

Town of Monkton, Vermont

Official Change of Appraisal Notice

Appraisal Process

NEMRC has completed a reappraisal of all real property in Monkton as of April 1, 2024. Over the past year we have inspected the properties and entered the information into a computer assisted mass appraisal (CAMA) system. Many changes in property values have occurred since the previous reappraisal, and many properties have undergone substantial physical changes.

Please consider your appraisal to be at current market levels. Previous assessments are statutorily required for reporting, but have no bearing on the current assessments. Current Use values and Veterans exemptions are not included in the listing.

The tax rate will be set after the completion of formal hearings and after the State finalizes the statewide rates. Do not equate a change in assessment with a change in tax amounts.

Every effort has been made to equitably assess property in Monkton. Please compare your property with similar properties, and with properties that have sold over the past three years.

Hearing Process

Informational hearings are an opportunity for a property owner to review the data and new value with an assessor from NEMRC. They will be conducted either by phone or in person at the Monkton Town Office, 92 Monkton Ridge, Monkton, VT on the following days (by appointment only):

May 20 – 21, 2024, 9:00 AM - 4:00 PM (Mon. & Tues.)

Please call the Monkton Town office at 802-453-3811 for an appointment.

Formal grievance hearings will be held at the Monkton Town Office, by appointment, on:

June 5 – 6, 2024, 9:00 AM - 4:00 PM (Wed. & Thurs.)

Hearings will be by appointment only and will last 15 minutes. Be prepared to present relevant evidence regarding the appeal. **All appeals must be in writing.** An email is an acceptable grievance request. Please call 802-453-3811 for an appointment. Letters must be received, and appointments made on, or before, June 5, 2024. If unable to attend, your appeal will be based on the information provided in the letter.

Contact Information

Email correspondence should be sent to: listeners@monktonvt.com

Address: **Town of Monkton / Lister's Office**
PO Box 12 / 92 Monkton Ridge
Monkton, VT 05469

You can view and print your property data by going to the NEMRC online web site at: www.nemrc.info/Monkton

If you do not have access to internet and require a printed copy, please contact the town office at 802-453-3811.

Included is a Grievance Request form that may be submitted or emailed. All appeals must be in writing.

Many Thanks

We would like to thank the people of Monkton for their kindness and assistance during the completion of this important project.

Title 32, Vermont Statutes Annotated, Section 4111(G)

"A person who feels aggrieved by the action of the listers and desires to be heard by them, shall, on or before the day of the grievances meeting, file with them his objections in writing and may appear at such grievance meetings in person or by his agents or attorneys. Upon hearing of such grievances the parties thereto may submit such documentary or sworn evidence as shall be pertinent thereto."

The following briefly describes each of the columns included in this notice.

<u>Parcel Id</u>	The identifying parcel number.
<u>Sub</u>	Suffix to the PID.
<u>Owner Name</u>	The owner(s) of the property.
<u>Acres</u>	Land size of parcel.
<u>Description</u>	A description of the property.
<u>Prior Value</u>	The value of the property last year, prior to reappraisal.
<u>New Value</u>	The new value of the property as a result of the reappraisal.
<u>Homestead Value</u>	Used for Homestead Declaration for Vermont residents.
<u>Housesite Value</u>	Value of Housesite used for Vermont income sensitivity programs.



Reappraisal FAQ

The following are examples of frequently asked questions (FAQ) that we typically answer for property owners after the completion of a reappraisal.

1). My assessment changed substantially. Does that mean my taxes will increase/decrease by the same amount?

No. Even if your assessment doubled that does not mean your taxes would double. Remember the total grand list has changed as well. The budget was passed at town meeting, and the amount of taxes to be raised is set. The tax rate will adjust as a result of the reappraisal. The education tax rate is set by the State sometime in July. Your individual taxes may be adjusted depending on your income level if you are eligible for a Homestead deduction.

2). I have not done any improvements to my house, how can the value go up or down?

That is because the market has changed since the last reappraisal. The last reappraisal was completed in 2017. At that time the assessment base was established and has not been changed since that time. The purpose of the reappraisal is to bring the values established several years ago to current market values and to establish equity across parcels.

3). How did you determine my value?

