

A Notice From The New Fairfield Assessor's Office

New Fairfield 2024 Revaluation Information

In accordance with Connecticut General Statutes, the Town of New Fairfield is engaged in a property revaluation to establish updated real estate assessments for the October 1, 2024 grand list. This revaluation will first be reflected on the July 2025 tax bill.

Every five years the State of Connecticut mandates each Connecticut town to perform a revaluation of all their properties. The purpose of the revaluation program is to develop accurate and uniform assessments based on market values as of October 1, 2024. This, in turn, will generate the tax base for the Town, equitably distributed among New Fairfield taxpayers.

The scope of this revaluation did not include a physical inspection of each property.

The Town has contracted with Vision Government Solutions, Inc., a State of Connecticut Certified Revaluation Company, to assist the assessor in completing the revaluation project.

The Town of New Fairfield is in the final stages of the revaluation. Revaluation notices are scheduled to be mailed in the second week of November. If, after reviewing your notice, you have questions, the assessment notice will include information on how to schedule an informal hearing with Vision Government Solutions to discuss their assessment. Online informal hearings are scheduled for mid to late November. In-person informal hearings will be at the beginning of December in the New Fairfield Community Room. All hearings require an appointment, which should be scheduled with Vision Government Solutions.

If a taxpayer has questions about their property's new assessment or the revaluation process, please contact Vision Government Solutions. The contact information will be on the assessment notices.

You may be aware, overall residential property values have increased significantly since the previous revaluation of 2019. The increase in values is due to supply and demand, regardless of whether your property has physically changed or not.

Warning, please do not apply last year's mill rate to your new assessment, as it will result in an inaccurate tax estimate.

Please keep in mind there may be a lot of misinformation generated on social media about the revaluation process and values in New Fairfield. Please rely only on official sources for accurate information, such as Vision Government Solutions, the Assessor's Office and the Town of New Fairfield webpage.

Please visit the Town of New Fairfield's website (www.newfairfield.org) for information regarding the revaluation.