



Ward 3 Neighborhood Planning Assembly

Wednesday, April 15, 2026, 6:30 PM

Join in person: City Hall, Sharon Bushor Conference Room, 149 Church St.

Join virtually: <https://zoom.us/j/98644635243>

Facilitator: Zach Cummings

6:30 pm **Call to Order | 5 min**

Adopt the agenda and review meeting ground rules.

6:35 pm **Ward 3 Priorities Discussion | 25 min**

A discussion about the NPA's priorities as they relate to the City Council.

- *Ward 3 NPA Members*

7:00 pm **Bove's Restaurant Redevelopment Project (Pearl St) | 20 min**

A presentation on a proposed housing development on the site of the former Bove's restaurant.

- *Rick Bove*
- *Dave Hartnett*

7:20 pm **Understanding Your Property Tax Bill | 30 min**

A presentation to help city residents understand their property taxes.

- *Katherine Schad, Chief Administrative Officer*

7:50 pm **How to Appeal Your Property Tax Assessment | 30 min**

A presentation to help city residents appeal their property tax assessment.

- *Jonathan Chapple-Sokol, Ward 1 NPA*

8:20 pm **Public Forum | 10 min**

An opportunity to share opinions, news, and events.

8:30 pm **Adjourn**

Our next meeting is Wednesday, May 6.

Use the QR code to go to any of these links: [Email us](#) • Go to [our website](#) • Watch meeting recordings on [CCTV's website](#) • Connect with us on [Facebook](#) or [Instagram](#) • Request a time slot with the [NPA Request Form](#) • Links from this agenda



Appendix to the Agenda

Ward 3 NPA Ground Rules

- Meetings should have clearly defined agenda and roles.
- Honor Time limits: A best effort must be made to start on time, follow the agenda, and finish on time.
- Wait to be recognized: Members may not speak until recognized by the moderator.
- Listen to others: Make efforts to be an open-minded member of the group.
- Respect the agenda and the process: Try to remain focused on the issue at hand.
- Share your opinion respectfully: Speak out, but not over, others' comments.
- Treat people how you would like to be treated: Be respectful of everyone, including guests.

Public Forum Protocol

- Community members will be required to sign up for the Public Forum before the start of the meeting consistent with the process used by the City Council.
- Participants will have up to two (2) minutes to share their thoughts and will speak based upon the order in which the requests were received.
- Participants may speak only for themselves and individual speakers will not be permitted to yield their time to other speakers.
- Personal attacks will not be tolerated and the moderator reserves the right to limit comments that are disruptive and/or obscene.
- Ward 3 residents will be given priority and, if there is still time, persons who live outside the ward will be provided an opportunity to speak.

Question-and-Answer Protocol

- Please state your full name prior to asking your question.
- Each participant will have thirty (30) seconds to ask one and only one question.
- There will be no follow up questions so everyone has a chance to participate.
- Ward 3 residents will be given priority.

Discussion and Debate Rules

- Members may not speak until recognized by the moderator.
- Each member will have a maximum of two (2) minutes to speak on questions before the NPA.
- No member will be permitted to speak a second time until every member has had an opportunity to speak once.
- No member will be permitted to speak a third time until every member has had an opportunity to speak twice.

PAYABLE TO:
MAIL TO:

Clerk Treasurer Office

City of Burlington Vermont
PO Box 22086
Albany, NY 12201-2086

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
[REDACTED]	04/14/2026	2025-2026

Location: 131 MAIN ST, UNIT [REDACTED]

OWNER [REDACTED]
[REDACTED]
131 MAIN STREET APT [REDACTED]
BURLINGTON VT 05401

HOUSESITE TAX INFORMATION	
SPAN # 114-035-17332	SCL CODE: 035
HOUSESITE VALUE	235,000
HOUSESITE EDUCATION TAX	3,587.04
HOUSESITE MUNICIPAL TAX	2,011.84
HOUSESITE TOTAL TAX	5,598.88
FOR INCOME TAX PURPOSES	

ASSESSED VALUE	HOMESTEAD
REAL 235,000	235,000
TOTAL TAXABLE VALUE 235,000	235,000
GRAND LIST VALUES /100 2,350.00	2,350.00

