

Lister's Office
Town of Lyndon
PO Box 167
Lyndonville, Vermont 05851

REAPPRAISAL NOTICE

All property in the Town of Lyndon 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, New England Municipal Consultants. NEMC employees will be visiting your home during the coming months to gather the needed information. Each employee carries identification from the town and NEMC. **Please read the information contained in this notice.** **Providing fair property assessments involves your cooperation.**



Dear Property Owner:

The Town of Lyndon has started a reappraisal program that will be completed 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 of Lyndon has contracted with New England Municipal Consultants (NEMC) to do a complete reappraisal of all property within the Town. This process will be completed for the 2026 Grand List. **The initial property listing process in your area will begin in June/July of 2025.**

NEMC will use qualified field appraisers to gather information. They are collecting exterior measurement data, exterior and interior construction data, and verifying property age. Each appraiser has identification from both the Town of Lyndon and NEMC. Please feel free to call the Lyndon Town Office at (802) 626-1270 or Lyndonville Police at (802) 626-1271 to verify any information about these individuals.

If you are not at home when NEMC 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 would like to schedule an appointment, you must call the Lister's Office at (802) 626-1270 to inform NEMC.** 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, NEMC will begin an analysis of properties sold within a three-year period in Lyndon 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, NEMC will submit preliminary assessments to the Assessor. After a review and acceptance of these preliminary figures, NEMC will mail a notice of preliminary value to each property owner. The notice will include instructions for scheduling an informal hearing with NEMC. This process is in addition to the normal grievance process.

Please feel free to call the Town Listers with any questions or concerns. You can also email Lyndon.listers@lyndonvt.org. Your cooperation is greatly appreciated.

Thank you,
Lyndon Listers