

# TOWN OF NORFOLK

## 2018 REVALUATION

This information, prepared by the Assessor's Office, has been designed to answer some of your questions concerning the October 1, 2018 Revaluation of real estate.

In April 2018, representatives from Appraisal Resource Group, Inc. will begin the first phase of the Revaluation project including inspections all real estate properties, including taking a photograph of the exterior of each building. Work will continue throughout the Fall with notices of reassessments being mailed in November. At that point, you may make an appointment with a representative from ARG to discuss your valuation. If you disagree with your reassessment at that point, you may file an application with the Board of Assessment Appeals. Further information regarding that process will be included in your reassessment notice.

### **REVALUATION:**

**Connecticut law requires** all real estate to be revalued for assessment purposes every five years. Non-compliance with Connecticut law results in a 10% penalty applied to state grants to the Town of Norfolk.

**Revaluation is** a process that involves the reappraisal of all real estate in town. All properties are valued by the same standards at the same point in time.

**Result of revaluation** is uniformity in property valuations to assure all property owners are paying their fair share of real estate taxes. It does not result in more overall taxation. The purpose of revaluation is not for the town to raise more taxes.

**Responsibility** for final determination of value remains with Norfolk's State Certified Assessor.

### **ASSESSMENT:**

**Assessment is** 70% of the fair market value; this percentage rate is set by the State of Connecticut.

**Fair market value is** defined as the price established between a willing buyer and a willing seller taking into consideration all the uses to which a property is adapted. Think in terms of what your property would probably sell for as of October 1, 2018.

**Who determines fair market value?** The buyers and sellers of real property in Norfolk determine the fair market values.

**How is fair market value applied to property that is not for sale?**

All recent qualified sales of real property in Norfolk are analyzed as a part of the revaluation. “Qualified” sales are those verified with the new owner to ascertain that the sale is “arms-length” and that no extenuating circumstances affected the actual sales price. A model is then created from that research and applied to all parcels within the town.

**When can I learn what my taxes will be?**

Until a total Grand List including all new values (real estate, motor vehicles and personal property) is completed AND a new budget is adopted, the tax rate cannot be determined by the Board of Finance. In addition, the new Town budget and the mill rate are not adopted until May 2019. Please do not use last year’s mill rate to calculate your next tax bill, the new mill rate will be adjusted.

**When will the new Assessments be effective?**

The updated assessments will create the October 1, 2018 Grand List. The tax bill you receive in July of 2019 will be based on your new assessment.

**How are Tax Rates established?**

The tax rate (mill rate) is established by dividing the approved Town budget by the net Grand List (the net assessed value of all taxable property). The tax rate usually changes each year because the budget and Grand List change each year.

**When and how will I receive my new assessment?**

You will be notified by mail by the end of November 2018.

**What can I do if I think it is wrong?**

If you believe your appraisal is in excess or deficit of fair market value, the first step is to schedule a hearing with a representative from Appraisal Resource Group, the company hired to assist in this revaluation. Hearings will be held, by appointment, at the Norfolk Town Hall. Instructions and a phone number to schedule your hearing will be included with the notice of assessment mailed to you. If you wish to schedule a hearing, please promptly schedule your appointment with ARG as their schedules will be determined by the number of hearings requested.

**What is an informal hearing?**

This is the proper time and place to correct any errors. A Hearing Officer will review your property card with you and adjustments may be made if justified. If a discrepancy exists which requires an inspection, a review of your property will be made. In some cases, where factual evidence is presented, adjustments can be made without further review.

**What is considered factual evidence?**

Documents that will support your position can be but are not limited to deed restrictions, photographs, recent sales of comparable properties in your area, or a recent professional appraisal effective prior to October 1, 2018.

**What if I still disagree with the assessment?**

You may file an application with the Board of Assessment Appeals. Applications will be available from the Assessor's Office or online at [www.norfolkct.org](http://www.norfolkct.org) under "Board of Assessment Appeals". A formal hearing will then be scheduled. At these meetings legal counsel is not required. Any evidence you have that may affect your Assessment should be presented. The final step in the appeal process, should you still disagree with the assessed value, is to appeal to the courts under Section 12-117a of the Connecticut General Statutes (provided you have made an appeal to the Board of Assessment Appeals).

**Must I pay my taxes if I choose to appeal?**

Yes, you should pay your taxes to avoid interest being added and to avoid lien fees. Court costs, including attorney's fees may be applied if your non-payment is referred to collection. Keep in mind that any overpayment found by the court in your appeal will be refunded.

**What about the elderly who may be on fixed incomes or situations where special exemptions might occur?**

The Assessor is required by law to assess property and not the people who own it. As sympathetic as the Assessor may be, state law does not permit the Assessor to take matters of hardship into consideration.

There are, however, two state statutes (12-129b & 12-170d) which may provide tax relief for qualifying low income residents over the age of 65 or totally disabled. Other statutes provide exemptions for those who are veterans, disabled or blind. If you are now receiving an exemption it will be automatically be applied to your tax bill. You may consult with the Assessor about your qualification for certain tax relief programs or exemptions.

**Still have questions?**

**Please call or visit the Assessor's Office at 860-542-5287 daily until 12:00pm  
or email [norfolkassessor@yahoo.com](mailto:norfolkassessor@yahoo.com).**