



## Reappraisal FAQ

The following are examples of frequently asked questions (FAQ) that we typically answer for property owners after the completion of a reappraisal.

**1). My assessment doubled. Does that mean my taxes will double?**

No. If your assessment doubled that means the grand list probably doubled as well. The budget was passed at town meeting. Therefore, the amount of taxes to be raised is set. That means the tax rate will actually come down as a result of the reappraisal. The education tax rate is set by the State sometime in July. Your individual taxes may be adjusted depending on your income level.

**2). I have not done any improvements to my house, how can the value go up?**

That is because the market has gone up since the last reappraisal. The last reappraisal was completed several years ago. At that time the assessment base was established and has not changed since that time. Over the past few years the market value of housing has increased. The purpose of the reappraisal is to bring the values established several years ago up to current market values.

**3). How did you determine my value?**

The property characteristics of each property were entered into a computerized assessment system. Property sales over the past three years were examined to develop a model used to predict the market value of the properties that have sold. After fine-tuning the model, it is applied to all property in the town to establish an updated value, which is used to generate an updated grand list.

**4). How come my property value went up more than other people I know?**

The purpose of a reappraisal is not only to update the values to current market values, but also to equalize the values across the city. Some properties may have physically changed since the last reappraisal (bought or sold land, added or removed finished area). Other properties may be located in areas where the market value has changed at a different rate relative to most properties (lake properties, commercial properties). Still others may have been incorrectly assessed during the last reappraisal (wrong square footage, wrong land size, incorrect bath count).

**5). How can my value go up when the market is going down?**

That's because the value of property in Vermont has not declined as much as many people think. The number of actual sales has declined significantly over the past four years. Also, owners trying to sell a property cannot ask the overly inflated prices they have become accustomed to in year past. According to State transfer data (PVR) the current market value is stable or slightly increasing. However, the State's equalization process may require that assessed values be increased since completion of the last reappraisal if the City's CLA is below 80.

CITY OF ST. ALBANS, VERMONT  
Grievance Appeal Form

All Grievances must be in writing. This form is provided for your convenience. Return the form to the St. Albans Assessor's Office at 100 N. Main Street, St. Albans, Vermont, 05478. Appointments for hearings and all written appeals must be made, and received, on or before June 20, 2011. Assessor's phone: 802-524-1500 Extension 263.

Date: \_\_\_\_\_

Property Owner(s): \_\_\_\_\_

Owner Address: \_\_\_\_\_

Parcel ID: \_\_\_\_\_ Property Location: \_\_\_\_\_

Contact Person (if different): \_\_\_\_\_ Phone: \_\_\_\_\_

Type of Property: 1- Residential 2- Commercial 3- Condo 4- Apartment 5- Other \_\_\_\_\_

Assessed Value: \_\_\_\_\_ Your Estimate of Value: \_\_\_\_\_

Reason for Grievance:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comparable Properties (Properties you believe are similar to your property):

	Parcel ID	Owner	Location	Value
1)	_____	_____	_____	_____
2)	_____	_____	_____	_____
3)	_____	_____	_____	_____

When preparing for your appeal you should make sure the physical data of your property is correct. Next you should consider recent arms length sales of properties similar to your property. Percent changes in assessed values are not a basis of appeal since the previous values have no bearing on the current values.

Signature of Owner(s): \_\_\_\_\_

Note: If you are representing the owner you must include a letter of representation signed by the owner.