State Police Association	100.00
15	Health Hub	1,000.00
15	Arts Bus	500.00
	Total Special Article Appropriations	41,947.00
	Net to be raised	<u>41,947.00</u>

	Residential	Nonresidential	Total
Local Agreements:			
Veterans Exemptions	360,000.00	89,000.00	449,000.00
Moose		131,500.00	131,500.00
Summit Lodge		311,700.00	311,700.00
Billtown Moonshiners		91,400.00	91,400.00
Williamstown Fish & Game		100,600.00	100,600.00
Charter Communications		104,433.00	104,433.00
Comcast		12,700.00	12,700.00
Totals	360,000.00	841,333.00	1,201,333.00
	1.00%	1.00%	1.00%
Taxable Base	3,600.00	8,413.33	12,013.33
State Education Tax Rates	1.2856	1.4664	
Taxes Foregone	<u>4,628.16</u>	<u>12,337.31</u>	<u>16,965.47</u>

(Taxable properties only - State and Non-tax status properties are not listed below)

REAL ESTATE Category/Code	Parcel Count	Municipal Listed Value	Homestead Ed Listed Value	Non-Resi Ed. Listed Value	Total Education Listed Value
Residential I R1	634	116,315,000	96,740,500	19,574,500	116,315,000
Residential II R2	318	81,690,800	67,518,500	14,172,300	81,690,800
Mobile Homes-U MHU	94	2,920,700	1,557,600	1,363,100	2,920,700
Mobile Homes-L MHL	199	24,548,600	18,084,100	6,464,500	24,548,600
Seasonal I S1	4	331,900	180,600	151,300	331,900
Seasonal II S2	22	3,970,700	296,400	3,674,300	3,970,700
Commercial C	44	16,268,400	113,700	16,154,700	16,268,400
Commercial Apts CA	7	4,053,900	0	4,053,900	4,053,900
Industrial I	9	6,165,500	0	6,165,500	6,165,500
Utilities-E UE	9	96,534,710	0	96,534,710	96,534,710
Utilities-O UO	0	0	0	0	0
Farm F	19	6,977,600	5,091,100	1,886,500	6,977,600
Other O	0	0	0	0	0
Woodland W	0	0	0	0	0
Miscellaneous M	240	23,701,800	9,451,000	14,250,800	23,701,800
TOTAL LISTED REAL	1,599	383,479,610	199,033,500	184,446,110	383,479,610
P.P. Cable	2	117,133		117,133	117,133
P.P. Equipment	0	0			
P.P. Inventory	0	0			
TOTAL LISTED P.P.	2	117,133		117,133	117,133
TOTAL LISTED VALUE		383,596,743	199,033,500	184,563,243	383,596,743
EXEMPTIONS					
Veterans 10K	15/15	150,000	120,000	30,000	150,000
Veterans >10K		449,000			
Total Veterans		599,000	120,000	30,000	150,000
P.P. Contracts	2	117,133			
Contract Apprv VEPC	0/0	0	0	0	0
Grandfathered	0/0	0	0	0	0
Non-Apprv (voted)	4/4	635,200			
Owner Pays Ed Tax	0/0	0			
Total Contracts	6/4	752,333	0	0	0
FarmStab Apprv VEPC	0/0	0	0	0	0
Farm Grandfathered	0/0	0	0	0	0
Non-Apprv (voted)	0/0	0			
Owner Pays Ed Tax	0/0	0			
Total FarmStabContr	0/0	0	0	0	0
Current Use	103/103	8,459,100	2,339,600	6,119,500	8,459,100
Special Exemptions	9		0	9,961,951	9,961,951
Partial Statutory	2/2	689,350	0	689,350	689,350
Sub-total Exemptions		10,499,783	2,459,600	16,800,801	19,260,401
Total Exemptions		10,499,783	2,459,600	16,800,801	19,260,401
TOTAL MUNICIPAL GRAND LIST		3,730,969.60	1,965,739.00	1,677,624.42	3,643,363.42
TOTAL EDUCATION GRAND LIST					
NON-TAX					

33 NON-TAX PARCELS ARE NOT INCLUDED ON THE 411

09/24/2019
12:39 pm

Williamstown 2019 Billed Grand List
Form 411 - (Town code: 756)
Main District

(Taxable properties only - State and Non-tax status properties are not listed below)

REAL ESTATE Category/Code	Parcel Count	Municipal Listed Value	Homestead Ed Listed Value	Non-Resi Ed. Listed Value	Total Education Listed Value
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Status on Personal Property

1) Has inventory been exempted by vote of town/city? Yes XX No

2) Has machinery and equipment been exempted by vote of your town/city? Yes XX No

3) If yes for #2, what portion is now exempt? (include percentage) 100.00

4) If no for #2, please indicate below how your town/city is assessing business personal property (Place "X" by option used)
a) at fair market value b) at depreciated value

Summary of Adjustments to Taxable Values (Local Agreements Etc.)

