

Town of Stratton

Board of Listers

The Board of Listers has completed a reappraisal of all properties within the Town of Stratton. The State of Vermont mandates that all towns assess properties at 100% of "Fair-Market Value." We believe that these new appraised values meet that requirement.

Please note that the increase in appraised value does not mean that property taxes will increase proportionally. With municipal budgets remaining relatively stable from year to year, it is projected that municipal tax rates will decrease substantially; therefore, the municipal portion of your tax bill should remain close to the same as it had been previously. Education taxes, which are calculated by the State of Vermont and constitute the majority of your tax bill, are calculated differently. According to the VT Dept of taxes: *"The effects of a reappraisal on an individual property owner will differ based on how their property value changes compared to the town average... Owners of properties that increase more than the town average will pay more, properties increasing less than the average will pay less, and if the change is in line with the town average then taxes will be the same as they otherwise would have been."*

If you wish to compare appraisals across Town, please visit our website at www.townofstrattonvt.com – go to the Assessors' Office page and open Vision 2023 Assessments... click on the ONLINE Database. Change "ADDRESS" to "OWNER." Listings are for individual lots. Back on the Assessors' Office page, the 2022 Grand List shows the previous assessments (contiguous parcels combined if applicable) by owner as of April 1, 2022. Please contact the Stratton Town Office, Monday thru Thursday, 9AM to 3PM if you have additional questions. If you are concerned with the Education Tax Rate, please contact Stratton's District Representative, Laura Sibilis, to ensure that the calculation of the base rates each year take into consideration the substantial increase in property values across the State.