

## Board of Listers PO Box 715 East Dorset, Vermont 05253 802-362-4571x6 dorsetlister@gmail.com

## **Application for Property Valuation Grievance**

The Listers Office has developed this application to assist you in your preparation for a grievance.

A property owner can appeal his or her property assessment during the grievance period, which is, typically, in late May or early June. If you chose to appeal, Vermont Law requires you file in writing, stating the reason for the appeal and provide any evidence you feel is appropriate. Submit your letter and/or application to the Board of Listers' Office **before the end of the second week of May**, unless otherwise notified.

Grievances can be in person, or by representative (with the written permission of the owner). If a property owner is unavailable to appear in person the Lister's will consider the appeal based upon the merits of the letter, application, and any attached documentary evidence submitted that you feel is appropriate.

**If you need assistance, or have questions,** please call the Listers Office -Tuesday or Thursday, between 10:30 AM and 3:30 PM, or **e-mail:** <u>dorsetlister@gmail.com</u>.

Phone [Daytime] and/or Email Your Opinion of Fair Market Value \$
City/State/Zip
Mailing Address
Property 911 Location
Applicant's Name

BASIS FOR OPINION: Please provide a brief statement of why you feel your assessment is incorrect. If you need additional space, please attach sheets and/or use the Residential Property Grid below.

## **Residential Property Grid**

	Your Property Address	Comparable Sale #1	Comparable Sale #2	Comparable Sale #3	
Property 911 Location:					
Date of Sale:					
Sale Price:					
Lot Size:					
Building Size: Building Style: (Cape, Ranch, etc.)					
# of Baths:					
Finished Basement					
Garage / # Cars:					
Signature of Taxpayer:					
APPEALING YOUR PROPERTY ASSESSMENT           1. REVIEW A COPY OF YOUR PROPERTY RECORD CARD property. Bring any discrepancies to our attention, and the Listers will attempt to correct the data without delay.					
2. <b>BE PREPARED TO DESCRIBE YOUR PROPERTY FULLY AND TO SHOW WHAT THE FAIR MARKET VALUE IS</b> To do this, you may want to use the opinion of an independent appraiser, recent sales of similar properties (with the past twelve months). Local sales information are available for inspection in the Listers Office.					
3. MAKE A LIST OF OTHER PROPERTIES IN TOWN THAT ARE MOST SIMILAR TO YOURS Choose properties that are roughly the same size, having the same kind of land. Find out the listed values of other properties in town that are similar to yours.					
4. <b>PROPERTY INSPECTION</b> An important part of the Board of Listers grievance decision-making process is an interior inspection of your property. This will typically be scheduled the same day as your hearing.					
5. <b>BURDENS IN GRIEVANCE APPEALS</b> By law, the appealing taxpayer has the burden to produce some evidence greater than his/her general belief that his/her property is listed too high. Simple, though heartfelt, statements such as "I know I can't sell it for that amount" or "if anyone wants to buy it for that amount, they can have it" do not meet the					

presumption remains that the Listers are correct.
6. FURTHER INFORMATION ABOUT GRIEVANCES The Handbook on Property Tax Assessment Appeals from

taxpayer's burden of production. If the taxpayer does not present any credible evidence assailing the Grand List, the

the Vermont Secretary of State website, can be viewed or download at http://www.sec.state.vt.us