

FREQUENTLY ASKED QUESTIONS

Assessor

Q. Why is Trumbull undertaking a revaluation now?

A. Pursuant to the provisions of Section 12-62 of the State of Connecticut General Statutes and Connecticut Public Act 09-60, legislation requires that Trumbull conduct a revaluation for the October 1, 2011 Grand List.

Q. What is a revaluation?

A. A Revaluation is the process of conducting a Market Analysis necessary to equalize the values of all properties within a municipality for the purpose of a fair distribution of the tax burden. All residential, commercial, apartments, industrial, vacant land, churches, school buildings and all other real estate will be revalued. The purpose of revaluation is to correct assessment inequities that have developed since the implementation of a previous (2005) revaluation, ensuring an equitable distribution of the property tax burden among taxpayers. Values have declined for many areas and property types since 2005.

Q. When will the revaluation take effect?

A. The revaluation will be effective as of the October 1, 2011 Grand List. Tax bills issued in July 2012 will be based upon the new October 1, 2011 assessments.

Q. How will the Town revalue all property?

A. The Town has contracted with Municipal Valuation Services, Inc., to assist with the revaluation. Representatives of Municipal Valuation Services, Inc. (**MVS**) will also meet with the public to answer questions about the methods utilized and the resulting assessments.

Q. How will property owners be notified of the new assessment?

A. Each property owner should receive an individual notice of the new assessment by late December 2011 – early January 2012.

Note: Exemptions (including senior benefits, veterans, disabled, etc.) are not reflected in your revaluation notice. These will be included in your tax bill in July.

Q. How do I determine what my property has been appraised at (market value estimate)?

A. Take the **October 1, 2011** assessed value on your notice, and **divide by .70** or **multiply by 1.43** to determine the appraised value of your property per the revaluation.

Example: \$70,000 (October 1, 2011 assessment) ÷ .70 = \$100,000 (Market Value appraisal as of October 1, 2011)

Q. How do I appeal, what should I do if I disagree with my new assessment/market value estimate?

A. If you feel that your estimated Market Value is incorrect, follow the **instructions on your notice** on how to schedule an appointment with **MVS**. You will have the option of scheduling an appointment directly **online**, or calling prior to January 13, 2012. You must receive a notice **prior** to scheduling an appointment, as there is information contained in the notice that will be required.

NOTE: Do not call or visit the Assessor's office as appointments can only be made directly with MVS.

Q. How is the tax (mill) rate established?

A. The Grand Levy is the amount of revenue in the Annual Town Budget, which must be raised by the property tax. The remaining balance is received from fees, state and federal assistance and miscellaneous revenue. The Grand List is a listing of all taxable properties located within the Town on October 1, of the grand list year. The property tax rate is expressed in mills or thousandths of a dollar.

Example: A tax rate (mill rate) of 25 mills (Trumbull's 2010 mill rate), or .025 expressed in decimal form, is equivalent to \$25 of taxes per \$1,000 of assessed value. The tax rate is determined by dividing the Grand Levy by the Grand List. ***NOTE: A new mill rate will not be determined until after the Town and School budgets have been finalized, approximately late Spring 2012.***

***** Check back for updates (page last updated 12/28/2011) *****