

Explanation of Grievance Process and Timelines

West Rutland 2019 Reappraisal

Timeline:

June 14, 2019	Listers Send out Formal Change of Assessment Notices Preliminary Grand List is filed
July 8, 2019	Deadline for filing a request for Listers Grievance
July 9 – 11, 2019	Listers Grievances are held
July 23, 2019	Result of Listers Grievances Sent Out Final Grand List filed
July 25, 2019	Tax Bill Will be Sent Out
BCA Hearings	Tentatively to be held August 20, 2019

The formal grievance process in Vermont starts with the Listers sending out the formal change of assessment notices. Please note that the informal notices you received from Vision as well as the informal hearing process with Vision staff is not part of the formal legal process of tax appeals. The formal change of assessment will list the dates of grievance as well as the deadline for filing a request for grievance.

Tax appeals are a tiered process in Vermont – You must start with each succeeding level to be eligible to go the next level, and you must file your request for grievance prior to the deadline for each level. If you wish to appeal your tax assessment, you must start with the Listers Grievance. After you receive the results of Listers Grievance, you have the option to proceed with the next level which is the BCA or Board of Civil Authority. If you appeal to the BCA you will then get results of that appeal and will have the option to proceed to the next level, which is choice between State of Vermont PVR or Superior Court.

A grievance is an appeal of your assessed value, not your taxes. The minimum requirement for a grievance appeal is to state in writing that you wish to appeal. You can write that letter or we have provided a grievance form for this purpose, available on the town website or at the office. In order to have a more successful appeal, taxpayers should be prepared to present evidence regarding why they believe their property is not assessed at Fair Market Value.