

NOTICE TO TAXPAYERS

Notice is hereby given in accord with 32 V.S.A. §4111 that the undersigned listers within and for the Town/City of LUNENBURG have this day completed the abstract of individual lists (abstract) of property owners as of the first day of April, 2026.

The listers have this same day lodged the abstract in the office of the clerk for the inspection of taxpayers.

On the 18th day of JUNE, 2026, at 2-6:00 a.m. (p.m.) the undersigned listers will meet at LISTER'S OFFICE (place), to hear appeals of taxpayers aggrieved by actions of the listers from whom timely grievances have been received.

To be timely, such grievance must be in writing and received by the close of business on the 18th day of JUNE, 2026.

At the close of grievance hearings, the listers shall make such corrections in the abstract as were determined upon hearing or otherwise.

Unless cause to the contrary is shown, the contents of said abstract will, for the tax year 2026, become the grand list of the town/city of each taxpayer named therein.

Signed at LUNENBURG in the County of ESSEX
this 4th day of JUNE, 2026.

Listers of the Town City of LUNENBURG

Rinda Magoni
Sonya Bowley

Listers shall post a copy of this notice in the town clerk's office and in at least four other public places in the town.

08/18/2026
02:54 pm

Lunenburg 2026 Billed Grand List
Form 411 - (Town code: 366)
Main District

*does not include
State Parcels
(Nemrc)*

Page 1 of 4
Owner

(Taxable properties only - State and Non-tax status properties are not listed below)

REAL ESTATE Category/Code	Parcel Count	Municipal Listed Value	Homestead Ed Listed Value	Nonhmstd Ed. Listed Value	Total Education Listed Value
Residential I R1	322	53,619,000	33,916,700	19,702,300	53,619,000
Residential II R2	199	55,010,000	31,004,800	24,005,200	55,010,000
Mobile Homes-U MHU	17	422,200	264,200	158,000	422,200
Mobile Homes-L MHL	73	7,466,700	3,319,900	4,146,800	7,466,700
Seasonal I S1	91	19,970,100	742,900	19,227,200	19,970,100
Seasonal II S2	79	14,456,100	72,700	14,383,400	14,456,100
Commercial C	11	1,219,800	176,200	1,043,600	1,219,800
Commercial Apts CA	1	592,400	0	592,400	592,400
Industrial I	2	673,500	0	673,500	673,500
Utilities-E UE	10	15,882,300	0	15,882,300	15,882,300
Utilities-O UO	0	0	0	0	0
Farm F	10	6,267,600	2,898,800	3,368,800	6,267,600
Other O	0	0	0	0	0
Woodland W	77	9,080,200	63,000	9,017,200	9,080,200
Miscellaneous M	100	5,901,000	196,400	5,704,600	5,901,000
Telecom TC	6	1,693,400	0	1,693,400	1,693,400
TOTAL LISTED REAL	998	192,254,300	72,655,600	119,598,700	192,254,300
P.P. Cable	0	0		0	0
P.P. Equipment	11	282,542			
P.P. Inventory	8	101,283			
TOTAL LISTED P.P.	19	383,825		0	0
TOTAL LISTED VALUE		192,638,125	72,655,600	119,598,700	192,254,300
EXEMPTIONS					
Veterans 10K 13/13		130,000	120,000	10,000	130,000
Veterans >10K		390,000			
Total Veterans		520,000	120,000	10,000	130,000
P.P. Contracts	0	0			
Contract Apprv VEPC	0/0	0	0	0	0
Grandfathered	0/0	0	0	0	0
Non-Apprv (voted)	0/0	0			
Owner Pays Ed Tax	0/0	0			
Total Contracts	0/0	0	0	0	0
FarmStab Apprv VEPC	0/0	0	0	0	0
Farm Grandfathered	0/0	0	0	0	0
Non-Apprv (voted)	0/0	0			
Owner Pays Ed Tax	0/0	0			
Total FarmStabContr	0/0	0	0	0	0
Current Use 106/106		10,237,200	1,936,000	8,301,200	10,237,200
Special Exemptions 4			0	1,962,800	1,962,800
Partial Statutory 0/0		0	0	0	0
Sub-total Exemptions		10,757,200	2,056,000	10,274,000	12,330,000
Total Exemptions		10,757,200	2,056,000	10,274,000	12,330,000
TOTAL MUNICIPAL GRAND LIST		1,818,809.25			
TOTAL EDUCATION GRAND LIST			705,996.00	1,093,247.00	1,799,243.00
NON-TAX	36	NON-TAX PARCELS ARE NOT INCLUDED ON THE 411			

