Town of Pittsford Grand List
Form 411 - (Town code: 480)
Main District

(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	810	135,622,500	101,568,200	34,054,300	135,622,500
Residential II	R2	233	68,487,900	45,555,000	22,932,900	68,487,900
Mobile Homes-U	MHU	20	425,100	119,500	305,600	425,100
Mobile Homes-L	MHL	87	9,557,300	6,203,100	3,354,200	9,557,300
Seasonal I	S1	13	1,083,600	94,700	988,900	1,083,600
Seasonal II	S2	10	1,178,900	0	1,178,900	1,178,900
Commercial	C	65	21,627,000	1,328,000	20,299,000	21,627,000
Commercial Apts	CA	5	2,337,900	324,500	2,013,400	2,337,900
Industrial	I	3	62,841,700	0	62,841,700	62,841,700
Utilities-E	UE	8	33,463,454	0	33,463,454	33,463,454
Utilities-O	UO	1	622,000	0	622,000	622,000
Farm	F	14	5,336,900	2,508,300	2,828,600	5,336,900
Other	O	0	0	0	0	0
Woodland	W	27	4,692,600	1,453,500	3,239,100	4,692,600
Miscellaneous	M	160	11,931,600	4,367,000	7,564,600	11,931,600
TOTAL LISTED REAL		1,456	359,208,454	163,521,800	195,686,654	359,208,454
P.P. Cable		1	1,054,600		1,054,600	1,054,600
P.P. Equipment		121	37,104,000			
P.P. Inventory		0	0			
TOTAL LISTED P.P.		122	38,158,600		1,054,600	1,054,600
TOTAL LISTED VALUE			397,367,054	163,521,800	196,741,254	360,263,054
EXEMPTIONS						
Veterans 10K		21/20	210,000	140,000	60,000	200,000
Veterans >10K			630,000			
Total Veterans			840,000	140,000	60,000	200,000
P.P. Contracts		0	0			
Contract Apprv VEPC		0/0	0	0	0	0
Grandfathered		0/0	0	0	0	0
Non-Apprv(voted)		1/1	16,500			
Owner Pays Ed Tax		0/0	0			
Total Contracts		1/1	16,500	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		79/79	8,912,000	2,045,200	6,866,800	8,912,000
Special Exemptions		8		0	6,008,900	6,008,900
Partial Statutory		1/1	74,300	0	74,300	74,300
Sub-total Exemptions			9,842,800	2,185,200	13,010,000	15,195,200
Total Exemptions			9,842,800	2,185,200	13,010,000	15,195,200
TOTAL MUNICIPAL GRAND LIST			3,875,242.54			
TOTAL EDUCATION GRAND LIST				1,613,366.00	1,837,312.54	3,450,678.54
NON-TAX			47 NON-TAX PARCELS ARE NOT INCLUDED ON THE 411			

(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

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	16,500
Homestead Non-Approved (Voted) Contracts/Exemptions	0
Nonhmstd Non-Approved (Voted) Contracts/Exemptions	16,500
Municipal Contracts (Owner Pays Ed Tax)	0
Special Exemptions	6,008,900
Current Use (Use Value Appraisal Program)	8,912,000
Veteran Exemptions	200,000
Homestead Veteran Exemptions beyond 10K	420,000
Nonhmstd Veteran Exemptions beyond 10K	180,000
Partial Statutory Exemptions	74,300

DATE VOTED	PARCEL ID	NAME	CAT. CODE	BEGINNING DATE	ENDING DATE	STATUTE TITLE	CODE VALUE BEFORE EXEMPTION	CONTRACT AMOUNT	ASSMT LESS CONTRACT
04/01/19	1682.	PITTSFORD HISTORICAL SOCI	M	04/01/19	03/31/24	3840	16,500	16,500	0
	480-151-11068						Nonhomestead	16,500	0
								------,---	
	Non-Approved (Voted) Contracts/Exemptions							16,500	
/ /	1805.	PROCTOR TOWN OF	M	/ /	/ /		132,500	74,300	58,200
Partial	480-151-11634						Nonhomestead	74,300	58,200
								------,---	
	Non-Taxable Church Etc							74,300	

