

The Listers' primary responsibility is to equitably appraise all real property in Town in compliance with applicable Vermont State Statutes. Assessment equity is the degree to which assessments bear a consistent relationship to market value. Most laws relating to assessment and taxation are found in Title 32. The definition of fair market value is found at 32 VSA §3481.

The list of all properties in Montgomery and Montgomery Center and their assessments is referred to as the Grand List. The Listers are responsible for the preparation and maintenance of this List, including updating changes resulting from address changes or property transfers so that the List is as accurate and equitable as possible.

The listing (valuation) year runs from April 1 to March 31 of the following year. Thus, for any given year, the owner and the condition of the property is effective as of April 1.

Other duties of the Listers include working with tax maps, maintaining the State's Current Use program, tracking all sales within the Town, and performing revaluations when mandated by the State. The Listers periodically inspect properties to keep data current. According to professional standards of real estate appraisal, inspection reports assist Listers in calculating the replacement cost of structures and the applicable depreciation to estimate current fair market value.

Information on each property is available from the Listers' office by email, phone, or on the Listers page of the Montgomery Town website: <http://www.montgomeryvt.us>.

For more information on Listers, assessments, property taxes, the education property tax, education tax rates, homestead exemptions, Current Use, etc., contact the *Property Valuation and Review Division* of the *Vermont Department of Taxes*.

Lynda Cluba, Wendy Howard and Genevieve Lodal-Guild
802 326-4719, ext. 204 (option #6)
montgomerylisters@gmail.com (note new email address)