

# Town of Fayston, Vermont

## 2017 Tax Appraisal

### Official Notice of Change of Appraisal

May 18, 2017

The Town of Fayston has completed a reappraisal of all property, effective April 1, 2017. This reappraisal is based on representative town sales that have occurred over the past three years. Those sales are included in this mailing.

In an effort to reduce waste, we are not mailing out the values of the entire town in the form of a booklet. Included here you will find a change of appraisal notice specific to your property, and any information regarding all the properties can be found on the Town of Fayston website ([FaystonVT.com](http://FaystonVT.com)). We have copies of the booklet available at the Town Office to be picked up. If you would like a hard copy and are unable to come in and get one, please call or send an email (see below); we will be more than happy to send you one.

In the booklet containing all the real property in the town you will find the following information: the primary owner of the property, the location (unless confidential), description of the property, the new value, the old value (2016 data based on appraisal done 2010 using sale data from 2008 and 2009), and a ratio which compares these values. The last column – HS – shows which properties have been reported to us as homesteads by the Vermont Department of Taxes. As of the date of this publication not all declarations have been reported to us by the Vermont Department of Taxes.

The 2016 grand list was \$394,545,900. The 2017 grand list is \$390,145,300. This reflects a ratio of .9888.

The new values in this document do not reflect Veteran's exemptions or any reductions to value from enrollment in the State Current Use Program. Those properties enrolled in Current Use will find a separate letter reflecting Current Use reductions on their property included in this mailing.

If you feel the new value does not represent a reasonable estimate of the fair market value of your property, or is not in line with other comparable properties, please contact the Listers with your concerns. The law defines fair market value as the price which the property will bring in the market when offered for sale and purchased by another, taking into consideration all the elements of the availability of the property, its use (potential and prospective), and all other elements which combine to give a piece of property a market value. The Listers will be in the office to discuss any appraisal concerns you may have on Monday May 22<sup>nd</sup> and Wednesday May 24<sup>th</sup> from 9:00 A.M to 1:00 P.M, or at another time by appointment. Please feel free to stop by so that we can help you with any questions.

Pursuant to Title 32, Section 4111 of the Vermont State Statues, any taxpayers wishing to appeal their new valuation to the Board of Listers shall file his or her objection in writing on or before the day of grievance hearings. A letter postmarked on or before May 31, 2017 will be considered a grievance. The Listers will hold official grievance hearings at the Robert Vasseur Town Hall on **Wednesday May 31<sup>st</sup> 9:00 A.M to 5:00 P.M** and **Thursday June 1<sup>st</sup> 1:00 P.M to 7:00 P.M**. All appearances will be by appointment only. Please call or email us (see below) to make an appointment.

Respectfully Submitted,

Doug Mosle  
Sarah Stavraky  
Mike Jordan