

# Property Tax Guidelines Vermont

## Important Dates

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



## 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.

## 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)