The property characteristics of each property were entered into a computerized assessment system. Property sales in the Monkton area, over the past three years, will be examined to develop a model used to predict the market value of the properties that have sold. After fine-tuning the model, it is applied to all property in the town to establish an updated value, which is used to generate an updated grand list.

4). How come my property value went up or down more than other people I know?

The purpose of a reappraisal is not only to update the values to current market values, but also to equalize the values across town. Some properties may have physically changed since the last reappraisal (bought or sold land, added or removed finished area). Other properties may be located in areas where the market value has changed at a different rate relative to most properties (developments, commercial properties). Still others may have been incorrectly assessed during the last reappraisal (wrong square footage, wrong land size, incorrect bath count, incorrect quality grades, and incorrect land values). Therefore, comparing percent changes in value across properties is not a measure of equity because of changes in properties and changes in the base due to actual sales.

5). How is the market doing now?

The latest equalization report from Property Valuation and Review (PVR) has shown an increase in value for each of the past two studies. Monkton has also seen an increase in values. The latest CLA (Common Level of Assessment) for Monkton was 72.04 percent of market value based on the 2023 equalization study conducted by PVR. The CLA is a three year composite rating. Sales over the past year have shown an assessment level of about 63% of market value. The median sale price of sales from 2021 to March 2024 was \$359,00; the median assessed value of these sales was \$228,550.