MUNICIPAL TAXES				EDUCATION TAXES																																																									
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES																																																						
MUNICIPAL	0.8557	x2,350.00=	2,010.90	HOMESTEAD EDUCATION	1.5264	x2,350.00=	3,587.04																																																						
LOCAL AGREEMENT	0.0004	x2,350.00=	0.94	1.7247 (district rate) / 112.99% (CLA + SA) = 1.5264																																																									
<p style="font-size: 1.2em; color: blue;">Municipal side</p> <p style="font-size: 1.2em; color: blue;">state Education side</p>				<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Payments</th> <th style="width: 20%;"></th> <th style="width: 20%;"></th> <th style="width: 20%;"></th> <th style="width: 20%;"></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">08/12/2025</td> <td style="text-align: right;">TOTAL EDUCATION TAX</td> <td style="text-align: right;">3,587.04</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">827.47</td> <td style="text-align: right;">EDUCATION STATE PAYMENT</td> <td style="text-align: right;">1,689.00</td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">827.47</td> <td style="text-align: right;">EDUCATION NET TAX DUE</td> <td style="text-align: right;">1,898.04</td> <td></td> <td></td> </tr> <tr> <td colspan="6" style="text-align: center;">TAX SUMMARY</td> </tr> <tr> <td colspan="6" style="text-align: center;">Municipal + Education</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">TOTAL TAX</td> <td style="text-align: right;">5,598.88</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">TOTAL STATE PAYMENT</td> <td style="text-align: right;">2,289.00</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">TOTAL NET TAX DUE</td> <td style="text-align: right;">3,309.88</td> <td></td> <td></td> </tr> </tbody> </table>				Payments						1	08/12/2025	TOTAL EDUCATION TAX	3,587.04				827.47	EDUCATION STATE PAYMENT	1,689.00				827.47	EDUCATION NET TAX DUE	1,898.04			TAX SUMMARY						Municipal + Education								TOTAL TAX	5,598.88					TOTAL STATE PAYMENT	2,289.00					TOTAL NET TAX DUE	3,309.88		
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PARCEL ID	BILL DATE	TAX YEAR
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Location: 131 MAIN ST, UNIT [REDACTED]

OWNER

[REDACTED]
131 MAIN ST UNIT [REDACTED]
BURLINGTON VT 05401

HOUSESITE TAX INFORMATION	
SPAN # 114-035-17330	SCL CODE: 035
HOUSESITE VALUE	337,800
HOUSESITE EDUCATION TAX	5,156.18
HOUSESITE MUNICIPAL TAX	2,891.90
HOUSESITE TOTAL TAX	8,048.08
FOR INCOME TAX PURPOSES	

ASSESSED VALUE	HOMESTEAD
REAL 337,800	337,800
TOTAL TAXABLE VALUE 337,800	337,800
GRAND LIST VALUES /100 3,378.00	3,378.00

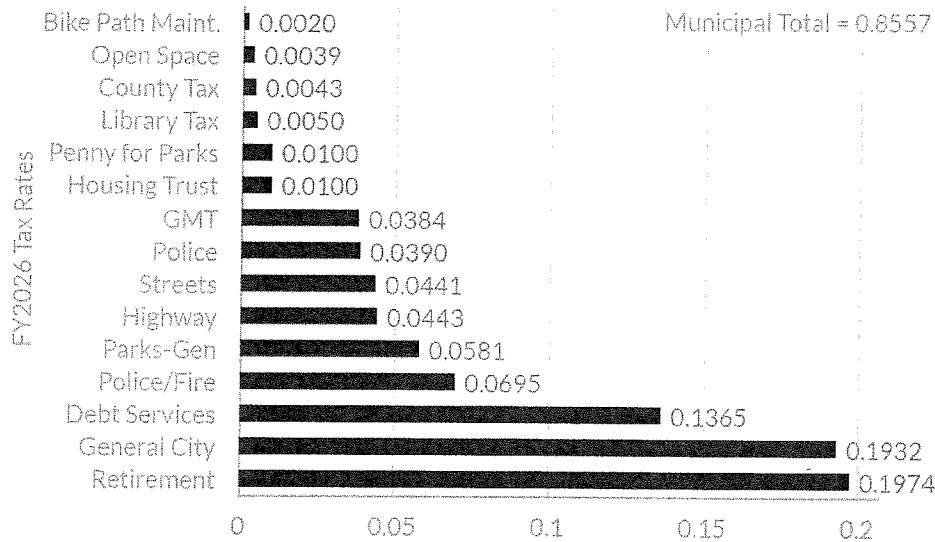
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LOCAL AGREEMENT	0.0004	x3,378.00=	1.35	1.7247 (district rate) / 112.99% (CLA + SA) = 1.5264			
<i>see back of tax bill</i> <i>municipal side</i>				<i>state Education side</i> TOTAL EDUCATION TAX 5,156.18			
				EDUCATION STATE PAYMENT 0.00 EDUCATION NET TAX DUE 5,156.18			
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MUNICIPAL STATE PAYMENT 0.00				TOTAL STATE PAYMENT 0.00			
MUNICIPAL NET TAX DUE 2,891.90				TOTAL NET TAX DUE 8,048.08			

General Information: To avoid penalties, your full payment must be postmarked or received in the City Clerk Treasurer's Office by the due date. Postdated checks will not be accepted. Please forward this bill to the new owner if sold. Communication with a third party payer is the responsibility of the property owner. If you need a disability accommodation to read this bill, please call (802) 865-7000 or (802) 865-7142 TTY.

