

Grievance Defined

A homestead is the principal dwelling, improvements and land owned and occupied by a Vermont resident individual as the individual's domicile. A homestead does not include buildings or improvements detached from the home and used for business or rental purposes. A housesite is that portion of the homestead that includes the principal dwelling and as much of the land surrounding the dwelling as is reasonably necessary for use of the dwelling as a home, but in no event is more than two acres per dwelling unit.

You may grieve your assessment based on your belief that your property is not assessed proportionally to similar properties in Pawlet. You should not grieve your assessment because you believe that your taxes are too high, or that another property in another town is assessed differently. You may not grieve your assessment based on the sweat equity that you have put into your property. It does not matter how much your improvements cost you, but it does matter that your property's assessment is reflective of its market value.

Please keep in mind that the statutory duty of the Listers' office is to estimate the fair market value of your property. The Town of Pawlet sets its own municipal tax rate which is applied to your total grand list value to determine your municipal tax liability. The State of Vermont sets the education tax rates, which are applied to your Homestead and Non-Residential assessments for determining the amount of education property taxes for which you are responsible.