

Town of Pawlet 2026 Town-Wide Reappraisal

Summary from the Appraisal Contractor

Tyler Technologies has completed the reappraisal of all properties in Pawlet on behalf of the Town. Our experienced team began by conducting thorough field data collection visits to measure and document building features, site improvements, land characteristics, and other relevant property details across the community. We then performed a comprehensive market analysis using recent comparable sales and local market trends to establish current valuation standards in accordance with Vermont state guidelines and professional appraisal practices. Using this information, we calculated new values for every parcel to ensure fairness and uniformity. These updated values are now reflected in this Change of Appraisal Notice. We appreciate the cooperation of Pawlet property owners throughout the process. We will be in attendance and available at Listers Grievance. Please contact the assessor's office if you have any questions or would like to schedule an appeal of your assessment

Summary from the Assessor

The change in assessment is not the change in one year, but reflects market value changes since the last town wide reappraisal in 2017. The real estate market has seen significant increases over the past 9 years; however, these market changes have not impacted all segments of the market equally. It is to be expected that the results of the reappraisal would be that most values will increase, some will decrease, and some will remain about the same. This is the case in any reappraisal as market influences are rarely consistent across different neighborhoods and categories of properties. If you file a grievance please note that the most relevant factor will be your individual property and its market value so I encourage you to focus on the facts related to your own property and not percentage changes compared to other properties as this is typically less relevant.

Statement Regarding Town Wide Reappraisals and Pending Tax Rate

The town of Pawlet has completed a town wide reappraisal for the 2026 tax year. This was necessary because the town assessment ratio was ~61% as determined by the state of Vermont. This means that on average properties in Pawlet were assessed at 61% of sale prices for actual sales in Pawlet over the past 3 years. Professional assessment practice includes maintenance of an assessment ratio within 10% of 100% of Fair Market Value. The reappraisal was also necessary to ensure equity among taxpayers such that some parcels may have been at a different ratio of Fair Market Value than others and thus the change in assessment may be different than the average. Some taxpayers are asking how the increased assessment for 2026 will impact their taxes. While the assessor does not determine the tax rate and is only responsible for determining and maintaining assessed value; we can give the following general guidelines.

The new assessments for 2026 will not be applied to the same tax rate as for 2025, but the tax rate will be adjusted based on the increase in the overall Grand List value on the municipal side (the left side of your tax bill) and based on the correction to the assessment ratio (CLA) to 100% of Fair Market Value on the education side (the right side of your tax bill). While we would never give taxpayers any guarantee on actual tax increases or decreases, the adjustment to these tax rates will result in a lower tax rate for 2026 than for 2025. Bear in mind that tax rates are also set based upon municipal spending in town and the education base rate set by the state, which may increase based on inflation as they have in recent years.

If you wish to get more information or if you would like to grieve your assessment, please note the deadlines for grievance requests in the notice and also consider guidelines for conducting an effective grievance hearing posted on the town website.

Deadline to File Grievance is July 6, 2026 or Close of Grievance Hearings (Note that we need time for scheduling)