

BOARD OF ASSESSMENT APPEALS PROCESS

[Download the 2020 Board of Assessment Appeals Form HERE](#)

The following information is provided to assist in the preparation of an appeal to the Town of Hamden Board of Assessment Appeals. Compliance with the requirements is important to support your appeal.

WHAT ACTIONS CAN THE BAA TAKE?

The Board of Assessment Appeals (BAA) is governed by Connecticut State Statutes. Our powers are limited to ensuring that assessments are correct and applied fairly. Taxes, based on assessments, are determined by multiplying the property assessment by the mill rate. We do not set the mill rate or develop the Town budget. That is the responsibility of the Town Council.

We may only address issues concerning value.

Listed below are the types of issues the Board can address, with some comments that may help you present your case to the Board.

- **Error in information** - Review your field card. Your field card can be obtained on line at www.visionappraisal.com. Are there informational errors on the card? If so, notify the BAA on your appeal form.
- **Loss in value due to some defect** - Has your property deteriorated or been damaged? Does your property have some negative flaw due to a structural, environmental or topographical condition? Describe in detail. Photos may be helpful.
- **Differences in comparative values of similar properties** - Be advised that the value of your property is based on land considerations as well as type and size of any buildings and their condition. This information is compared to similar types of property. When comparing your property to other properties, make sure they are similar in age, style, size, quality, and neighborhood. Try to find more than one comparison. This will reinforce your case. However, be advised that the Board has the right to increase the assessment of any property it deems undervalued based on information presented to it. To assist you, information about property descriptions, assessments and sales can be found on the www.visionappraisal.com web site.
- **Real estate valuations** - are based on values at the time of the last revaluation of 2020, not on current market conditions. A retrospective appraisal with an effective date of October 1, would need to be provided and not one with a date subsequent to October 1.
- **Motor Vehicle Values** - You will be required to provide your vehicle's mileage, as of the previous October 1st, if you are claiming high mileage. Supply photographs of any claims of damage due to an accident or excessive wear and tear. Feel free to present any other information that you feel supports your case. Be advised vehicle values are based on NADA unless it is a unique vehicle. Other reference materials such as the Kelley Blue Book are not used. Current purchase receipts may also be helpful.

HOW TO FILE AN APPEAL

Applications for appeals will be available in February 1, 2021. For an appeal to be CT State Statute §12-111 requires that a written petition be submitted on the prescribed application to the Assessors on or before, February 20th (postmarks are not accepted). If February 20th falls on a holiday or Saturday, Friday. If on a Sunday, Monday will be used as the last day to appeal. In the case of these appeals, the deadline will be February 19, 2021.

Only the legal property owner or his or her authorized representative can be heard at the appeal. No representative, including a non-owner spouse or attorney, will be heard, unless a letter to designate him or her as an authorized representative is presented. A “Durable Power of Attorney” will be accepted; the Board will retain a copy of the document as part of their file.

- Due to time constraints, it is imperative that you fully research your appeal. Your written presentation should be concise, complete, and include specific details.**
- Supporting documentation is required and can be brought to the hearing.**