FY 2026 Municipal Tax Rate Breakdown (Total = .8557 cents)

TAX RATE ITEM	TAX RATE	TAX RATE ITEM	TAX RATE	TAX RATE ITEM	TAX RATE
General City	0.1932	Housing Trust	0.0100	County Tax	0.0043
Bike Path Maint.	0.0020	Parks-Gen	0.0581	Retirement	0.1974
Streets	0.0441	Penny for Parks	0.0100	Debt Services	0.1365
Police / Fire	0.0695	Highway	0.0443		
Police	0.0390	Library Tax	0.0050		
Open Space	0.0039	GMT	0.0384		

- .0004 Local Exemption
- .0350 Downtown Improvement District levy on non-residential properties located therein.



Penalties, Interest and Warrant fees issued for Late Payments: On June 23, 2026 unpaid taxes will become delinquent and a warrant will be issued. Ten days thereafter the warrant will be delivered to the Constable for collection of delinquent amounts, interest and fees associated with the unpaid delinquent taxes, as well as the other charges allowed by law. The Constable is authorized to conduct tax sales to collect delinquent taxes. You may avoid this action by paying all unpaid taxes, including penalties and interest accrued, to the City Clerk/Treasurer's Office, City Hall, 149 Church St., Burlington, VT 05401 before the date of delinquency.

Due Date Table:

Fees	1st Installment	2nd Installment	3rd Installment	4th Installment	Delinquent Fees Added June 23
Date	August 12, 2025	November 12, 2025	March 12, 2026	June 12, 2026	
Interest	1% added on August 13	1% added on November 13	1% added on March 13	1% added on June 13	
Interest	4% additional added August 20	4% additional added Nov.20	4% additional added March 20	4% additional added June 20	
Interest	1% added Sept 13 & each month thereafter	1% added Dec 13 & each month thereafter	1% added April 13 & each month thereafter	1% added July 13 & each month thereafter	
Penalty					8% one time Delinquent Penalty
Warrant Fee					\$1.00 fee on each Delinquent account

State Payments: Property tax adjustment credits from the State are shown on the face of your bill. These credits have been prorated between the four installments. For questions about homestead declarations or property tax adjustments, please call the State of Vermont automated taxpayer information line toll free at 1 (866) 828-2865.

Appealing Your Appraisal

Ward 3

15 April 2026

Jonathan Chapple-Sokol

Rob Gutman

These are solely the opinions of the presenters, and do not represent the views of any City office, board, commission or staff member and do not obligate the city in any way

This presentation is focused on residential property. We can talk about rentals and commercial property as well, if you have questions

This From the Assessors Web Page

<https://www.burlingtonvt.gov/166/Assessors-Office>

- **General Property Value Updates (non-reappraisal project annual work)**
- The Office of the Assessor staff may call you and/or email a request for a property inspection as a result of recent improvements made to your property. Most often our request comes from a review of permitted improvements reviewed through Open Gov software. This is the same software that the Department of Permit and Inspections uses. Our office uses other means of property review such as driving through sections of the city and sales review. These types of reviews may result in a request for inspection from our office.

Why Me?

- The City reappraises some properties in years between city-wide re-appraisals for a number of reasons
 - First, pat yourself on the back – you are a homeowner! Renters do not get to appeal their landlords' reappraisals (though maybe they should?)
 - You may have closed permits in the past year, indicating completion of work you did on your home.
 - Publicly available information on sales, or your property does not match the records the City has (extra bathroom, finished basement,...) This may suggest there have been unpermitted improvements done to your home (note that even if you bought the home and haven't done any work on it, you still may be responsible for work the prior owner did.
 - The City may discover an error or inconsistency in their records that they need to correct.
 - Schedules on permits may suggest work is complete even if the permit hasn't been closed
 - The Assessors office may re-appraise an entire class of property (all duplexes, for example)
 - The City does **not** reappraise based on a home sale!!! That is not legal.
 - The City will generally request an inspection of your property before correcting errors or changing your appraisal

What do I do if I disagree with the re-appraisal?

