

Woodstock Town Listers

2022 Grievance Notice

The grievance period begins after April 1st and ends on June 15th. **If you wish to grieve, 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.) by the due date.** 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.

Grievance submissions due June 15, 2022

If you wish to grieve, you MUST submit a grievance in writing by the due date. You are also 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, you must indicate this on your Grievance Application. Please provide us with a phone number and email address where we can reach you for scheduling. If we are unable to reach you on the grievance hearing day at the number you provide, and you do not return our call that day, we will decide your grievance based upon the written materials you provided.

Grievance Phase 1 (Required)

All Grievances must be in writing and submitted via email or mail by the deadline. 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 Phase 2 (As Requested by you, the Property Owner)

Those appellants wishing to support their written appeal with verbal testimony will be given the opportunity for a grievance hearing. These hearings can be scheduled as face-to-face mtg, phone call or zoom mtgs. The Lister's will set up a day and time with you.

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.