Parcel ID	Sub	Owner(s)	Owner(2)	Acres	Description	New Value	Homestead	Housesite	Prior Value
05.103.035	000	MEADER PAUL	MEADER CLAIRE	2.00	DWL & 2.0 ACRES	272,200	272,200	272,200	135,400
05.215.023	000	MEJIA JOHNNY		10.05	DWL & 10.05 ACRES	432,500	432,500	382,400	304,200
02.113.001	000	MERLE-SMITH BARTON N	MERLE-SMITH SUSAN H	75.80	DWL & 75.8 ACRES	1,326,400	1,326,400	1,150,600	859,200
04.221.012	006	MERRILL-GRISWOLD ANN - MERRILL DUANE	SCANLON KYLE - SCANLON TARA	28.75	28.75 ACRES	20,400	0	0	15,800
03.206.023	003	MERRIT JAMES G	COLPITTS JUDITH A	3.86	DWL & 3.86 ACRES	340,200	340,200	328,600	226,000
13.101.040	000	MERTZ CORRINE E	MCCULLOUGH ASHLEY M	0.33	DWL & 0.33 ACRE	220,100	220,100	220,100	139,200
02.216.004	000	MESSIER ERIC		11.10	DWL & 11.1 ACRES	448,900	448,900	410,300	241,600
03.206.014	000	MESSINGER-TERRY ADAM J		10.23	MH & 10.23 ACRES	333,900	333,900	293,400	207,600
09.206.106	006	MIEROP FARMS INC	C/O DAVID W. MIEROP	63.20	63.2 ACRES	210,600	0	0	169,400
09.206.114	000	MIEROP FARMS INC	C/O DAVID W. MIEROP	96.00	96.0 ACRES	207,200	0	0	154,700
11.103.063	003	MIEROP FARMS INC	C/O DAVID W. MIEROP	32.75	32.75 ACRES	165,500	0	0	128,400
08.101.168	002	MILES LINDSAY	SCOTT ROWE	17.10	DWL & 17.1 ACRES	536,200	536,200	488,800	340,100
07.101.195	000	MILLER ADAM	STASNY SUSAN	10.40	DWL & 10.4 ACRES	443,500	443,500	392,500	274,500
06.206.066	011	MILLER ANN G (LE)		2.00	DWL & 2.0 ACRES	520,100	520,100	520,100	291,800
04.221.012	001	MILLER TARA L	PHANTHAKHOT NARIN	13.04	DWL & 13.04 ACRES	693,200	693,200	652,900	440,900
07.101.171	001	MINER BENJAMIN	MINER ELIZABETH	350.00	DWL & 350.0 ACRES	755,300	0	0	502,800
13.215.001	001	MINER PATRICK T	MARTELL JAMIE L	10.40	DWL & 10.4 ACRES	761,000	761,000	720,200	510,300
13.215.016	000	MINER WILLIAM LEE TRUST	MINER WILLIAM LEE TTEE	5.00	DWL & 5.0 ACRES	338,300	338,300	310,200	200,600
03.206.004	000	MITCHELL JAMES JR (LE)		8.50	DWL & 8.5 ACRES	391,300	391,300	374,900	170,200
07.101.190	001	MITCHELL JULIA	LEARMONTH J THOMAS	1.08	DWL & 1.08 ACRES	326,900	326,900	326,900	190,400
14.224.015	000	MOENTER JULIANN M REV TRUST		30.50	DWL & 30.5 ACRES	604,400	604,400	503,100	443,300
08.227.006	003	MOLZON PAUL H JR	MOLZON HOLLI L	6.10	DWL & 6.1 ACRES	597,900	597,900	572,300	387,200
04.102.080	000	MONZEL ERIC	MONZEL SUZANNE	19.30	DWL & 19.3 ACRES	467,200	467,200	408,600	339,700
13.101.061	000	MOODY AMY WARD REV TRUST		1.20	DWL & 1.2 ACRES	495,500	495,500	495,500	261,300
06.206.062	000	MOREHOUSE JENNIFER	MOREHOUSE DENNIS	10.00	DWL & 10.0 ACRES	476,000	476,000	436,000	267,200
04.102.011	000	MORGAN BRIAN		80.94	DWL & 80.94 ACRES	470,900	470,900	326,100	354,100
04.102.035	000	MORRILL NORMAN F (LE)	MORRILL SUSAN A (LE)	1.00	DWL & 1.0 ACRE	344,400	344,400	344,400	216,000
04.102.037	000	MORRILL NORMAN F JR	MORRILL LAUREN	1.00	DWL & 1.0 ACRE	373,500	373,500	373,500	235,200
05.101.168	001	MORRIS JAMES D		16.90	DWL & 16.9 ACRES	546,100	546,100	492,300	363,700
09.206.106	004	MORRIS MARY (LE)		10.00	DWL & 10.0 ACRES	519,900	519,900	479,900	324,300
05.215.017	000	MORROW JAMES F		10.05	DWL & 10.05 ACRES	434,100	434,100	384,000	286,000
05.101.149	200	MOSTOLLER JESSE MAX	STEVENS STEPHANIE CAITLIN	12.31	DWL & 12.31 ACRES	489,100	489,100	433,300	251,700
07.221.026	000	MOUGHTY MATHEW		115.20	DWL & 115.2 ACRES	871,400	871,400	720,800	545,600
13.215.001	002	MOULTON SHANNON		10.10	10.1 ACRES	120,200	0	0	72,100
01.208.010	000	MULLIN ROBERT	MULLIN VALERIE	5.40	DWL & 5.4 ACRES	584,500	584,500	563,200	315,000
11.105.048	001	MURPHY STEPHEN M		5.05	DWL & 5.05 ACRES	414,300	414,300	395,200	280,000
05.225.002	000	MURRAY JOHN R	GOSS DAVID L	5.25	5.25 ACRES	48,100	0	0	30,500
14.101.162	000	MURRAY MAXWELL R	MURRAY ABIGAIL C	1.70	DWL & 1.7 ACRES	312,100	312,100	312,100	180,800
08.103.048	000	MURTON BILL	MURTON LISA	17.70	DWL & 17.7 ACRES	551,100	551,100	391,000	253,700
04.226.011	000	MUZZY DAREN L		45.30	45.3 ACRES	53,400	0	0	53,500
13.215.010	000	NARDELLI VITO	NARDELLI NANCY	3.50	3.5 ACRES	109,400	0	0	67,500
13.215.07C	000	NARDELLI VITO		0.32	DWL & 0.32 ACRE	263,500	263,500	263,500	98,900