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
	STATUTE				
BAPTIST CEMETERY	1720.	M	CEMETERY-1.0 AC	420 US ROUTE 7	1,500
	14) 32 VSA § 3802(7) 18 VSA §5317				
EAST PITTSFORD CEMETERY ASSOC	1719.	M	CEMETERY-.57 AC	19 CHITTENDEN RD	57,100
	14) 32 VSA § 3802(7) 18 VSA §5317				
MACLURE LIBRARY ASSOC	1721.	C	LIBRARY AND .18 AC	840 ARCH ST	512,300
	11) 22 VSA § 109: 32 VSA § 3802(4): 3800				
NORTHEAST DISTRICT OF THE WESLEYAN	1883.	R1	CHURCH AND .48 AC	3325 US ROUTE 7	287,600
	9) 32 VSA § 3802(4): 3832(2)				
OTTER VALLEY UNION UNIFIED SCHOOL D	1683.	C	PRE-SCHOOL AND 37.5 AC	164 CAVERLY RD	189,400
	10) 32 VSA § 3802(4) 3800(b)				
OTTER VALLEY UNION UNIFIED SCHOOL D	1708.	C	SCHOOL, GYM, HOME AND 6.0	3447 US ROUTE 7	4,383,100
	10) 32 VSA § 3802(4) 3800(b)				
PITTSFORD CEMETERY ASSOC	1718.	M	CEMETERY-15.10 AC	3347 US ROUTE 7	23,300
	14) 32 VSA § 3802(7) 18 VSA §5317				
PITTSFORD CONGREGATIONAL CHURCH	1709.	C	CHURCH, HOME AND 15.67 AC	121 VILLAGE GREEN	672,900
	9) 32 VSA § 3802(4): 3832(2)				
PITTSFORD HISTORICAL SOCIETY	1713.	C	HISTORICAL AND .23 AC	3399 US ROUTE 7	159,100
	6) 32 VSA § 3800(a) 27 VSA § 1151(3)				
PROCTOR TOWN SCHOOL DISTRICT	1850.	M	16.89 AC BALL FIELD	243 VT ROUTE 3	72,900
	10) 32 VSA § 3802(4) 3800(b)				
ROMAN CATHOLIC DIOCESE	1712.	C	RECTORY, COMM BLDG AND 4.	2890 US ROUTE 7	774,100
	9) 32 VSA § 3802(4): 3832(2)				
ROMAN CATHOLIC DIOCESE	1826.	M	CEMETARY-6.6 AC	45 ARCH ST	102,400
	14) 32 VSA § 3802(7) 18 VSA §5317				
RUTLAND COUNTY HUMANE SOCIETY	1716.	C	ANIMAL SHELTER AND 17.2 A	765 STEVENS RD	679,000
	17) 32 VSA § 3802(15)				
ST ALPHONSUS LIGUORI CHARITABLE TRU	1822.	C	CHURCH AND .39 AC	34 ARCH ST	567,000
	9) 32 VSA § 3802(4): 3832(2)				
TOWN OF PITTSFORD	0219.	R1	LAND 1.9 AC	2371 WEST CREEK RD	51,400
	8) 32 VSA § 5401(10) (F)				
TOWN OF PITTSFORD	1127.	M	4.47 AC	574 ORCHARD HILL	68,700
	8) 32 VSA § 5401(10) (F)				
TOWN OF PITTSFORD	1518.	M	.04 AC	2 SHADOW LN	600
	8) 32 VSA § 5401(10) (F)				
TOWN OF PITTSFORD	1679.	M	2.3 AC	25 ELM ST	22,800
	8) 32 VSA § 5401(10) (F)				
TOWN OF PITTSFORD	1680.	M	13.9 AC	109 PLAINS RD	37,400
	8) 32 VSA § 5401(10) (F)				
TOWN OF PITTSFORD	1684.	C	TOWN OFF BLDG AND 2.11 AC	426 PLAINS RD	506,900
	8) 32 VSA § 5401(10) (F)				
TOWN OF PITTSFORD	1685.	M	.06 AC	31 SHADOW LN	700
	8) 32 VSA § 5401(10) (F)				
TOWN OF PITTSFORD	1687.	M	.06 AC	3 BEECH ST	700
	8) 32 VSA § 5401(10) (F)				
TOWN OF PITTSFORD	1690.	M	.8 AC	328 US ROUTE 7	25,400
	8) 32 VSA § 5401(10) (F)				
TOWN OF PITTSFORD	1692.	M	.12 AC	1 SHADOW LN	900
	8) 32 VSA § 5401(10) (F)				
TOWN OF PITTSFORD	1701.	M	.86 AC	4 SHADOW LN	1,600
	8) 32 VSA § 5401(10) (F)				
TOWN OF PITTSFORD	1707.	C	TRANSFER STATION AND 16.1	499 DEPOT HILL RD	89,900
	8) 32 VSA § 5401(10) (F)				
TOWN OF PITTSFORD	1715.	C	BLDG AND 1.9 AC	256 ARCH ST	114,700
	8) 32 VSA § 5401(10) (F)				
TOWN OF PITTSFORD	1717.	C	FIRE STA, TWN GARAGE AND	150 PLEASANT ST	229,500
	8) 32 VSA § 5401(10) (F)				
TOWN OF PITTSFORD	1722.	M	FLORENCE RESERVOIR-.28 AC	168 WEST CREEK RD	767,000
	8) 32 VSA § 5401(10) (F)				
TOWN OF PITTSFORD	1723.	M	REC AREA-100.42 AC	223 RECREATION RD	215,800
	8) 32 VSA § 5401(10) (F)				
TOWN OF PITTSFORD	1724.	C	WATER PLANT AND 2.7 AC	305 ARCH ST	1,568,500
	8) 32 VSA § 5401(10) (F)				
TOWN OF PITTSFORD	1750.	M	4.02 AC	159 PLAINS RD	56,700
	8) 32 VSA § 5401(10) (F)				

