

Property Owner's Guide to the Marlboro, VT 2026 Town-wide Reappraisal

Each year, the Marlboro Listers prepare the town's Grand List, which displays the appraised valuation of each property in town. In 2026, a town-wide reappraisal year, we physically visited all dwellings to collect data and appraise Fair Market Value for each property.

Actual sales prices dictate the changes in valuation for all properties. We use appraisal industry standard Marshall & Swift cost tables in a computer-assisted mass appraisal program (CAMA). The current Board of Listers have done the last four town-wide reappraisals and are experienced. We strive for accuracy and fairness in our valuations.

In the big picture, property values for houses in our area have risen by 40-50% since we last appraised the entire town in 2018 (\$100,000 becomes +/- \$145,000). Since the COVID-19 pandemic, we have seen large increases in sales prices along with many other significant changes in our town.

When the value of the town as a whole increases, **the tax rate will go down**. The tax rate for 2024 and 2025 were some of the highest in 20 years. The town and school budgets voted on in March 2026 were reduced from the prior year by a combined \$900,000 which will help the tax burden on everyone. Combined with the reappraised values, the tax rate should be more reasonable, but these times continue to be challenging for small-town governments.

Your property can be compared to other similar properties to see valuation trends. Property appraisal is detailed work and our emphasis is on helping you understand how we arrived at the new value for your property. There will be time available in the 14-day grievance period to discuss your property's appraisal, and we will explain how our process works. Please understand that we focus only on property values not your potential tax bill.

If after discussing your appraisal, you would still like to submit a grievance, by law your appeal MUST be presented in writing using the following form

<https://marlborovt.us/wp-content/uploads/2026/06/Application-for-Grievance.pdf>

- Any aggrieved person who disagrees with the Listers' appraisal can request a hearing before the Listers. [32 V.S.A. § 4221](#).

Property owners can dispute assessed values through grievance appeals, but success requires demonstrating that your property's actual market value is significantly lower than its assessed value using comparable sales data. This means the tax payer needs to prove that the Listers are incorrect in their estimation of value by showing actual sales that are comparable to their property.

- If they are not satisfied with the written decision the Listers issue following that hearing, they may appeal to the Board of Civil Authority (BCA). [32 V.S.A. § 4404\(a\)](#). The BCA for each town consists of the Town Clerk, the Select Board, and the Justices of the Peace. [24 V.S.A. § 801](#).

- The BCA must hold a hearing and conduct a site inspection of every parcel of property that is the subject of an appeal. [32 V.S.A. § 4404\(c\)](#). The BCA may sustain, increase, or decrease the value of the property set by the Listers. [32 V.S.A § 4409](#).
- A decision issued by the BCA may be appealed to the State Appraiser or to Superior Court. [32 V.S.A. § 4461](#).
- Listers and BCA meetings and hearings are subject to Open Meeting Law requirements.

<https://www.amerisave.com/> excerpted below (and edited for clarity)

Understanding the difference between Fair Market Value and Replacement Value (Insurance) can help you budget for property taxes, evaluate purchase offers, and identify potential assessment errors.

Fair Market value is the price that a buyer and seller agree to in an open market. This is the number you will see in real life when you buy or sell your home. Market value changes all the time based on current conditions.

Appraisers look at comparable sales, the condition of the property, the location, and current market trends to figure out the market value. Market value considers factors that assessed value can miss:

- Recent upgrades (that brand-new kitchen you just finished)
- Current buyer demand in your specific neighborhood
- Interest rate environment (when rates spike, prices often soften)
- Local economic conditions
- Seasonal variations (spring typically sees higher prices than winter)
- Property condition beyond basic characteristics

Because of the limitations of mass appraisal, assessors can miss details. When assessors use computerized models to look at hundreds of properties, they look at lot size, square footage, quality of construction and age (depreciation). They can't take into account every custom feature, recent upgrade, or problem with the condition that could affect the market value.

The Mass Appraisal Method

Vermont towns use Computer-Assisted Mass Appraisal (CAMA) systems that evaluate hundreds of properties simultaneously. The Lister's office inputs data about your property:

- Land characteristics (size, location, topography)
- Building characteristics (square footage, number of rooms, age, construction quality)
- Property use and zoning classification
- Recent improvements documented through building permits

The software applies market data from recent sales to develop valuation models for different neighborhoods and property types.