Approved (VEPC) Contracts/Exemptions	0
Grandfathered Contracts/Exemptions	0
Non-Approved (Voted) Contracts/Exemptions	635,200
Homestead Non-Approved (Voted) Contracts/Exemptions	0
Non-Resi Non-Approved (Voted) Contracts/Exemptions	635,200
Municipal Contracts (Owner Pays Ed Tax)	0
Special Exemptions	9,961,951
Current Use (Use Value Appraisal Program)	8,459,100
Veteran Exemptions	150,000
Homestead Veteran Exemptions beyond 10K	360,000
Non-Resi Veteran Exemptions beyond 10K	89,000
Partial Statutory Exemptions	689,350

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Williamstown 2019 Billed Grand List
CONTRACTS - (Town code: 756)
Main District: Listed By Type and Date Voted

DATE VOTED	PARCEL ID	NAME	CAT. CODE	BEGINNING DATE	ENDING DATE	STATUTE TITLE	CODE	VALUE BEFORE EXEMPTION	CONTRACT AMOUNT	ASSMT LESS CONTRACT
03/01/15	900-570-00	CHARTER COMMUNICATIONS	PC	/ /	/ /	3848:3849		104,433	104,433	0
	756-240-10263							Non-residential	0	104,433
03/04/15	009-070-20	BILLTOWN MOONSHINERS INC	C	07/01/15	06/30/20	3832(7)		91,400	91,400	0
	756-240-11838							Non-residential	91,400	0
03/01/16	014-004-01	WILLIAMSTOWN FISH & GAME	M	07/01/16	06/30/20	3840		102,300	100,600	1,700
	756-240-11527							Non-residential	100,600	1,700
03/01/17	009-070-17	MOOSE - LOYAL ORDER OF	C	07/01/17	07/01/22	3840		316,500	131,500	185,000
	756-240-10616							Non-residential	131,500	185,000
03/01/19	053-163-00	SUMMIT LODGE #104	C	04/01/19	03/31/24	3840;5405a(a)(4)		619,500	311,700	307,800
	756-240-11469							Non-residential	311,700	307,800
		Non-Approved (Voted) Contracts/Exemptions							739,633	
03/05/15	900-575-00	COMCAST	PC	04/01/15	/ /	3848:3849		12,700	12,700	0
	756-240-11446							Non-residential	0	12,700
		Municipal Contracts (Owner Pays Ed Tax)							12,700	
/ /	006-001-95	WILLIAMSTOWN LUTHERAN CHU	C	/ /	/ /			731,500	612,350	119,150
Partial	756-240-11608							Non-residential	612,350	119,150
		Non-Taxable Church Etc							612,350	
/ /	053-135-01	METHODIST PARSONAGE	R1	/ /	/ /			168,600	77,000	91,600
Partial	756-240-11040							Non-residential	77,000	91,600
		Non-Taxable Church Etc							77,000	

STATUTE

The real property parcels listed below are exempt from the property tax under Vermont law. These parcels are included in the grand list book in accord with 32 VSA section 41.52 and subject to parcel payments under 32 VSA section 4041a. Payment can only be issues if complete and accurate information is provided. Do not include parcels subject to local agreements.

