



City of Essex Junction
Valuation Appeal to Board of Civil Authority
2 Lincoln St, Essex Junction, Vermont 05452
802-878-6944, #7 | Clerks@Essexjunction.org

Date Received by City:

Forms **must** be returned to the City Clerk's office in person, or received via mail or email, by **4:30 pm, September 3, 2026**.

Applicant Information

Owner of Record: _____ Applicant Name: _____

Relationship of Applicant to Listed Owner (if other than Listed Owner*): _____

Property Address: _____ Parcel ID: _____

Applicant Mailing Address: _____

Telephone: _____ Email: _____

* If the applicant is other than the listed owner, a letter is required from the owner authorizing that person to act on their behalf.

Property Information

2026 Grand List Value: _____

Your Opinion of Fair Market Value: _____

Property Type ☐ Residential ☐ Commercial ☐ Agricultural ☐ Forest/Vacant Land ☐ Other

Appeal Basis

I am appealing the 2026 Grand List assessed value of the property listed above because:

- ☐ A data error or other incorrect information exists within the property's record.
☐ The proposed assessed value does not reflect fair market value.
☐ My property was assessed inequitably compared to other highly similar properties.
☐ Other: _____

Please provide greater detail for the basis of your request and attach documentation to support your appeal (for example, proof of comparable sales data. Attach additional pages as necessary):

By signing below, I understand that under Vermont law I have the burden of demonstrating the Assessor's valuation of my property is incorrect, and that an inspection of the property by members of the BCA after the hearing is required under law, or my appeal will be deemed withdrawn.

Signature _____

Date _____

Following receipt of a timely appeal, the Board of Civil Authority will notify you of the date, time, and place of your hearing. At the hearing, you will be responsible for supplying evidence to support your appeal. If you fail to appear at the hearing, the Board's decision will be based solely on the information provided in this form. Per 32 VSA 4409, the Board may increase, reduce, or sustain the property value assigned by the Assessor. You will be notified in writing of the Board's decision.

The filing of this application does not stay the collection of your property tax. To avoid imposition of interest and penalties, all taxes should be paid when due. You may appeal to the Board of Civil Authority's decision to either the Director of State Property Valuation and Review or Superior Court in accordance with Rule 74 of the Vermont Rules of Civil Procedure.