

**TOWN OF NEW FAIRFIELD
ASSESSOR'S OFFICE
2024 REVALUATION**

The Town of New Fairfield is undergoing the Real Estate Revaluation for the Grand List of October 1, 2024, as mandated by Connecticut State Statute 12-62(b). The statute requires all municipalities to revalue all real estate no later than five years after their last revaluation. **The previous revaluation was October 1, 2019.**

The primary purpose of a revaluation, mass appraisal of all real property within an assessment jurisdiction, is to eliminate any assessment inequities that may have developed since the previous revaluation. This is accomplished by updating the assessments of real property to reflect their current market value.

This is not a physical revaluation. No one should request entry to your home.

The data will be analyzed, along with current market trends to determine the market value for each parcel of real estate. Notices with new assessments will be mailed to all property owners in December of 2024. At that time Vision Government Solutions will conduct informal hearings with any property owner requesting assessment clarification.

The new assessment represents 70% of full market value as of October 1, 2024.

Please do not apply the current tax (mill) rate to your new assessment. Doing so will result in an inaccurate calculation of future taxes. The new mill rate will be determined by the Town in spring of 2025

If a property owner is not satisfied after the Vision hearing, one has the right to go to the Board of Assessment Appeals in March of 2025.. The applications for appeals will be available in the Assessor's Office or on the Town of New Fairfield's website under Board of Assessment Appeals. The application for an appeal must be received in the Assessor's office on or before February 20, 2025