

Arlington Board of Listers
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To the property owners and taxpayers of Arlington, VT

The Board of Listers will be conducting a general reappraisal of all the properties in Arlington starting in August 2019, It is expected to be complete and in effect for the 2021 Grand List. We ask your cooperation when you are contacted and we promise a minimum of inconvenience to you.

We have not had a general re-appraisal since 2006, and real estate values have varied since then. The fair market value of most properties has dropped because of the general trend in regards to real-estate everywhere, also depreciation and /or improvements to property will be accounted for . Our goal is to assess every property at 100 % of the current fair market value.

How is the reappraisal done? We have contracted a professional reappraisal company whose Data Collectors will make a short inspection of your house interior , take measurements of the outside dimensions of all major structures and photograph the house exterior. The data collectors are trained and experienced professionals and will be courteous and efficient in their work. The data collected will be entered into the computer with updated values.

How is the reappraisal being paid for? The town is responsible for the reappraisal, but the state provides funds each year, which we accumulate to be used for this purpose. We will be able to accomplish the reappraisal with the funds available without any additional tax money from our citizens to do the job.

What will the final results be? Our goal is to achieve a Grand List with all properties assessed at 100% of fair market value. Some properties, which have been over assessed, will come to a fair level. In fact , most property will decrease because of the present value of real estate as proven by the most recent sales prices of property. What we are determining is your fair share of property taxes.

Are my taxes going to rise? Not necessarily, because taxes are determined by the voted budgets (money required to run the town and education cost). The assessed value of your property may change as will the majority of properties , but the tax rate will be adjusted and the result will be a fairer sharing of the Tax burden.

What if I deny access to my property? If the data collectors are denied access, they will have to estimate the value of your property. Should you not agree with the estimate you can appeal the estimated amount. An appeal will be denied if access is still not permitted.

How do I appeal the assessed value of my property? Your rights and the method to appeal will be included on the notice of change in appraisal of real estate, which will be mailed to you. An appointment, at mutual convenience will be required.

If you have any additional question , please call the Listers at 802-375-9022 between 9am and noon. Monday through Friday. We thank you in advance for your cooperation, which will make our job less complicated and keep costs to a minimum.

Arlington town Listers – Joseph Garger , Earl LaBatt and Lee Cross