OWNER NAME	PARCEL ID STATUTE	CATEGORY	PROPERTY DESCRIPTION	LOCATION	VALUE ESTIMATE
TOWN OF PITTSFORD	1815. 8) 32 VSA § 5401(10)	M (F)	PUMP BLDG AND 31.07 AC	169 WEST CREEK RD	69,100
TOWN OF PITTSFORD	1825. 8) 32 VSA § 5401(10)	C (F)	PUMP STATION AND .04 AC	26 ELM ST	100
TOWN OF PITTSFORD	1827. 8) 32 VSA § 5401(10)	M (F)	.5 AC-OLD TOWN DUMP	1 VT ROUTE 3	1,000
TOWN OF PITTSFORD	1874. 8) 32 VSA § 5401(10)	M (F)	TOWN PUMP HOUSE	2239 US ROUTE 7	8,700
TOWN OF PITTSFORD	1896. 8) 32 VSA § 5401(10)	C (F)	HAUNTED HOUSE AND 5A	20 CAVERLY RD	75,300

TOTAL NUMBER OF EXEMPT PARCELS: 37

Parcel SPAN	Exemption	Real Value		Assessment Special Exempt	less Spec. Exemption
1940. DRC SOLAR LLC 480-151-11915	Solar	622,000 UO	Nonhmstd	622,000	0
			Homestead	0	0
0956. LANCASTER POLLARD MORTGAGE CO 480-151-10956	Qualified Housing	1,424,100 UE	Nonhmstd	142,400	1281,700
			Homestead	0	0
1898. OTTER VALLEY SOLAR FARM LLC 480-151-11807	Solar	2,140,300 UE	Nonhmstd	2140,300	0
			Homestead	0	0
1944.1 PICO VIEW GLC SOLAR LLC 480-151-11945	Solar	622,000 C	Nonhmstd	622,000	0
			Homestead	0	0
1932. PITTSFORD CORNHILL GLC SOLAR LLC 480-151-11863	Solar	622,000 UE	Nonhmstd	622,000	0
			Homestead	0	0
1945.1 PITTSFORD FURNACE BROOK GLC 480-151-11946	Solar	622,000 C	Nonhmstd	622,000	0
			Homestead	0	0
1887. PITTSFORD GLC SOLAR LLC 480-151-11793	Solar	567,400 UE	Nonhmstd	567,400	0
			Homestead	0	0
1894. WILBER SOLAR 500 LLC 480-151-11803	Solar	670,800 UE	Nonhmstd	670,800	0
			Homestead	0	0

Special Exemption Totals

Type	Homestead	Nonhomestead
Ski Lifts & Snowmaking	0	0
Whey Processing	0	0
Vermont Yankee	0	0
Qualified Housing	0	142,400
Solar	0	5,866,500
Wind	0	0
Other	0	0
Total Real Prior to Exemptions	7,290,600	
Total Exemptions	0	6,008,900
Grand Lists After	0	1,281,700

Exempt Exemption

We certify that the foregoing is a true abstract of the grand list of Pittsford for the year 2024.
Given under our hands at Pittsford on this 30th day of May in the year 2024.

