

Why is our town undergoing a revaluation now?

1. To secure a more equitable distribution of the taxes.
2. To bring the assessment values up to date.
3. To comply with all applicable state statutes. Revaluation is not intended to raise taxes; its purpose is to value all properties by the same standard at the same point in time. Taxes are inconsequential to the revaluation process.

The State of Connecticut, under Section 12-62 of the General Statutes, requires that each town conduct a revaluation every five years. The purpose of a revaluation is to eliminate any assessment inequities that may have developed since the implementation of the previous 2020 revaluation. A revaluation ensures fairness and equity in the collection of revenue for Town services. The assessment remains unchanged until the next revaluation cycle when town-wide market values are re-estimated.

What exactly is a revaluation?

A revaluation can be defined as a scheduled update of our town's Real Property values. It consists of appraising the value of all real property using recent sales of comparable property and building costs. All residential, commercial, apartments, industrial, vacant land, churches, school buildings, and all other real estate will be valued.

How does the Town perform a revaluation?

Most people are familiar with what is commonly called a "bank appraisal" especially if they have gone through a re-finance of their home. Most people also assume the Revaluation Company will use the same procedure. Although the basic appraisal principles are the same and the results similar, the process is different. In a Revaluation, the value of your property is based on an analysis of the entire North Branford real estate market from October 1, 2023, to and including October 1, 2024. The sales data is utilized to create prices for each property characteristic, such as property type, size, quality of construction, and age of improvements.

What is market value?

The Appraisal Institute defines market value as “the most probable price, as of a specified date, for which the specified property should sell after a reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.” Sales such as foreclosures and family sales are not considered to be “arms-length” or market transactions.

Who determines the value of my property?

People buying and selling houses establish the Market Value. However, a specific property sales transaction would not be the sole determination of your property value. The value of your property is based on the analysis of sales for similar types of property in the entire marketplace. All verifiable sales are used as guidelines. The Assessor does what a prospective buyer would do: examine all the features of a property before applying value. The assessment is 70% of the market value.

Isn't fair market value what I paid for my house?

Not necessarily. For a variety of reasons, some people will pay more than fair market value for their property. Others may have bought their property for a bargain price...like from a family member or from a bank, and others may have purchased the property years ago when prices and values were different. All sales are evaluated for legitimacy to ensure fairness. The true test is what your property is worth on October 1, 2024, in comparison to other comparable properties.

How will I know if my assessment is equitable?

Compare your property to comparable properties that sold in the previous year, your value should be comparable with these sale prices. Remember, very few properties are exactly alike. Your value should be comparable, but it will rarely be the same as a similar property.

How and when will this revaluation affect my taxes?

Taxes raise revenue the town requires to maintain operational and to provide critical services and infrastructure such as police services, fire services, schools, roads, and road construction. Revaluation does not necessarily have an impact on your taxes. For example, if the Grand List increases and our town continues to operate with the same budget as the prior year, the mill rate would decrease. Since the new mill rate will not be established until the budgetary process has been completed in May of 2025, it is not possible to estimate your new tax bill at this time.

When will I be notified of my new value?

The revaluation company will mail assessment notices in the fall of 2024.

After I receive my notice in November of 2024, what can I do if I disagree with my new assessed value?

An assessment appeal is not a complaint about taxes or how much your assessment has changed. It is an attempt to prove that your property's estimated market value is inaccurate or unfair based on *recent sales of comparable properties*. Your change notice will include language to set up an informal hearing with the Revaluation Company. At your informal hearing, revaluation staff will be available to explain the procedures used to value your property. If you are not satisfied with the results of that hearing, the Board of Assessment Appeals will be meeting in the Spring of 2025 to hear all revaluation appeals. Your final appeal is before the courts under Section 12-117a of the General Statutes. Please remember, always feel free to contact our assessor at any time!