CITY OF NEW BRITAIN

EST. 1871 **BOARD OF ASSESSMENT APPEALS** WWW.NEWBRITAINCT.GOV

ATTENTION
PLEASE READ CAREFULLY

The Board of Assessment Appeals will meet in March 2025 to hear assessment appeals for the Grand List of October 1, 2024 and the Supplemental Motor Vehicle Grand List of October 1, 2023. The attached appeal form is provided for your convenience.

PLEASE COMPLETE THE TOP PORTION OF THE FORM IN ITS ENTIRETY. STATE LAW REQUIRES THAT YOU FILL IN ALL OF THE INFORMATION REQUESTED. IF THE PROPERTY OWNER IS NOT MAKING THE APPEAL, THE OWNER MUST AUTHORIZE SOMEONE, AN AGENT, TO MAKE THE APPEAL. PROPERTY OWNERS WHO OWN MORE THAN ONE PROPERTY, AND WHO WISH TO APPEAL MORE THAN ONE PROPERTY OR MORE THAN ONE ACCOUNT, MUST COMPLETE A SEPARATE FORM FOR EACH. PLEASE TYPE OR PRINT LEGIBLY.

The Board of Assessment Appeals considers appeals for Real Estate, Business Personal Property (including unregistered and out of state motor vehicles) and Connecticut Registered Motor Vehicles in the month of March for the preceding October 1 Grand List only. According to Connecticut State Statute §12-111, for an appeal to be considered, a written petition must be submitted on the approved application to the Assessor's Office on or **before February 20th (postmarks are not accepted)**. If February 20th falls on a holiday or weekend the last day to appeal is the **last preceding** business day.

If your appeal is properly filed, The Board of Assessment Appeals will schedule an appeal hearing in the month of March 2025. You will be mailed a notice of the date, time and place of the hearing on or before March 1, 2025. If you do not receive this notice by March 1, 2025, you are responsible to call the Assessor's Office at (860) 826-3323 to inquire about the date, time and place of your hearing.

Return the completed form to: **Assessor's Office**
27 West Main St. Room 102
New Britain, CT 06051

CITY OF NEW BRITAIN **PROPERTY ASSESSMENT APPEAL**

APPEAL TO THE BOARD OF ASSESSMENT APPEALS: *Return by FEBRUARY 20, 2025*

Property Owner(s): _____

Name of the signer (If signer is different from the owner): _____

Position of the signer (If signer is different from the owner): _____

Property owner will be represented by: Self: ____ **Authorized Agent:** ____ **(See over for instructions)** →

(If by authorized agent, must complete authorization form on reverse side.)

Name of person and address to which all notices and correspondence should be sent (***list one address only***)

Name: _____

Street: _____

City, State, Zip Code: _____ **Phone:** _____

Location or Description of the property being appealed: _____

(***Location/Property Address if REAL ESTATE or PERSONAL PROPERTY……..Year/Make/Model/License Plate if MOTOR VEHICLE)***

For the Supplemental Motor Vehicle Grand List of October 1, 2023: ____

For the Grand List of October 1, 2024: Real Estate: ____ **Motor Vehicle:** ____ **Personal Property:** ____

Reason for the appeal: _____

Appellant's (YOUR) estimate of the value of the property being appealed: _____

Signature of the owner or authorized agent (If agent, authorization on back must be completed)

I hereby declare the information provided is accurate. If the assessment is reduced, I hereby request a refund of any over payment that has been made for this property.

Signature: _____ **Date:** _____

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PLEASE NOTE THAT THE ABOVE FORM MUST BE COMPLETED IN ITS ENTIRETY. PROPERTY OWNERS WHO OWN MORE THAN ONE PROPERTY OR VEHICLE *MUST FILE A SEPARATE FORM FOR EACH ACCOUNT* TO BE APPEALED. IF AN APPEAL IS PROPERLY FILED, THE BOARD OF ASSESSMENT APPEALS WILL SCHEDULE AN APPEAL HEARING IN THE MONTH OF MARCH 2025. YOU WILL BE MAILED A NOTICE OF THE DATE, TIME AND PLACE OF THE HEARING ON OR BEFORE MARCH 1, 2025. IF YOU DO NOT RECEIVE THIS NOTICE BY MARCH 1, 2025, YOU ARE RESPONSIBLE TO CALL THE ASSESSOR'S OFFICE AT (860) 826-3323 TO INQUIRE ABOUT THE DATE, TIME AND PLACE OF YOUR HEARING.

PLEASE TYPE OR PRINT LEGIBLY

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NOTICE OF APPEAL HEARING TIME AND PLACE: The appeal hearing will be held at New Britain City Hall in Room 101 on March _____, 2025, at _____.

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For Board of Assessment Appeals use only

Date notice of hearing time mailed: February _____, 2025

Date notice of decision was mailed: March_____, 2025

The above appeal was heard at a meeting of the Board of Assessment Appeals held on March_____, 2025.

It was voted as follows at a meeting held on March_____, 2025.

_____ Petition dismissed (no hearing)

_____ Petition denied

_____ Petition granted as follows:

_____ Assessment increased as follows:

_____ - _____ = _____

CURRENT ASSESSMENT **CHANGE** **NEW ASSESSMENT**

_____ **CHAIR**

Board of Assessment Appeals Authorization _____

DATE

TO THE BOARD OF ASSESSMENT APPEALS OF THE CITY OF NEW BRITAIN:

I, _____ **being the legal owner of**

(property location or vehicle) _____

hereby authorize _____ **to act as my agent in**

all matters before the Board of Assessment Appeals of the City of New Britain.

Property Owner: _____

(SIGNATURE)

Owner's Address: _____

_____

_____

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Section 12-111 of the General Statutes of the State of Connecticut:

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 therefrom to such board of assessment appeals. *Such appeal shall be filed, in writing, on or before February 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 five hundred thousand dollars. The board shall, not later than March first, notify the appellant that the board has elected not to conduct an appeal hearing.....

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