Lisa J Wight, Assessor LISTERS

I hereby certify that I have examined the grand list for the year 2024 now on file and hereby certify this abstract in accord with 32 V.S.A. 4183.

Attest Helen E. McKinley TOWN CLERK
Date: May 30, 2024

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.

LISTER'S RECORD OF NOTICES POSTED

We hereby certify that the Notices to Taxpayers of the time and place of holding the Grievance Meeting for 2024 and in the form as set forth on the opposite page were signed by us this day duly posted in the Town/City Clerk's Office and in four other public places in said Town/City of Pittsford to wit:

1. Town/City Clerk's Office
2. Town Library / Maclure
3. Pittsford Post Office
4. Florence Post Office
5. Keith's

Dated at Pittsford in the County of Rutland
this 30th day of May A.D. 2024.

Listers of the Town/City of:

Pittsford

CERTIFICATE

We hereby certify that, according to our best knowledge, information and belief, we have hereinbefore set down the names of all persons, co-partnerships, associations and corporations subject to taxation in the Town/City of Pittsford on the first day of April 2024; the listed valuation of all taxable real and personal estate belonging to each person, co-partnership, associations and corporations hereinbefore named on said last mentioned date, which is subject to taxation herein.

We also certify that the foregoing pages have been prepared by us as an abstract of the individual lists of the taxpayers within the Town/City of Pittsford to be lodged in the office of the Clerk, thereof, agreeably to Title 32, Vermont Statutes Annotated, Section 4111.

Given under our hands at Pittsford in the County of Rutland on this 30th day of May, 2024.

Assessor

Listers of the Town/City of:

Pittsford

NOTICE TO TAXPAYERS

Agreeably to the provisions of Title 32, Vermont Statutes Annotated, Section 4111, notice is hereby given that the undersigned listers within and for the Town/City of P. Hsford have this day completed the abstract of property owners as of the first day of April, 2024. The listers have this same day lodged the abstract in the office of the clerk for the inspection of taxpayers.
On the 20th day of June 2024, at 10 (a.m)/p.m. the undersigned listers will meet at Town Hall (place), to hear appeals of the 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 (postmarks not accepted) by 19th day of June 2024.
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 2024, become the grand list of the town/city of each taxpayer named therein.

Signed at P. Hsford, in the County of Rutland
This 30th day of May 2024.

Listers of the Town/City of:

P. Hsford

TOWN/CITY CLERK'S CERTIFICATE

Pittsford Town/City Clerk's Office

I hereby certify that the foregoing abstract of individual lists of taxpayers in this town/city, namely the foregoing portion of this book including the aforesaid certificate and notice, was by the listers within the foresaid town/city this 30 day of May 2024 at 3 o'clock and 15 minutes in the afternoon noon lodged in this office for the inspection of taxpayers.

Attest:

Julie E McKinley
Town/City Clerk

LISTER'S OATH

I do solemnly swear (or affirm) that according to my best knowledge, information and belief the foregoing list contains a true statement of the listed valuation of all taxable real and personal estate, taxable within the Town/City of Pittsford.

So help me God (or "under the pains and penalties of perjury").

Lisa J Wright

Assessor

~~Listers~~ of the Town/City of:

P. Hsford

STATE OF VERMONT
Rutland, County, ss.

At Pittsford on this 30 day of May 2024, personally appeared

Lisa J. Wright

and each took and subscribed the foregoing oath.

Before me,

Helen E McKinlay.

Town/City Clerk - Notary Public
Justice of the Peace

FAILURE TO COMPLY WITH ABOVE MAKES THIS GRAND LIST NULL AND VOID, FILL DATES, INCLUDING YEAR. 32 VSA section 4151.

Feb. 2025

CERTIFICATE - NO APPEAL OR SUIT PENDING

We hereby certify that on this date, (NO EARLIER THAN THE FIRST TUESDAY OF FEBRUARY FOLLOWING THE LODGING OF THE GRAND LIST) there are no appeals pending from the action of the listers nor suits to recover taxes paid under protest.

Under the provisions of 32 VSA, section 4157, from this date on when offered in evidence in any court in this state, this list shall be received as a legal Grand List and its validity shall not be put in issue by any party to any action in any hearing or trial in any court.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Selectmen or Mayor Listers or Assessors

Attested this 30 day of May 2024.

Lisa E. McKinlay
Town/City Clerk