13.215.048	000	NARDELLI VITO R		0.42	DWL & 0.42 ACRE	242,200	242,200	242,200	96,400
02.113.001	001	NATURE CONSERVANCY		202.52	202.52 ACRES	382,400	0	0	269,500
08.105.022	011	NEW ENGLAND ASSOCIATES INC		2.76	2.76 ACRES	103,800	0	0	63,000
08.105.022	013	NEW ENGLAND ASSOCIATES INC		2.74	2.74 ACRES	104,600	0	0	63,000
08.105.022	015	NEW ENGLAND ASSOCIATES INC		5.43	5.43 ACRES	117,200	0	0	73,700
08.105.022	012	NEW ENGLAND ASSOCIATES INC		12.74	12.74 ACRES	145,500	0	0	96,100
08.105.022	014	NEW ENGLAND ASSOCIATES INC		6.29	6.29 ACRES	121,500	0	0	77,200
13.215.004	000	NEW MICHEAL J (LE)	NEW PATRICIA A (LE)	25.10	DWL & 25.1 ACRES	677,300	677,300	589,500	441,600
09.206.083	000	NEWMAN REBEKAH C	ZAREMBA LANCE D	11.00	DWL & 11.0 ACRES	513,600	480,100	427,600	277,400
05.103.013	004	NEXTGEN ENERGY & ENVIRONMENTAL SOLUTIONS		5.50	MULTI BLD & 5.5 ACRES	690,200	575,900	554,000	397,500
05.215.013	000	NICOLAY WILLIAM	NICOLAY HELENA	10.10	DWL & 10.1 ACRES	418,700	418,700	368,400	236,200
10.234.001	000	NIKREWICZ PAUL	NIKREWICZ MARY	10.10	DWL & 10.1 ACRES	259,000	259,000	218,800	309,700
02.216.015	009	NOLAN KATHLEEN REV TRUST		10.10	DWL & 10.1 ACRES	742,900	742,900	707,700	457,600
02.101.005	003	NORRIS KELLY M & KATHLEEN A REV TRUST	NORRIS KELLY & KATHLEEN TRUSTEES	36.00	OB & 36.0 ACRES	266,900	0	0	160,200
08.235.006	001	NORRIS ADAM N	WISELL KAYLA	5.00	MH & 5.0 ACRES	275,800	275,800	257,000	161,100
05.103.026	004	NORRIS BRIAN	NORRIS ELIZABETH	34.35	DWL & 34.35 ACRES	468,400	468,400	390,800	258,900
06.206.066	010	NORRIS HELEN N		3.62	DWL & 3.62 ACRES	627,300	627,300	617,200	440,300
13.215.03B	000	NORRIS JR PETER M	NORRIS DAENEN B	0.16	DWL & 0.16 ACRE	188,800	0	0	67,300
13.215.06C	000	NORRIS JR PETER M	NORRIS DAENEN B	0.25	DWL & 0.25 ACRE	212,500	212,500	212,500	88,100
02.237.004	000	NORRIS LEAH	RUSSETT PARKER	2.00	DWL & 2.0 ACRES	446,100	446,100	446,100	285,900
08.105.029	000	NORRIS MATHEW A		1.55	DWL & 1.55 ACRES	596,200	0	0	377,400
06.206.066	012	NORRIS MICHAEL T		2.04	DWL & 2.04 ACRES	672,900	672,900	672,600	475,500
06.206.066	003	NORRIS MICHAEL T		14.33	DWLS & 14.33 ACRES	1,174,800	1,174,800	358,100	726,600
02.216.022	007	NORRIS NORMA		2.10	DWL & 2.1 ACRES	643,000	643,000	642,400	425,000
02.216.022	002	NORRIS PETER (LE)	NORRIS DOLORES (LE)	8.00	DWL & 8.0 ACRES	882,500	787,700	750,200	497,600
09.206.106	008	NORRIS PETER M	NORRIS DOLORES L	85.54	85.54 ACRES	219,900	0	0	124,200
07.101.190	002	NORRIS ROBERT		1.84	1.84 ACRES	38,000	0	0	24,400
06.206.066	001	NORRIS SR PETER M	NORRIS DOLORES M	47.03	47.03 ACRES	290,000	0	0	120,700
04.226.028	007	NORTHWAY GALEN		5.07	5.07 ACRES	125,400	0	0	75,400
06.206.035	200	NOYES MARK A SR	NOYES PAULETTE M	21.90	MH & 21.9 ACRES	365,900	365,900	302,100	265,800
02.101.029	000	NUOVO THOMAS C	NUOVO MARYBETH C	88.50	88.5 ACRES	267,300	0	0	157,700
14.101.110	000	OBERLE EDWARD (LE)	OBERLE ANITA (LE)	3.03	DWL & 3.03 ACRES	382,600	382,600	377,400	231,200
14.101.156	000	OBERLE SCOTT		1.00	MH & 1.0 ACRE	446,400	446,400	446,400	277,100
06.206.066	180	O'BRIEN DEVON	HUNT IAN	2.11	DWL & 2.11 ACRES	538,400	538,400	537,700	60,600
09.206.077	004	OGDEN BETH		3.62	DWL & 3.62 ACRES	376,100	376,100	366,000	232,200
08.235.007	000	OGDEN BRADFORD J	OGDEN SHARON CURRY	5.00	DWL & 5.0 ACRES	542,100	542,100	523,300	261,500
02.101.034	006	OGILVIE PAUL D	OGILVIE SANDRA A	3.95	DWL & 3.95 ACRES	640,400	640,400	628,200	218,700
06.206.066	017	O'KEEFE KYLE F	O'KEEFE OLIVIA	2.07	DWL & 2.07 ACRES	420,000	420,000	419,600	244,800
02.216.010	000	OLIVETTI FAMILY REV TRUST		10.10	DWL & 10.1 ACRES	396,700	396,700	356,500	232,400
09.206.080	200	O'NEILL MICHELE A (REV TRUST)	FRATER JAY	10.10	DWL & 10.1 ACRES	520,200	520,200	480,000	300,300
07.101.197	700	ORLANDI CLAUDIA W TRUST		194.48	DWL & 194.48 ACRES	1,934,200	1,869,300	1,522,100	1,312,800
04.102.019	000	OSBORNE KESTA J REV TRUST (ALE)		4.11	DWL & 4.11 ACRES	383,500	371,300	359,400	251,600
05.101.094	010	OSEKOSKI ADAM J	MEDOR JODY K	43.00	DWL & 43.0 ACRES	933,300	933,300	840,500	510,800

