

Questions about Your 2026 Assessment?

Start Here:

1) Request a copy of your Property Record Card

- PRCs (Lister Cards) available on the town GIS site or in the Assessor's office.
- If you need more information, submit a written request or email to the Assessor

2) No changes will be made to assessments outside of Grievance

- A grievance appeal is the legal venue for a taxpayer to challenge or "grieve" his or her assessment
- Now that the Preliminary Grand List has been filed, the assessor has no authority to make changes to assessment outside of this process until next year, when it is appropriate to consider changes to any assessment based on the status as of April 1st of that year

If You Choose to File a Grievance:

1) What you are "grieving"

- Your assessment, not your taxes.
- The Fair Market Value of your property as of 4/1/2026, regardless of the percentage increase or decrease or comparison of same with neighbors

2) Valid issues to discuss

- Inventory (# baths, square footage.)
- Relative indication of value
 - Based on Cost, Comparable Sales or Independent Appraisal
- Equity among neighbors
 - Adjusted for variation in age, condition and other differences
- Restrictions or problems with the property that may have been overlooked.

3) How to Use Your Hearing Time Most Effectively

- You will be limited to 10 minutes to state your case, so be prepared and focus on key points and evidence you are presenting
- A grievance hearing does not have to be, and should not be, a confrontational event. You will be heard more effectively if you are courteous and polite to the Listers/Assessor
- Grievance hearings are quasi-judicial proceedings where the taxpayer has the opportunity to state their case, and Listers consider each case based on the data and evidence presented
- No decisions will be made at the hearing, you will receive a decision by mail after the hearing.