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 Department of Taxes  
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Agency of Administration

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January 5, 2024

00423

Town Clerk  
 Town of Marlboro  
 PO Box E, 510 South Road  
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### 2023 Equalization Study Results

This letter serves as notification of the results of Property Valuation and Review (PVR)'s 2023 equalization study. Every year we are required to certify the equalized education property value (EPPV or EEGL) and coefficient of dispersion (COD) for each Vermont town (32 V.S.A § 5406). This letter also communicates the Common Level of Appraisal (CLA) for your town and explains how it will impact your homestead and nonhomestead education tax rates.

Education Grand List (from 411):	\$157,837,900
Equalized Education Grand List (EEGL):	\$187,983,991
<b>Common Level of Appraisal (CLA):</b>	<b>83.96% or 0.8396</b>
Coefficient of Dispersion (COD):	14.90%

For a copy of your town final computation sheet and final certified sales report, please view those in your VTPIE account. The **education grand list** listed here is what was reported by your town to the state on the 411 form with your town's cable (if applicable) and tax increment financing (TIF) amounts (if any) included. This number represents the town's total property value that is subject to the education property tax (from the most recent grand list available) and serves as the numerator in the computation of the CLA. Please note tax revenue from any TIF property value is subject to allocation (32 V.S.A. § 5404a).

The **equalized education grand list (EEGL)** represents PVR's statutorily-mandated estimate of total fair market value of the education grand list in your town and serves as the denominator in the computation of the CLA. To find out more about how the equalization study is conducted, how to read the certified sales report, and additional instructions on how to appeal your results, please see the "Introduction to Vermont's Equalization Study" document at [tax.vermont.gov/municipal-officials](http://tax.vermont.gov/municipal-officials)

The **common level of appraisal (CLA)** is determined by dividing the education grand list by the equalized education grand list (32 V.S.A. § 5401). A number over 100% indicates that property in your town is generally listed for more than its fair market value. A number less than 100% indicates that property is generally listed for less than its fair market value. A CLA below 85% or over 115% necessitates a reappraisal (32 V.S.A § 4041a). The homestead and nonhomestead tax rates in your town will be adjusted by your town's CLA (32 V.S.A § 5402).