Parcel ID	Sub	Owner(s)	Owner(2)	Acres	Description	New Value	Homestead	Housesite	Prior Value
14.102.007	001	VERMONT ELECTRIC POWER CO /	VERMONT TRANSCO LLC	0.63	0.63 ACRE	3,900	0	0	3,200
02.216.022	000	VERMONT ESCAPE ADVENTURES LLC		2.10	DWL & 2.1 ACRES	643,900	643,900	643,300	376,200
10.101.205	000	VERSWAYVELD DENIS A	VERSWAYVELD JUDITH	2.43	2.43 ACRES	10,200	10,200	0	6,100
14.102.003	000	VINCELETTE DOUGLAS	VINCELETTE PAULETTE	1.20	DWL & 1.2 ACRES	278,700	278,700	278,700	180,500
03.206.020	007	VOGHELL MATT	VOGHELL TRICIA	2.00	DWL & 2.0 ACRES	495,900	495,900	495,900	276,000
13.101.069	000	VON BRUNS ROBERT E (LE)	VON BRUNS ANDREA B (LE)	4.75	DWL & 4.75 ACRES	284,100	284,100	266,900	184,500
06.206.044	000	VUKAS JAKE J	VUKAS DAWN M	5.00	DWL & 5.0 ACRES	441,900	441,900	426,900	240,000
05.101.149	105	WAGEMAN EDWIN J	WAGEMAN CAROLE	10.20	DWL & 10.2 ACRES	463,100	463,100	422,700	315,200
04.226.008	000	WAGNER MARY	CHOINIERE JOSEPH	18.10	18.1 ACRES	37,600	0	0	23,600
13.101.065	01e	WAHL PROPERTIES LLC		0.06	BLD & 0.06 ACRE	235,000	0	0	65,700
13.101.069	00E	WAHL PROPERTIES LLC		0.51	DWL & 0.51 ACRE	168,200	168,200	168,200	101,000
08.227.012	000	WAHL ROBERT R		18.90	DWL & 18.9 ACRES	446,700	446,700	374,400	275,000
13.101.043	000	WALDO ERIC C	WALDO ANDREA M	0.30	DWL & 0.30 ACRE	364,700	364,700	364,700	194,200
08.105.001	000	WALDO JULIAN C	PLANTE ANDREA	5.10	DWL & 5.1 ACRES	360,500	360,500	341,100	217,800
05.103.020	001	WALLACE ROGER	DESIMONE SUSAN MARIE	30.36	DWL & 30.36 ACRES	373,000	373,000	322,500	255,600
08.103.057	000	WANKE ALYSE		2.00	DWL & 2.0 ACRES	399,400	399,400	399,400	263,800
11.105.049	002	WASHBURN CHANNING G	WASHBURN IZOLA T	7.70	DWL & 7.7 ACRES	515,200	515,200	479,600	342,100
11.105.057	000	WATSON LINDA	TRUSTEE LINDA WATSON TRUST	10.10	DWL & 10.1 ACRES	424,000	424,000	373,700	260,900
13.101.087	000	WEAVER NICOLA		0.79	DWL & 0.79 ACRE	474,200	474,200	474,200	286,100
02.216.015	005	WEAVER TODD B	WEAVER TAMMY	10.19	DWL & 10.19 ACRES	686,100	686,100	650,800	467,500
14.101.130	000	WEINHEIMER ENID		2.30	DWL & 2.3 ACRES	331,600	331,600	329,700	202,000
10.234.005	000	WELLS HOMER G (LE)	BREVD A MARY L (LE)	13.60	DWL & 13.6 ACRES	784,000	717,500	538,500	540,400
04.102.032	200	WELLS JEFFREY J		1.30	1.3 ACRES	8,100	0	0	6,500
08.227.006	001	WENDLAND COMMUNICATIONS LLC		5.30	BLD & 5.3 ACRES	408,700	0	0	209,400
08.227.006	000	WENDLAND PETER & INA MAE TRST'S	PETER & INA MAE WENDLAND REV TRST	50.50	DWL & 58.5 ACRES	724,900	724,900	526,000	448,200
04.102.058	000	WETZEL PENNY		0.00	MH	59,900	59,900	59,900	61,300
07.229.003	000	WHEELER THOMAS		4.40	4.4 ACRES	69,000	0	0	22,000
13.215.001	000	WHEELING KENNETH REV TRUST		3.80	DWL & 3.17 ACRES	308,100	308,100	296,800	205,000
04.102.030	014	WHITAKER-FREITAS ELIZABETH	WHITAKER-FREITAS ERIN	2.58	DWL & 2.58 ACRES	813,100	221,800	218,200	531,000
04.102.030	107	WHITE DENIS	WHITE DONOVAN D	17.40	DWL & 17.4 ACRES	959,300	940,900	872,400	580,400
04.102.030	108	WHITE DENIS C		16.60	DWL & 16.6 ACRES	733,900	733,900	667,400	494,100
