

Property Tax Guidelines Connecticut

Important Dates

<i>Valuation Date</i>	October 1st of reassessment
<i>Tax Bills Due</i>	1st half installment – August 1st 2nd half installment – February 1st
<i>Assessment Cycle</i>	Every five years
<i>Valuation Notice</i>	Issued in October through January. Assessment increase notices mailed by February 1st.
<i>Appeal Deadline</i>	Typically February 20th. Towns can request an extension through March 20th.



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Who is assessing?

Town Assessor's Office

How is the assessed value determined?

The assessed market value should be determined through the income approach, sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

What are the levels of appeal?

Board of Assessment Appeals
Superior Court

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