

1. What do I do when I receive my notice of assessment?

- a. If you want to have your assessment reviewed with a representative from Vision Government Solutions, Inc. (VGSI), follow the directions on the letter to make an appointment. If you agree with the assessment, there is nothing further you need to do.

2. What does the assessment represent?

- a. 70% of fair market value as of October 1, 2024.

3. How can I judge if my assessment is correct?

- a. Consider all of the following:
 - i. Could your property sell for the fair market value the assessment represents?
 - ii. Does the Assessor's Office have the correct information on your property? (See below for reviewing your property data.)
 - iii. How much are similar properties selling for?
 - iv. What are similar properties being assessed at?

4. How do I review my property data?

- a. Property cards are available 1) on the Town's GIS (mapping) site, 2) in the Assessor's Office, and 3) can be requested via email. The URL for the Town's GIS is <https://next.axisgis.com/PutnamCT/>

5. Can I review other assessments in the town?

- a. All assessments are available at the Town's GIS site (same link as above). There is also a link on the Assessor's site to a listing of all properties along with their assessment. This same document is available via email, and in the Assessor's Office.

6. How do I calculate my tax bill?

- a. Multiplying your new assessment by last year's mill rate will NOT generate an accurate estimate of your future tax bill. The Grand List has increased significantly, which should result in a reduced mill rate. You must wait until the mill rate is set in the spring to calculate your tax bill.

7. Does an increase in my assessment mean that my taxes will increase?

- a. Not necessarily. While your assessment may have increased, so did 98% of the assessments in town. We all must wait until the mill rate is set to understand what the assessment increase will mean for our tax bills.

8. But mill rates never decrease...?

- a. There was a mill rate reduction after a revaluation in 2003, 2008, and 2019. That includes a mill rate reduction for the Special Services District each of those years, as well.

9. Can I appeal my assessment?

- a. We encourage you to schedule a hearing with VGSI, but that is not your last opportunity to be heard. You can appeal your assessment to the Board of Assessment Appeals. Applications to appeal will be available by January 31st, and the deadline to submit an appeal application is February 20th.