04.111.048	007	WHITNEY GEORGE W TRUST	WHITNEY BARBARA W	6.50	DWL & 6.5 ACRES.	584,400	584,400	561,900	368,200
04.111.048	005	WHITNEY TODD	WHITNEY SEASON	5.00	DWL & 5.0 ACRES	289,600	289,600	270,800	172,300
04.226.025	002	WHITTLESEY NEIL		10.75	DWL & 10.75 ACRES	320,200	320,200	278,700	177,700
04.226.025	001	WHITTLESEY NEIL I	MORTON SUSAN J	17.20	DWL & 17.2 ACRES	457,000	457,000	326,600	281,100
07.101.197	003	WILKILSON BRIAN S		10.10	DWL & 10.1 ACRES	558,500	558,500	508,200	358,300
08.227.004	000	WILLEY ALLEN C (LE)	WILLEY JANICE J (LE)	5.10	DWL & 5.1 ACRES	539,500	539,500	525,900	286,300
05.224.012	200	WILLIAMS EDWARD	WILLIAMS MARY FAMILY TRUST UTA	30.78	DWL & 30.78 ACRES	728,200	728,200	626,200	454,700
09.206.077	009	WILMERDING VICTORIA	WILMERDING WALTER	74.72	DWL & 74.72 ACRES	1,411,500	1,411,500	1,236,800	961,800
13.111.009	000	WILSON SCOTT-VALARIE		1.60	DWL & 1.6 ACRES	320,400	320,400	320,400	207,000
13.111.028	001	WILSON THOMAS	BLODGETT KRISTIN	10.05	DWL & 10.05 ACRES	677,300	677,300	602,100	362,200
05.215.007	000	WINCHESTER JEFFREY	WINCHESTER KIMBERLY	3.94	DWL & 3.94 ACRES	419,300	419,300	407,200	272,400
04.226.025	003	WINROCK FAMILY LIVING TRUST	WINROCK KEVIN & EILEEN TRUSTEES	26.30	DWL & 26.3 ACRES	495,400	495,400	422,800	313,600
05.102.006	000	WINSLOW DANIELLE F		32.00	DWL & 32.0 ACRES	490,400	490,400	406,400	259,400
08.105.013	000	WINTERFALCON NAOMI		1.20	DWL & 1.2 ACRES	258,300	258,300	258,300	141,900
04.111.058	000	WISNIOWSKI BERNARD J (LE)	WISNIOWSKI JO-ANNE C (LE)	10.29	DWL & 10.29 ACRES	392,000	392,000	341,300	240,500
05.103.013	003	WOLAK RICHARD	WOLAK ANDREA	10.30	DWL & 10.3 ACRES	476,300	476,300	435,700	305,700
11.105.054	000	WOLPIN KENNETH	WOLPIN JOYCE	2.70	DWL & 2.7 ACRES	408,300	408,300	403,900	238,800
14.101.125	000	WOLTJEN DOROTHY L	LOUCY RYAN P	0.92	DWL & 0.92 ACRE	233,700	233,700	233,700	145,600
08.230.010	071	WOOD MARY ANN		2.50	DWL & 2.5 ACRES	347,800	347,800	344,700	211,100
01.228.001	008	WOODWARD JAMES C	WOODWARD PATRICIA J	6.10	DWL & 6.1 ACRES	617,200	617,200	591,600	334,500
04.221.013	000	WOOLF NORA	WOOLF ELIZABETH	5.10	DWL & 5.1 ACRES	390,900	390,900	371,500	191,600
08.105.021	001	WRIGHT AMANDA D		10.10	DWL & 10.1 ACRES	488,700	488,700	448,500	324,900
08.103.059	010	WRIGHT CHAD E	FORTIN MICHAELA B	4.06	DWL & 4.06 ACRES	766,100	766,100	665,700	406,700
04.102.064	000	WYMAN GREGORY E	WYMAN JESSICA L	0.00	MH	64,100	64,100	64,100	40,800
13.111.006	009	YATES STEVEN	YATES JESSIKA	8.54	DWL & 8.54 ACRES	643,700	643,700	515,300	416,300
06.206.047	000	YEPEZ KATRINA L	YEPEZ JAMES N	2.00	DWL & 2.0 ACRES	627,600	627,600	627,600	371,900
08.105.022	LT9	YOUNG LOGAN	PHALEN CAREY	5.21	DWL & 5.21 ACRES	468,200	468,200	448,100	286,400
11.105.045	000	ZAIKOWSKI ANGELA N	ZAIKOWSKI JOHN S	12.00	DWL & 12.0 ACRES	447,000	447,000	392,000	257,500
14.102.001	000	ZENO LAWRENCE M		0.45	MH & 0.45 ACRE	186,600	186,600	186,600	103,600
07.101.188	000	ZENO LEONARD ZENO LOIS	ZENO RANDY RAO VIKKI	2.60	DWL & 2.6 ACRES	270,000	270,000	266,200	161,300
08.103.048	001	ZENO WAYNE (LE)	ZENO ROSE (LE)	0.00	MH	71,500	71,500	71,500	32,800

