VALUATION & ADVISORY

Property Tax Guidelines Vermont

Important Dates

Valuation Date	April 1st
Tax Bills Due	Varies by jurisdiction
Assessment Cycle	Varies by jurisdiction
Valuation Notice	April through June
Appeal Deadline	14 days from Grand List or Change of Appraisal Notice (May through July)

Who is assessing?

Local Municipality Lister or Assessor

How is the assessed value determined?

The assessed market value should be determined through the income approach, sales comparison approach, and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

What are the levels of appeal?

Board of Listers or Assessors Board of Civil Authority (BCA)



ABOUT NEWMARK VALUATION & ADVISORY

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

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