- You can appeal it!
 - File a grievance – Due by 5/14 at 4PM
 - You can call the assessor's office and have a conversation with the Assessor and sometimes you can settle the appeal without going to the Board (802-865-7114)
 - Appear at the Board of Assessors – this is a board of 3 people (Assessor and 2 residents) that reviews your grievance and decides if there is merit
 - Note that the BoA meets annually in the last or second-to-last week of May (in Charter). Appeals are about 15 minutes long
 - The BoA is focused on the fairness of your property valuation and not on your ability to pay.
 - If you don't agree with the BoA, you can appeal to the Board of Tax Appeals, a quasi-judicial group
 - If you still don't agree, you can appeal to the State – that decision is final

Outcomes of a BoA Appeal

- Accepted – BoA agrees with your reasoning and proposed valuation
- Modified –
 - BoA agrees with your reasoning but thinks your property valuation is different from your proposal, or
 - BoA does not agree with your reasoning but thinks there needs to be an adjustment in your valuation (this is usually to your advantage, but not always.....)
- Denied

Appealing to the Board of Assessors

- Your appeal to the BoA needs to explain the reasons the appraisal is unjust
- Better reasons :
 - Errors
 - You say I have 3 bathrooms but I only have 1
 - You say I have a finished attic but I'm still a year away
 - You say my living room is 10x30 but it is only 10x15
 - You have overestimated the **quality** or the **condition** of my house
 - You have a recent commercial appraisal that doesn't match the city valuation
 - You are valuing some intangible (view, yard....) too high
- Not as good reasons
 - My Appraisal is simply too high!
 - My neighbor's house is valued lower
- Note that you can appeal any appraisal at any time – if you decide a re-appraisal you received 3 years ago is wrong, you can still appeal!!!!

Quality and Condition

- These are the most subjective components of an assessment. Nonetheless, they are assigned on the basis of standard rubrics and descriptions that the Assessor's office works to apply equitably.
- They are on a scale range from Poor to Excellent. They can make a significant difference in your home's valuation.
- Condition is what shape your home, in general, is – newer, fresh, or tired, run down?
- Quality is more like 'the bones' (structural robustness) and the quality of the stuff inside the house – is the kitchen counter formica or granite?

Owners and Assessors' Opinions - 2022

Owners' Opinion	Granted	Modified	Denied	Total
Condition		13	3	16
Comps	1	7	4	12
Card errors	1	9	1	11
Overvalued		3	6	9
Income data		7		7
Appraisal	2	4		6
Sales Comps	2	2	1	5
Land		3	1	4
Incomplete Improvements	1	1		2
Comps, Condition	1	1		2
Unexplained Increase	1		1	2
Not commercial property?		1		1
Appraisal, Comps		1		1
Formula	1			1
Land; Condition		1		1
Purchase Price		1		1
No Contest			1	1
Condition, Income data	1			1
Use not accounted for		1		1
Appraisal, Income data		1		1

Assessors' Opinion	Granted	Modified	Denied	Total
Card Correction	1	15	1	17
Appraisal accurate; no change			16	16
Condition	2	10		12
Adjust based on income approach	1	8		9
Card Correction, Condition	1	3		4
Land		4		4
Sales Comps	3	1		4
Quality		3		3
Incomplete Improvements	1	2		3
Condition, Errors	1	1		2
Closed Permits		1	1	2
Land; Condition		2		2
New Information	1			1
Condition, finished area		1		1
Valuation as residential		1		1
Quality; Condition		1		1
Adjusted Depreciation		1		1
Condition, Land		1		1
Card Correction; Land		1		1

At and After the Meeting (~15 minutes)

- You get to state your case
- Bring supporting materials if you wish
- The Board members may ask questions relevant to your appeal
- Decisions are made after the appeal session
- In fact, the Assessor may ask if it's OK to schedule a visit to look at your property (if you say yes, then do not let the Assessor in, you will probably lose the appeal 😞). Visits are fantastic ways to clarify property value
- The Assessors' office does a review and shares opinion with the rest of the Board. Together the Board makes the decision, and the appellant is notified mid-June.

The Appeals Process

- <https://www.burlingtonvt.gov/462/Property-Appeal-Procedures-Board-of-Asse>



- <https://burlingtonvt.portal.opengov.com/>
 - Appeals Deadline is 5/14 at 4PM!!!!
 - Also –you need an OpenGov Permitting and Licensing account. You can call the office if you need help 802-865-7114



Assessor
Property Value Grievance

[Explore](#)

Basis for Appeal

Property Type *

Single Family ▼

Parcel ID *

045-3-022-000

Assessor's Appraised Value *

502100

Owner's Opinion of Value *

455000

Does this property generate rental income from residential apartments? *

No ▼

Does this property generate commercial income? *

No ▼

Please describe the basis for appeal *

Error in Room Count on Property Record Card. But note this page asks questions the City already knows the answer to.

Attachments

Include any additional files with your submission. Any box marked "Required" is required to submit your application. Please note the maximum allowed file size for any upload is 250 MB.

Attachment	File	
Documentation to support the basis for your appeal Recent appraisal, sales history report or photo(s)	No file uploaded	Upload
Add attachment		

[< Back](#)

[Next >](#)

The Property Record Card

- <https://property.burlingtonvt.gov/>



Thank you! What
Questions Do you Have?