

**MUNICIPAL ASSESSOR'S OFFICE
TOWN OF ESSEX & CITY OF ESSEX JUNCTION, VERMONT**

Dear Property Owner:

The Town of Essex and City of Essex Junction have decided to reappraise all property in the Town and City for the 2026 Grand List. The goal of any reappraisal is to create fairness. Similar homes should have similar assessments. Similar market values should have similar assessments. Data collection is a key part of maintaining fair assessments.

The Town and City have contracted with Catalis Tax & CAMA, Inc. to do a complete reappraisal of all property within the city and town. This process will be completed for the 2026 Grand List. **The initial property listing process in your area will begin in May of 2025.**

Catalis will use qualified field appraisers to gather the information. They are collecting exterior measurement data, exterior and interior construction data, and verifying property age. Each appraiser has identification and a letter of introduction from the Municipal Assessor's Office. Please feel free to call the Municipal Assessor's Office at (802) 878-1345 to verify any information about these individuals.

If you are not at home when Catalis appraisers visit, a card with instructions for making an appointment will be left. **If you do not wish to have the appraisers on your property without your presence, or you wish to make an appointment to inspect, you must call the Municipal Assessor's Office and inform them.** Property owners who rent the property are requested to notify the renters of the inspection procedure and grant the renter authorization to let the appraisers inspect the interior of the property

When the field-listing phase is complete, Catalis will begin an analysis of properties sold in the Town of Essex and City of Essex Junction in order to determine the fair market value of your property. Fair market value is best described as that value you might reasonably expect to receive if you were to sell your property. For the purposes of this reappraisal, the value set will be the fair market value as of April 1, 2026.

When the valuation process is completed, Catalis Tax & CAMA, Inc. will submit preliminary assessments to the Municipal Assessor. After review, Catalis will mail a notice of preliminary value to each property owner. The notice will include instructions for scheduling an informal hearing with Catalis. This process is in addition to the normal grievance process.

Your cooperation is greatly appreciated.

Thank you,

Karen K. Lemnah
Municipal Assessor
(802)878-1345

Municipal Assessor
Town of Essex & City of Essex Junction
81 Main Street
Essex Junction, Vt. 05452

REAPPRAISAL NOTICE

All property in the Town of Essex and City of Essex Junction will be reappraised for the 2026 Grand List. The process includes a complete interior and exterior physical inspection and measurement of each property in our community by the contracted reappraisal company, Catalis Tax & CAMA, Inc. Catalis employees will be visiting your home during the coming months to gather the needed information. Each employee carries a letter of introduction from the City and Town. **Please read the information contained in this notice. Providing fair property assessments involves your cooperation.**