



The 2023 revaluation of all real estate in the Town of East Windsor is complete. As per the General Statutes of the State of Connecticut (§12-55 & §12-62(f) and local ordinance property owners. The new assessment represents 70% of the estimated fair market value as of October 1, 2023. The last revaluation was performed as of October 1, 2017. Notices of the new assessments are being prepared for mailing.

An extensive analysis of the Town of East Windsor real estate market was recently performed to determine a fair and equitable market value of all real property in East Windsor.

### **Informal Hearings**

If you believe the estimated 2023 market value should be different and wish to have your new proposed assessment reviewed with a representative of Municipal Valuation Services, LLC, you may do so by scheduling an appointment online, using the website listed below or by calling (203) 292-5500. All Informal hearings will be held by appointment only at Town Hall (11 Rye Street, Broad Brook, Connecticut). Please provide any evidence supporting your opinion of value to the representative at the time of the review. Make sure to bring duplicated copies of your information, NO materials will be returned.

***To schedule an appointment please go to:***

**[www.munival.com/appointments](http://www.munival.com/appointments) and follow the instructions.**

**Please book your appointment PRIOR to **December 29, 2023.****

If you do not have access to a computer, you may call Municipal Valuation Services at **(203) 292-5500** between the hours of 9:00 AM and 4:00 PM Monday – Friday excluding public holidays. Please keep in mind that the call center operators making the appointments are not qualified to discuss values or parcel data.

If you wish to appeal your assessment **after** the informal Hearing, you may appeal to the Board of Assessment Appeals pursuant to C.G.S. §12-111. In order to appeal, you must file the appeal after the Grand List is approved and signed by the assessor on or about January 31, 2024.



Section 12-111 of the General Statutes of the State of Connecticut as amended by P.A. 95-283. Any person, including any lessee of real property whose lease has been recorded as provided in Section 47-19 and who is bound under the terms of his lease to pay property taxes and any person to whom title to such property has been transferred since the assessment date, claiming to be aggrieved by the doings of the assessors of such town may appeal there from to such Board of Assessment Appeals. Such appeal shall be filed, in writing, on or before February 20th (twentieth). The written appeal shall include, but is not limited to, the property owner's name, name and position of the signer, description of the property which is the subject of the appeal, name and mailing address of the party to be sent all correspondence by the Board of Assessment Appeals, reason for the appeal, appellant's estimate of value, signature of the property owner, or duly authorized agent of the property owner, and date of signature. The Board shall notify each aggrieved taxpayer who filed a written appeal in the proper form and in a timely manner, no later than March first immediately following the assessment date, of the date, time and place of the appeal hearing. Such notice shall be sent no later than seven calendar days preceding the hearing date except that the Board may elect not to conduct an appeal hearing for any commercial, industrial, utility or apartment property with an assessed value greater than **one million dollars**. The Board shall, not later than March first, notify the appellant that the Board has elected not to conduct an appeal hearing ... Pursuant to CT Statutes Sec. 12-117a, Any person claiming to be aggrieved by the action of the Board, may within two months of the date, of the mailing of the decision, appeal to the superior court.