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Form 411 - (Town code: 366)
Main District

Page 2 of 4
Owner

(Taxable properties only - State and Non-tax status properties are not listed below)

REAL ESTATE Category/Code	Parcel Count	Municipal Listed Value	Homestead Ed Listed Value	Nonhmstd Ed. Listed Value	Total Education Listed Value
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Status on Personal Property	
1) Has inventory been exempted by vote of town/city?	Yes____ No_XX_
2) Has machinery and equipment been exempted by vote of your town/city?	Yes____ No_XX_
3) If yes for #2, what portion is now exempt? (include percentage)	_____
4) If no for #2, please indicate below how your town/city is assessing business personal property (Place "X" by option used)	
a) at fair market value _XX_	b) at depreciated value _____
Summary of Adjustments to Taxable Values (Local Agreements Etc.)	
Approved (VEPC) Contracts/Exemptions	0
Grandfathered Contracts/Exemptions	0
Non-Approved (Voted) Contracts/Exemptions	0
Homestead Non-Approved (Voted) Contracts/Exemptions	0
Nonhmstd Non-Approved (Voted) Contracts/Exemptions	0
Municipal Contracts (Owner Pays Ed Tax)	0
Special Exemptions	1,962,800
Current Use (Use Value Appraisal Program)	10,237,200
Veteran Exemptions	130,000
Homestead Veteran Exemptions beyond 10K	360,000
Nonhmstd Veteran Exemptions beyond 10K	30,000
Partial Statutory Exemptions	0

STATUTE

The real property parcels listed below are exempt from the property tax under Vermont law. These parcels are included in the grand list book in accord with 32 VSA section 41.52 and subject to parcel payments under 32 VSA section 4041a. Payment can only be issues if complete and accurate information is provided. Do not include parcels subject to local agreements.

OWNER NAME	PARCEL ID	CATEGORY	PROPERTY DESCRIPTION	LOCATION	VALUE ESTIMATE
ALDEN BALCH LIBRARY	000100.000	C	PUBLIC LIBRARY & LOT		406,600
	10) 32 VSA § 3802(4)	3800(b)			
FONTAINE MARK	001047.000	R1	HOUSE & LAND		49,400
	8) 32 VSA § 5401(10)	(F)			
GILMAN TREATMENT SEWER PLANT	001069.002	C	BUILDINGS		196,800
	31) 24 VSA § 3683				
KINGDOM EAST SCHOOL DISTRICT	001069.001	C	GILMAN SCHOOL & LAND		2,548,600
	10) 32 VSA § 3802(4)	3800(b)			
KINGDOM EAST SCHOOL DISTRICT	034001.000	C	LUNENBURG SCHOOL & LAND		3,193,900
	10) 32 VSA § 3802(4)	3800(b)			
LUNENBURG CONGREGATIONAL CHURCH	000100.004	M	CONGREGATIONAL CHURCH		395,400
	9) 32 VSA § 3802(4):	3832(2)			
LUNENBURG GILMAN & CONCORD	001076.001	C	SENIOR CENTER & LOT		822,900
	9) 32 VSA § 3802(4):	3832(2)			
LUNENBURG METHODIST CHURCH	034000.001	C	LUNENBURG METHODIST CHURCH		638,600
	9) 32 VSA § 3802(4):	3832(2)			
LUNENBURG TOWN OF	000100.001	C	OLD TOWN HALL BY CHURCH		226,800
	6) 32 VSA § 3800(a)	27 VSA § 1151(3)			
LUNENBURG TOWN OF	000100.002	R1	TOWN OFFICES BUILDING		776,600
	8) 32 VSA § 5401(10)	(F)			
LUNENBURG TOWN OF	000100.003	C	TOWN SHED		964,800
	8) 32 VSA § 5401(10)	(F)			
LUNENBURG TOWN OF	000100.005	M	CEMETERY		7,800
	14) 32 VSA § 3802(7)	18 VSA §5317			
LUNENBURG TOWN OF	000100.006	M	CEMETERY		1,000
	14) 32 VSA § 3802(7)	18 VSA §5317			
LUNENBURG TOWN OF	001054.002	M	LAND		30,500
	8) 32 VSA § 5401(10)	(F)			
LUNENBURG TOWN OF	001069.003	M	GILMAN BALL FIELD		60,700
	8) 32 VSA § 5401(10)	(F)			
LUNENBURG TOWN OF	001087.001	C	ISAAC GILMAN MEMORIAL PAR		17,500
	8) 32 VSA § 5401(10)	(F)			
LUNENBURG TOWN OF	001091.001	C	LAND		37,100
	8) 32 VSA § 5401(10)	(F)			
LUNENBURG TOWN OF	001096.000	M	PARKING LOT		23,000
	8) 32 VSA § 5401(10)	(F)			
LUNENBURG TOWN OF	001099.002	C	GILMAN FIRE & RESCUE STAT		596,100
	8) 32 VSA § 5401(10)	(F)			
LUNENBURG TOWN OF	005038.001	M	BAPTIST HILL CEMETARY		1,700
	14) 32 VSA § 3802(7)	18 VSA §5317			
LUNENBURG TOWN OF	005042.002	C	FIRE DISTRICT #2 BUILDING		130,500
	30) 24 VSA § 3352				
LUNENBURG TOWN OF	015002.001	C	FIRE DISTRICT #1 BUILDING		68,700
	30) 24 VSA § 3352				
LUNENBURG TOWN OF	037013.001	C	FIRE DISTRICT #2 BUILDING		44,100
	8) 32 VSA § 5401(10)	(F)			
LUNENBURG TOWN OF	038000.000	C	GILMAN PARK & GAZEBO		37,200
	8) 32 VSA § 5401(10)	(F)			
LUNENBURG TOWN OF	200032.001	C	TRANSFER STA BUILDINGS		471,100
	8) 32 VSA § 5401(10)	(F)			
LUNENBURG TOWN OF	200084.000	R1	HOUSE GARAGE & LOT		41,800
	8) 32 VSA § 5401(10)	(F)			
MENKE AMELIA	200078.000	MHL	MOBILE HOME & LAND		69,400
	8) 32 VSA § 5401(10)	(F)			
POWERS CEMETARY	030002.001	M	PRIVATELY OWNED POWERS CE		400
	14) 32 VSA § 3802(7)	18 VSA §5317			
REV GEORGE L FOX MEMORIAL	036003.000	C	LAND & BUILDING		923,800
	9) 32 VSA § 3802(4):	3832(2)			
RS DEVELOPMENT GROUP LLC	001125.000	R1	HOUSE & LOT		14,300
	8) 32 VSA § 5401(10)	(F)			

