**Board of Assessment Appeals Application**

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| Pursuant to P.A. 95-283 of the State of Connecticut, an application to appeal an assessment must be filed: on or before February 20, 2024. **Highlighted sections must be completed**. The Board of Assessment Appeals does not have to give a hearing date to incomplete applications. Please print or type. | Applications may be sent to:  Board of Assessment Appeals  415 Route 169  Woodstock, CT 06281 |

**Application to Appeal**

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| --- | --- | --- | --- |
| **Property Owner** | **Grand List of: List No.** | | |
| **Name** | **Property Description** | | |
| **Address** | **No. & Street** | | |
| **City/State/Zip** | **Map/Lot:** | | |
| **Appellant** | **Property Type:** *(circle one)* **Real Personal** | | |
| **Name** | **Reason for Appeal:** *(Please attach any additional information)* | | |
| **Address** |  | | |
| **City/State/Zip** |  | | |
| **Correspondence & Contact** |  | | |
| **Name** | **Appellant’s estimate of Value:** | | |
| **Address** |  | | |
| **City/State/Zip** | **Signature of Property Owner or agent** | | **Date** |
| **Phone No.** |  | |  |
| **eMail:** |
| **Board of Assessment Appeals has scheduled an appointment** | **Date** | **Time** | **Place** |
|  |  |  |

**Appeal Results Summary**

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| --- | --- | --- |
| **Assessments** | **Grand List** | **Board of Assessment Appeals** |
| Land |  |  |
| Building |  |  |
| Miscellaneous |  |  |
| Total |  |  |
| Personal Property |  |  |

Board of Assessment Appeals:

X\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ X\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

X\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date of Board Decision \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Pursuant to Sec. 12-117a of the Connecticut General Statutes you may appeal this BOAA decision to the Superior Court within two months from the date this notice was mailed.

**Appealing the assessed value of your property:**

Please fill out the paperwork carefully and submit it before the deadline. You must indicate clearly what you think the value of the property is, and why your valuation is different than the figure the town arrived at.

Understand how the town arrived at its figure and how your valuation differs, and be prepared to explain this to the Board of Assessment Appeals (BOAA). Get a copy of your “card”, the data file the town has which shows the acreage, square footage, condition, outbuildings,and so forth. Confirm that everything is accurate. Factual errors are the easiest basis for appeal.

Real estate is revalued for tax purposes at least every 5 years. All real estate is valued at the same time so that prevailing market conditions are applied equally to all property. When appealing, you must be able to show evidence of the value of your property at the time of the last town-wide revaluation. Property values may have changed in the intervening months / years, but the pertinent question is whether the valuation was done properly at the time of the applicable revaluation. An independent appraisal may not be adequate evidence if it is not dated for the same period as the revaluation.

**See Also:**

[**https://cga.ct.gov/2014/rpt/pdf/2014-R-0280.pdf**](https://cga.ct.gov/2014/rpt/pdf/2014-R-0280.pdf)

[**https://www.cga.ct.gov/2018/rpt/pdf/2018-R-0309.pdf**](https://www.cga.ct.gov/2018/rpt/pdf/2018-R-0309.pdf)