



TOWN OF SOUTHBURY

BOARD OF ASSESSMENT APPEALS

501 Main Street South
Southbury, Connecticut 06488

A Guide to the Assessment Appeals Process

In the event you believe you have been assessed incorrectly or unfairly, Connecticut Statute affords you the opportunity to be heard by the Board of Assessment Appeals. The following suggestions may help you through the appeals process.

Real estate, personal property and motor vehicle assessment appeals are heard annually. Hearings are held in March for real estate, personal property and motor vehicle supplemental, September for motor vehicles. An application to be heard must be filed with the Assessor's office by Feb. 20th. You will be notified by mail as to when and where you should appear. Once you know the time and place of your hearing, we ask that you be on time. You will have approximately ten minutes to present your case. It is your responsibility to provide truthful, pertinent information and documentation to back it up. The Assessor's office can guide you as to what is required.

Real estate assessments are calculated based on the most recent valuation of your property. This occurs every five years in CT, the last being Oct 1, 2012. Your evidence (comparable valuations, photographs, etc.) must reflect this date. **Again, the assessment is based on the value from Oct. 1, 2012 - not today's value. The next revaluation will be Oct. 1, 2017. Your assessment today will not change due to market fluctuations.**

The Board will review your evidence and come to a decision shortly after your hearing. You will be notified by mail as to the result. Our decisions are final and binding for one year. If dissatisfied with the Board's determination, you may present your case to the Connecticut Superior Court.

Finally, the Board of Assessment Appeals' is an independent board consisting of all volunteer members. We are not paid by the Town of Southbury, and we do not work for or represent the Tax Assessor or Tax Collector. Our purpose is to review your assessment and make subsequent adjustments as deemed necessary. All appellants will be treated fairly and impartially. You can expect to be treated respectfully, and we ask that you do the same in return. The Board of Assessment Appeals process exists to ensure we all pay our fair share. Looking forward to serving you.

Thank you,
Chairman
Board of Assessment Appeals