

Woodstock Town Listers 2021 Grievance Notice

The grievance period begins after April 1st and ends on June 18th. Please complete the Grievance Application on our website (<https://townofwoodstock.org/departments/town-listers/>) and provide any back up documentation (price paid, comparable sales, appraisals, etc.). Please note that the price you paid is not automatic justification for a change in value. We will review if the purchase was an "arm's length transaction" and other relevant information to ensure Fair Market Price is reflected for your property assessment.

Woodstock Town Lister's will follow Vermont's Property Valuation and Review recommended protocols for grievance submissions/hearings held in 2021:

Due to the health threat caused by the Coronavirus (COVID-19) and recommendations based on public health, we will not be holding face-to-face grievance hearings this year. If you wish to grieve, you MUST submit a grievance in writing by the date indicated in this notice, June 18, 2021. You are entitled to state the grievance in a hearing. If you wish to be heard in a live format in addition to submitting your grievance in writing, please provide us with a phone number and email address where we can reach you for a phone or Zoom conference call. If we are unable to reach you on grievance day at the number you provide, and you do not return our call by the end of grievance hearings, we will decide your grievance based upon the materials provided with your written grievance.

Grievance Application - Phase 1 (Required)

All Grievances must be in writing and submitted via email or mail by the close of grievance day, June 18, 2021. We will accept mail postmarked that day. The Grievance Information & Application link can be found on our website.

Website: <https://townofwoodstock.org/departments/town-listers>

Email: woodstocklisters@townofwoodstock.org

Mail: Woodstock Town Listers, PO Box 488, Woodstock, VT 05091

Grievance Hearing - Phase 2 (As Requested on Your Grievance Application)

Those appellants wishing to support their written appeal with verbal testimony will be given the opportunity via telephone conference or Zoom video conference. Verbal testimony is only needed if Phase 1's written submission does not justify a change in assessment after the Lister's review and the property owner wants to present their case. The Lister's will set up a day and time with you for this call.

Guidance from statute

Taxpayer's deadlines. The law contemplates "the grievance meeting" to be a one-day affair, 32 V.S.A. §4111(g), while also recognizing that grievances often spill over into additional days. The statutes therefore provide that a grievance meeting continues until all grievances are heard. 32 V.S.A. §§ 4221-4222. The continuance of the grievance meeting, however, does not change the deadline by which grievances must be lodged. Taxpayers who wish to grieve must get a written notice of appeal to the board of listers on or before the grievance date stated in the change of appraisal notice. Any grievance notice received after that day – even if received while the listers are hearing grievances due to continuances – does not meet the requirement of being filed "at or prior to the time fixed for hearing appeals," 32 V.S.A. 4222, is untimely, and should not be heard.