

## Board of Assessment Appeals

October 1, 2011 Grand List

### Fact Sheet

Members of the Board of Assessment Appeals are appointed by the West Hartford Town Council and empowered by CGS § 12-211 to review property assessments.

- Your Appeal must be based on the market value of the property as of October 1, 2011, the date of the last Town property revaluation.
- Under state law, The Board is to determine if the Market Value of your property was correctly arrived at by the Assessor.
- You should come prepared to explain why you believe the market value of your property, as determined by the Assessor, is incorrect. Please provide any evidence that you believe shows that a lower or higher market value is more appropriate. For example, you may wish to provide the Board with comparable sales in your neighborhood.
- The Board is only authorized to change an assessment if the market value placed on the property by the Assessor is deemed too high or too low. No other factors, such as personal situations, can be taken into consideration.
- The Board has the authority to either decrease or increase your assessment.
- The assessment of your property is only one piece of information used to calculate your tax bill. The other piece is the mill rate which is to be decided by the Town Council, spring 2012.
- The Board can not tell you how much your tax bill will be on July 1, 2012.
- At your hearing:

Tell the Board why you believe the Market Value of your Real Estate as of October 1, 2011 as determined by the Assessor is wrong.

Give the Board evidence that will indicate a different value is more appropriate.

- The hearing is not a forum to discuss the Town budget or taxes.