

Town of Plainfield
Notice of Upcoming 2025 Town Property Reappraisal Project

Plainfield will soon be conducting a town wide property reappraisal for the 2025 tax bills. The reason for this reappraisal is because Plainfield's Grand List (total valuation of all properties) is being assessed at a significantly lower values than what properties are currently selling for. Per Vermont Law (32 V.S.A. Section 4041A Reappraisal) when a towns' Grand List Value drops relative to local property sales a reappraisal is mandatory so that all Vermont property owners pay their fair share of town and school expenses. Most Vermont towns and cities are experiencing this same situation and either have recently done a town-wide reappraisals or soon will be. Plainfield's last town-wide reappraisal was done in 2008.

To complete the reappraisal, the following major activities will occur,

- Inspecting all properties;
- Developing new and updated land and building price schedules;
- Updating the town's property assessment records;
- Communicating to Plainfield property owners a listing of all town properties showing their 2008 valuation and updated 2025 valuation in the spring of 2025; and
- Developing a 2025 Plainfield Grand List using current fair market values for town properties.

Note: As part of the reappraisal, property owners will have the opportunity to ask questions about this new assessment including the opportunity to appeal if you feel that your property is not valued fairly and equitably with other similar town properties.

The first phase of the reappraisal effort (data collection) gets underway this spring when the Data Collection team begins property inspections. This team will be led by our Lead Data Collector, Kathleen Bruno, and her team of Town Listers. If you would like to make an appointment for your property inspection, you can call the town office at 802 454-8461.

Plainfield's Town Listers
Sandy Ross, Gary Smith & Kayle Hope