

# HOW IS A REVALUATION DONE?



**1.** Properties that have recently sold will be visited to obtain accurate property descriptions and have new photographs taken. The collected data will be computerized and quality checked.



**2.** Real estate market studies will be conducted to develop formulas for estimating the Fair Market Value for each property, as of October 1, 2027.



**3.** Final estimates of value will be determined after consideration of all appropriate approaches to value.



**4.** Property owners will receive a preliminary notice of their new assessed values.



**5.** Informal reviews can be scheduled to give property owners a chance to ask questions, verify information, and present facts about the property that might affect the value.



**6.** Property owners who attend an informal review will receive a change of assessment notice indicating if a change has been made.



**7.** If owners dispute the new value, they may appeal to the Board of Assessment Appeals and present their own evidence of Fair Market Value.



**8.** Should a disagreement remain after the Board of Assessment Appeals hearing, an appeal to the Superior Court under Section 12-117A of the Connecticut General Statutes is the next and final step.