OWNER NAME	PARCEL ID	CATEGORY	PROPERTY DESCRIPTION	LOCATION	VALUE ESTIMATE
AINSWORTH PUBLIC LIBRARY	053-146-00	M	LIBRARY - 2338 VT RT 14	.20A LAND & BLDG	144,100
	10) 32 VSA § 3802(4); 22 § 109				
CONGREGATIONAL CHURCH	053-130-00	C	CHURCH -VT RT 14	.60A LAND & CHURCH	972,000
	9) 32 VSA § 3802(4);3832(2)				
METHODIST CHURCH	053-135-00	M	VT RT 14 & METHODIST LANE	1.30A LAND	541,000
	9) 32 VSA § 3802(4);3832(2)				
PAINÉ MT SCHOOL DISTRICT	005-146-00	C	HIGH SCHOOL - HEBERT RD	34.39A LAND	14,038,600
	10) 32 VSA § 3802(4); 22 § 109				
PAINÉ MT SCHOOL DISTRICT	005-146-01	M		2 ACRES LAND	9,300
	10) 32 VSA § 3802(4); 22 § 109				
PAINÉ MT SCHOOL DISTRICT	053-154-00	M	SCHOOL - 100 BRUSH HILL R	9.50A LAND	8,049,300
	10) 32 VSA § 3802(4); 22 § 109				
ROMAN CATHOLIC DIOCESE TRUST	053-104-01	M	76 BECKETT ST	.65A & CHURCH	1,283,000
	9) 32 VSA § 3802(4);3832(2)				
SOLID ROCK METHODIST CHAPEL SOCIETY	006-038-00	O	FOXVILLE COMMUNITY HOUSE	.10A LAND & BLDG	69,900
	9) 32 VSA § 3802(4);3832(2)				
TOWN OF WILLIAMSTOWN	009-025-01	M	CORNER VT 14 & SPIDER WEB	.18 A LAND	200
	8) 32 VSA § 3802(4);5401(10) (F)				
VERMONT ETV INC	006-075-00	C	MT PLEASANT-TOWER RD	.11A LAND & TOWER	500,600
	4) 32 VSA § 3802(2)				
WILLIAMSTOWN GARAGE	053-051-00	C	MEADOW ST	1.90A LAND	94,600
	8) 32 VSA § 3802(4);5401(10) (F)				
WILLIAMSTOWN HISTORICAL SOCIETY	053-129-00	C	MAIN ST	.20A LAND & BLDG	344,700
	6) 32 VSA § 3802(4)				
WILLIAMSTOWN LANDFILL	009-068-00	M	RT 14 S	93.00A LAND	100,600
	8) 32 VSA § 3802(4);5401(10) (F)				
WILLIAMSTOWN SCHOOL DISTRICT	053-148-01	M	1.9A LAND	1.9A LAND	36,800
	8) 32 VSA § 3802(4);5401(10) (F)				
WILLIAMSTOWN SEWER BLDGS	053-034-01	I			168,500
	8) 32 VSA § 3802(4);5401(10) (F)				
WILLIAMSTOWN SEWER PLANT	053-034-00	M	SEWER PLANT	6.50A LAND & BLDG	44,300
	8) 32 VSA § 3802(4);5401(10) (F)				
WILLIAMSTOWN TOWN HALL	053-127-00	M	2470 VT RT 14	.20A LAND	411,500
	8) 32 VSA § 3802(4);5401(10) (F)				
WILLIAMSTOWN TOWN OF	003-005-00	M	BERLIN POND RD - FORMER D	.34A LAND	3,300
	8) 32 VSA § 3802(4);5401(10) (F)				
WILLIAMSTOWN TOWN OF	004-011-00	M	HEBERT RD, LYNDE SCHOOL L	.10A LAND	1,700
	8) 32 VSA § 3802(4);5401(10) (F)				
WILLIAMSTOWN TOWN OF	004-042-00	M	WEST HILL CEMETERY - HENR	4.78A LAND	41,500
	8) 32 VSA § 3802(4);5401(10) (F)				
WILLIAMSTOWN TOWN OF	005-010-00	M	RT 14N	23.07A LAND - GRAVEL PIT	66,300
	8) 32 VSA § 3802(4);5401(10) (F)				
WILLIAMSTOWN TOWN OF	005-142-00	M	HEBERT RD	3.50A LAND	39,400
	8) 32 VSA § 3802(4);5401(10) (F)				
WILLIAMSTOWN TOWN OF	008-038-03	M	ROOD POND RD	65.50A LAND	92,000
	8) 32 VSA § 3802(4);5401(10) (F)				
WILLIAMSTOWN TOWN OF	009-051-00	M	EAST HILL CEMETERY - GILB	5.60A LAND	42,900
	14) 32 VSA § 3802(7); 18 § 5317; 5376				
WILLIAMSTOWN TOWN OF	053-040-00	M	CIRCLE ST & VESPER RD	2.50A LAND - OLD GRAVEL P	1,000
	8) 32 VSA § 3802(4);5401(10) (F)				
WILLIAMSTOWN TOWN OF	053-128-01	M	2458 VT RT 14	.23 LAND	27,800
	8) 32 VSA § 3802(4);5401(10) (F)				
WILLIAMSTOWN TOWN OF	053-137-00	M		LAND UNDER NEW BYPASS FOR	2,500
	8) 32 VSA § 3802(4);5401(10) (F)				
WILLIAMSTOWN TOWN OF	053-183-00	C	MEADOW ST	2.70A LAND & BLDGS	2,555,000
	8) 32 VSA § 3802(4);5401(10) (F)				
WILLIAMSTOWN YOUTH SPORTS	009-070-60	M		LAND & BLDG	50,100
	23) 32 VSA § 3832(7) (A)				

