

Town of Wallingford, Vermont

Official Change of Appraisal Notice

Appraisal Process

NEMRC has completed a statistical reappraisal of all real property in Wallingford as of April 1, 2026. Over the past two years we have inspected the properties and entered the information into a computer assisted mass appraisal (CAMA) system. Many changes in property values have occurred since the previous reappraisal, and some properties have undergone substantial physical changes.

Please consider your appraisal to be at current fair market value levels. Previous assessments are statutorily required for reporting but have no bearing on the current assessments. Current Use values and Veterans exemptions are not included in the listing.

The tax rate will be set after the completion of formal hearings and after the State finalizes the statewide rates. Do not equate a change in assessment with a change in tax amounts.

Every effort has been made to equitably assess property in Wallingford. Please compare your property with similar properties and with properties that have sold over the past three years.

Hearing Process

Informal informational meetings are an opportunity for a property owner to review the data and new value with an assessor from NEMRC. They will be conducted either by phone or in person at the Wallingford Town Hall, 75 School Street, on the following days (by appointment):

May 18, 19 & 20, 2026, 9:00 AM – 3:00 PM

For an appointment, please visit the Town of Wallingford website homepage:

<https://www.wallingfordvt.com/>

and click on the "Schedule a Reappraisal Meeting or Grievance Hearing" link. If you do not have internet or computer access, or you need assistance, please call the town offices at 802-446-2336 or email wallisters@wallingfordvt.com.

Formal grievance hearings will be held at the Wallingford Town Hall (by appointment only) on:

June 8, 9, & 10, 2026, 9:00 AM – 3:00 PM

Hearings will be by appointment only and will last 15 minutes. Be prepared to present relevant evidence regarding the appeal. **All appeals must be in writing.** An email is an acceptable grievance request. Please visit the Town of Wallingford website homepage <https://www.wallingfordvt.com/> to schedule a telephone or in person appointment. From there, click on the "Schedule a Reappraisal Meeting or Grievance Hearing" link. If you do not have internet or computer access, or need assistance, please call the town offices at 802-446-2336 or email wallisters@wallingfordvt.com. Letters must be received, and appointments made on, or before June 8, 2026, no postmarks accepted. If unable to attend, your appeal will be based on the information provided in the letter.