Grievance Appeal Form

Town of Monkton VT

All Grievances must be in writing. This form is provided for your convenience.

Return the form to the **Monkton Town Office, Listers' Office at 92 Monkton Ridge, PO Box 12, Monkton VT 05469-0012** on or before June 5,, 2024.

For questions call **802-453-3811**. Or Email at: listers@monktonvt.com

Property Owner: _____

Owner Address: _____

Parcel ID: _____ Property Location: _____

Email Address: _____ Phone: _____

Contact Person (if different): _____ Phone: _____

Type of Property: Residential Commercial Condo Apartment Other _____

Assessed Value: _____ Estimate of Value: _____

Reason for Grievance:

When preparing for your appeal you should make sure the physical data of your property is correct. Next you should consider recent arm's length sales of properties similar to your property.

Comparable Properties (Properties you believe are similar to your property)

	Parcel ID	Owner	Location	Value
1)	_____	_____	_____	_____
2)	_____	_____	_____	_____
3)	_____	_____	_____	_____

Date: _____

Signature of Owner(s): _____

Note: If you are representing the owner you must include a letter of representation signed by the owner.

Town of Monkton
PO Box 12
Monkton, VT 05469

ADDRESS SERVICE REQUESTED

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Burlington, VT
Permit #165

Official Notice of Change of Appraisal MONKTON, VT-2024