TOTAL NUMBER OF EXEMPT PARCELS: 29

09/24/2019
12:39 pm

Williamstown 2019 Billed Grand List
Special Exemptions Abstract
Main District: Listed in Parcel Order Main District

Exempt Exemption

We certify that the foregoing is a true abstract of the grand list of _____ for the year _____.
Given under our hands at _____ on this _____ day of _____ in the year _____.

LISTERS

I hereby certify that I have examined the grand list for the year _____ now on file and hereby certify this abstract in
accord with 32 V.S.A. 4183.

Attest _____ TOWN CLERK

Date: _____

Section 5404(b) of Title 32 of the V.S.A. requires the following.

The clerk of a municipality, or the supervisor of an unorganized town or gore, annually
by August 15 shall transmit to the director, in electronic format prescribed by the
director, education and munici grand list data, including exemption information and grand
list abstracts.

If changes or additions to the grand list are made by the listers or other officials
authorized to do so after the transmission of the electronic grand list and abstract of
the grand list, such clerks shall forthwith certify the same to the director by
transmitting an updated electronic grand list book and electronic abstract of the grand
list.

09/24/2019
12:39 pm

Williamstown 2019 Billed Grand List
Special Exemptions Abstract
Main District: Listed in Parcel Order Main District

Parcel SPAN	Exemption	Real Value		Assessment	
		Special	lessSpec.	Exempt	Exemption
004-012-021 MARTINBROOKPV LLC 756-240-12069	Solar	1,101,000	UE Non-Resi Homestead	1101,000 0	0 0
009-070-12 WILLIAMSTOWN HOUSING ASSOCIATES 756-240-11606	Qualified Housing	501,700	CA Non-Resi Homestead	50,200 0	451,500 0
009-072-00 GARDENS LIMITED PARTNERSHIP 756-240-10576	Qualified Housing	1,177,400	CA Non-Resi Homestead	64,757 0	1112,643 0
009-073-00 AFFORDABLE HOUSING AMERICA VT LLC 756-240-11610	Qualified Housing	830,200	CA Non-Resi Homestead	77,402 0	752,798 0
905-006-00 GMP SOLAR-WILLIAMSTOWN LLC 756-240-12040	Solar	3,958,922	UE Non-Resi Homestead	3958,922 0	0 0
905-038-00 WILLIAMSTOWN OLD TOWN RD SOLAR LLC 756-240-12018	Solar	567,300	UE Non-Resi Homestead	567,300 0	0 0
908-005-01 GASNA 14P LLC 756-240-11937	Solar	4,054,200	UE Non-Resi Homestead	4054,200 0	0 0
909-070-04 PUMP AND PANTRY MARKETPLACE INC 756-240-11824	Solar	15,970	UE Non-Resi Homestead	15,970 0	0 0
909-072-01 HELIOS SOLAR 756-240-11986	Solar	72,200	UE Non-Resi Homestead	72,200 0	0 0

Special Exemption Totals

Type	Homestead	Non-Residential
Ski Lifts & Snowmaking	0	0
Whey Processing	0	0
Vermont Yankee	0	0
Qualified Housing	0	192,359
Solar	0	9,769,592
Wind	0	0
Other	0	0
Total Real Prior to Exemptions	12,278,892	
Total Exemptions	0	9,961,951
Grand Lists After	0	2,316,941

VT Form RA-310	REPORT OF REAPPRAISED GRAND LIST
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The board of listers/assessor of the Town/City of Williamstown

lodged the grand list with the town/city clerk on September 11, 2019
(date)

and subscribed to the oath provided in 32 V.S.A. § 4151. The listed values in this grand list are the result of a reappraisal.

The total education property tax grand list (after grievances) for tax year 2019
is:

\$3,643,041.42

A copy of the grand list and the abstract of the grand list (form 411) have been provided electronically.

Attest:

Suzana C. DeLeon Town/City Clerk

Date: September 11, 2019

Complete and return this form to:

Property Valuation and Review Division
VT Department of Taxes
133 State Street, Floor 1
Montpelier, VT 05633-1401

Fax: (802) 828-2239