To: Shelburne Board of Selectmen
Amy Kuzma, Town Administrator

From: Monica Hurley, CNHA
Assessing Agent

Date: July 21, 2026

RE: 2026 Shelburne Revaluation

Dear Ms. Kuzma and Honorable Board Members,

Northland Property Valuations has completed the following since January 2026:

*Building Permit pick-ups and data entry
*Sales, measured and listed going back to 10/1/2024 through current and data entry
*Continued cycled inspections of all properties
*Mailed out income & expense questionnaires to commercial property owners (no responses)
*Sales analysis of all qualified sales from 10/1/2024 to current
*Adjusted land and building tables in the Avitar CAMA system based on the sales analysis
*In June, we completed a parcel-by-parcel field review of all properties (with exception of utility properties)
*Data entry of all changes from those 412+/- reviews

We are presenting to you the preliminary values for 2026. A list of all new values is included in this packet. We have not done utility valuations yet; these numbers do not reflect utility changes. Utility and telecommunication calculations will be done after the informal hearing process.

The average sale price during the 2021 revaluation was $196,593. For this current revaluation the average sale price for a single-family home is now $377,000. The median increase in value town wide is approximately 48%.

There were 6 qualified sales utilized in our study from 10-1-2025 through 7-1-2026. There were 9 sales from 10-1-2024 through 7-1-2026. These studies are included as an attachment for your perusal.

The overall average ratio for prior 18 months is now at 1.02

18 months	10-1-24 to 7-1-2026 9 sales
MEAN	1.020
MEDIAN	1.040

2025 average ratio with new values applied is 1.04

2025	3 sales
MEAN	1.040
MEDIAN	1.040

2026 (partial to July 1, 2026) average ratio is at 1.01

2026	6 sales
MEAN	1.010
MEDIAN	1.040

As part of our analysis, we also look to review properties currently on the market. We apply all of the same table changes to those properties and then see where we are coming in at for those. Ideally, we like to be in the range of 20% – 15% of the asking prices. Assessment to asking price ratio for on the market properties is at .84 while the old values are at .65 of asking price. This report is also attached for your perusal.

Last steps are for this Board to approve the values as presented. Once approved we can mail out notices of new value on or around July 30th and prepare for in person hearings from August 11th through August 14th. If more time is needed, we will extend hearing offerings to the following week. A sample notice is also attached to this report. We hope to provide at minimum, one week of hearings and we will also do phone hearings and accept inquires via email. During hearings we will provide the sale property record cards and offer inspections for those that believe their property record card has errors. Anyone that has come in for a hearing will receive a second notice of value regardless of a change or not. This is just the first step in the process, taxpayers will still have the normal abatement process available to them by filing an abatement by March 1, 2027 if they still disagree with the new assessment.

Finalization of the data will be completed by 9/15/2026 and we should be able to file the MS1 by 9/15/2026 as well. Utility and telecommunication property values will be completed by this time as well.