



Vermont Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Vermont lets you appeal. Use this checklist to file correctly and on time.

Vermont at a glance

Appeal deadline	14 days from the grievance result to the Board of Civil Authority; then 30 days from the BCA decision to the State Appraiser
Effective tax rate	1.51% (about \$5,039/yr on a \$316,600 home)
Assessment basis	100% of listed value
Appeals heard by	Board of Civil Authority !' State Appraiser !' Superior Court

The 30 days runs from the BOARD OF CIVIL AUTHORITY decision (32 V.S.A. §4461(a)), not from the grievance decision — and the deadline people actually miss is the earlier one: 14 days from the Result of Grievance to appeal to the BCA (§4404(a)). Grievance day opens 14 days after notices of change are mailed. In 2026 the lister calendar puts notices at June 4 and June 24 with Results of Grievance July 9 and July 29 — confirm your town's dates, which vary. Deadlines and forms vary by county — always confirm with your local local listers before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive notice of change; grievance day opens 14 days later
- ☐ File your grievance with the listers and attend the hearing
- ☐ Appeal to the Board of Civil Authority within 14 DAYS of the Result of Grievance — this is the deadline most often missed
- ☐ Appeal to the State Appraiser within 30 days of the BCA decision
- ☐ Further appeal to Superior Court
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** Homestead Declaration: qualifies for lower education tax rate
- **Senior / other relief:** Property Tax Credit: income-based credit for all ages; enhanced for lower incomes

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local local listers or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.