TOTAL NUMBER OF EXEMPT PARCELS: 30

08/18/2026
02:54 pm

Lunenburg 2026 Billed Grand List
Special Exemptions Abstract
Main District: Listed in Parcel Order Main District

Page 4 of 4
Owner

Parcel	Exemption	Real Value	Assessment
SPAN			Special lessSpec. Exempt Exemption
037004.000 GILMAN HOUSING CORP 366-113-10411	Qualified Housing	592,400 CA Nonhmstd Homestead	79,300 513,100 0 0
001069.000 GILMAN RENEWAL LLC 366-113-10955	Solar	1,634,600 UE Nonhmstd Homestead	1561,100 73,500 0 0
002029.000 SOLAFLECT PROPERTIES III LLC 366-113-10548	Solar	323,400 UE Nonhmstd Homestead	161,200 162,200 0 0
200019.001 SOLAFLECT PROPERTIES I LLC 366-113-10862	Solar	297,200 UE Nonhmstd Homestead	161,200 136,000 0 0

Special Exemption Totals

Type	Homestead	Nonhomestead
Ski Lifts & Snowmaking	0	0
Whey Processing	0	0
Vermont Yankee	0	0
Qualified Housing	0	79,300
Solar	0	1,883,500
Wind	0	0
Other	0	0
Act 181	0	0
Total Real Prior to Exemptions	2,847,600	
Total Exemptions	0	1,962,800
Grand Lists After	0	884,800

We certify that the foregoing is a true abstract of the grand list of LUNENBURG for the year 2026.
Given under our hands at LUNENBURG on this 18th day of AUGUST in the year 2026.

Karen Danforth Linda Magoni
LISTERS

I hereby certify that I have examined the grand list for the year 2026 now on file and hereby certify this abstract in
accord with 32 V.S.A. 4183.

Attest: [Signature] TOWN CLERK
Date: 10/16/26

Section 5404(b) of Title 32 of the V.S.A. requires the following.

The clerk of a municipality, or the supervisor of an unorganized town or gore, annually
by August 15 shall transmit to the director, in electronic format prescribed by the
director, education and munici grand list data, including exemption information and grand
list abstracts.

If changes or additions to the grand list are made by the listers or other officials
authorized to do so after the transmission of the electronic grand list and abstract of
the grand list, such clerks shall forthwith certify the same to the director by

transmitting an updated electronic grand list book and electronic abstract of the grand list.
