

OFFICIAL NOTICE OF CHANGE OF APPRAISAL

To Pawlet Property Taxpayers

The Town of Pawlet has just completed a town-wide reassessment of all properties. All assessments are based on what the Pawlet Listers believe represents fair market value for each parcel in Pawlet.

Before you decide to grieve your assessment, please look through this booklet to determine if your assessment is comparable to those of similar properties. If you believe that errors have been made in your assessment, (i.e. incorrect acreage, incorrect number of dwellings) we may be able to correct them without going through the grievance process. In these instances please contact us as soon as possible before August 12, 2016. The Listers' office will be open Monday through Wednesday from 9am-3pm to answer questions. If you should decide to formally grieve your assessment, you **MUST** have your objections to the Listers in **WRITTEN** form by 4:00 PM on August 11, 2016. You may appoint someone to represent your interest but that representative must present a letter from you authorizing him/her to act on your behalf.

Formal grievance hearings will commence at 9:00 AM on August 12, 2016 in the Pawlet Town Hall. Each grievant will be allotted up to 15 minutes to present his/her case. The hearings will continue from day to day until all are heard. All grievants must make an appointment to be heard.

At the Grievance Meeting, please be prepared to justify your position with comparable properties within the town, or other information, which clearly gives validity to your situation. When looking for other properties for comparability, it is important to note many factors will affect whether or not a property is truly comparable in the real estate market. These characteristics include but are not limited to: style of dwelling, age of dwelling, square footage, and acreage etc. 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 think 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 to 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.

Elaine Decker, Lister Chair Karen Folger, Lister Clerk Charles Mason, Lister

For questions or to make an appointment contact the Listers at (802) 325-3309 ext.4