

## Connecticut Property Revaluations in 2021

Every five years Connecticut goes through a revaluation period to equalize inequities caused by the market and estimate the current fair market value. 2021 is a revaluation year for 35 counties. This, by design, ensures that all classes of property owners are paying their fair share of the tax burden.

For property holders, revaluation is important as it is directly linked with their ability to pay taxes and future taxation is done based on this assessment. If their property is assessed to have more value than in previous years, property owners are at risk of increase property tax bills. In Connecticut, notices of value are generally issued in November and December of the revaluation year. After you get the notice there is usually a short time period to review the assessment with the revaluation company before they finalize the Grand List. The appeal deadline is always February 20th of the year following the revaluation (i.e. for the 2021 Grand List Revaluation the formal appeal deadline will be 2/20/2022), unless the town extends the deadline 30 days, making it March 20, 2022. Tax Values are expected to rise at least 10 percent for this revaluation as the last revaluation was done in 2016.

Do not risk an increase in your property's value or a delayed appeal in 2021. Paradigm Tax Group has an experienced team that can help you navigate the revaluation process before the actual assessment is issued by reviewing the existing properties and their market values. We encourage our customers to consult with our experts before assessment notices are issued given the small window of time to file an appeal. Paradigm will work with you to help revalue the entirety of your affected portfolio by submitting an appeal and by providing evidence to ensure that an error has been occurred by the assessors of the property. Our expert tax consultants are put their extensive experience and resources to work on your behalf to make sure your property taxes don't increase in 2021 as the result of a revaluation.

### The following Counties (Townships) are scheduled for revaluation in 2021

Andover	Easton	Middlebury	Vernon
Ashford	Enfield	Middlefield	Westbrook
Beacon falls	Griswold	Milford	West Hartford
Bridgewater	Groton	Montville	Wolcott
Brookfield	Hartford	New Haven	Woodstock
Colchester	Hebron	Plainville	
Columbia	Killingworth	Plymouth	
Cornwall	Lisbon	Salem	
East Haven	Manchester	Shelton	
East Lyme	Meriden	Thomaston	

## MEET OUR CONNECTICUT REVALUATION EXPERT



**Paul Steimle**

[psteimle@paradigmtax.com](mailto:psteimle@paradigmtax.com)

**716-837-1033**

With over 30 years of Property Tax experience and a member of Various County Assessor Associations, our Connecticut Senior Management Consultant is ready to handle all of your revaluation needs. We will provide you with a complimentary revaluation consultation where you can discuss the best strategy to ensure that your values do not increase.