

# PROPERTY VALUATION ALERT

This Property Valuation Alert is published by our Property Valuation Department. Please feel free to contact any of the members of the department for more information.

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## Dear Clients and Friends:

As many of you know, the municipal real property revaluation cycle has been in flux over the past few years as many cities and towns took advantage of legislative grace to postpone revaluations. Now that opportunities for postponement have passed, our research indicates that the **municipalities listed on the reverse side of this notice** are conducting revaluations effective October 1, 2007.

Property owners should have received a revaluation notice containing the proposed new assessment.

If your informal discussions/efforts to obtain a fair value have not succeeded, the deadline for formally protesting an assessment to a municipality's board of assessment appeals is February 20, 2008, although some communities may extend the date to March 20, 2008. Appeal forms will be available at the assessor's office as the deadline approaches. The protest is mandatory in order to file a Superior Court tax appeal. As part of the protest, an owner is required to state an opinion of the fair market value of the property. Great care should be taken in completing the protest application so as not to compromise any appeal rights.

Hearings are usually conducted in March and April. A written notice must be mailed to the taxpayer within one week of the Board's decision. Boards of assessment appeals may opt to decline a hearing for commercial property assessed above \$500,000.

If an owner is not satisfied with the board's decision, the next and final remedy is an appeal to Superior Court. The deadline date for appealing to Superior Court is two months from the date the board's decision is postmarked. The case is heard by a judge without a jury.

Should you require assistance at any step in this process, the attorneys and paralegals of Pullman & Comley's Property Valuation Department have substantial depth and breadth of experience in this field.

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## 2007 Revaluations

|              |               |
|--------------|---------------|
| Ansonia      | Middletown    |
| Ashford      | Naugatuck     |
| Berlin       | New Britain   |
| Bethel       | Newtown       |
| Bozrah       | North Canaan  |
| Bristol      | Preston       |
| Canaan       | Ridgefield    |
| Cromwell     | Roxbury       |
| Danbury      | Simsbury      |
| Eastford     | Southbury     |
| East Haddam  | South Windsor |
| East Windsor | Sterling      |
| Farmington   | Stonington    |
| Glastonbury  | Warren        |
| Goshen       | Waterbury     |
| Granby       | Waterford     |
| Guilford     | Wilton        |
| Killingly    | Winchester    |
| Madison      |               |

