

TOWN OF NEWINGTON

2025 REVALUATION



A GUIDE FOR TAXPAYERS

Town of Newington
Assessor's Office
assessor@newingtonct.gov
(860) 665-8530



A photograph of a waterfall cascading down a dark, rocky cliff. The water is white and turbulent as it falls. In the background, there is a wooden structure, possibly a cabin or a bridge, and some bare trees. The overall scene is natural and serene.

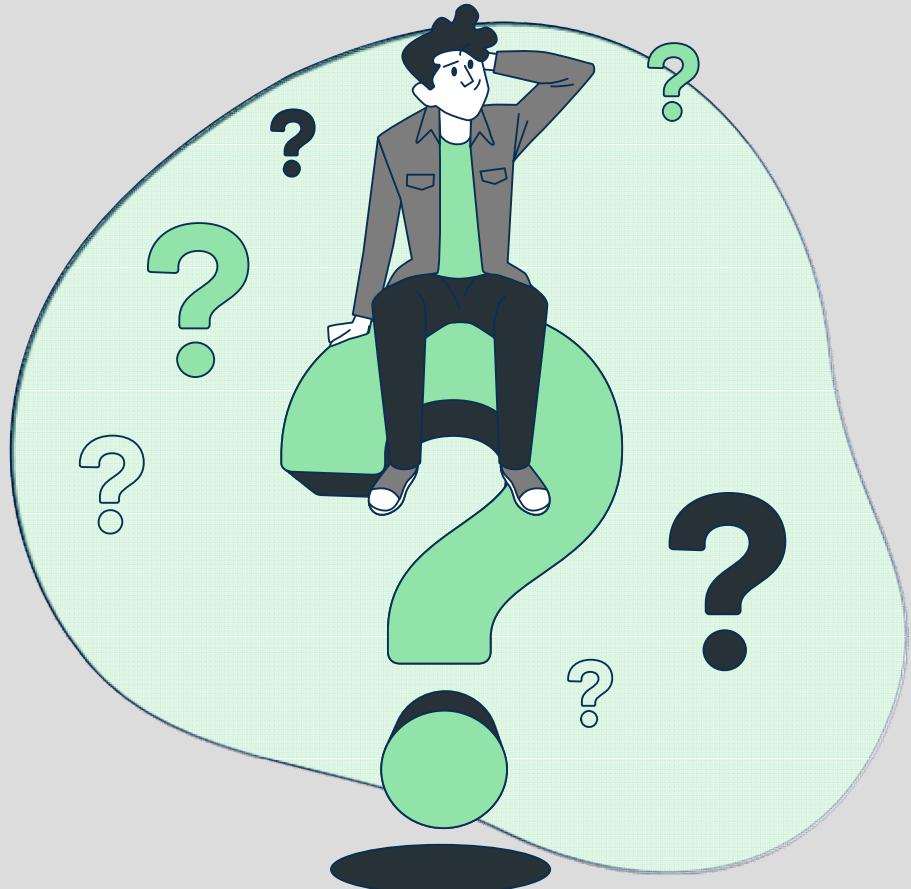
REVALUATION OVERVIEW

PURPOSE OF A REVALUATION

PHASES & TIMELINE

WHAT TO EXPECT

WHAT IS REVALUATION?



- REASSESSMENT OF ALL REAL PROPERTY (REAL ESTATE) IN THE TOWN OF NEWINGTON
- PROCESS OF CONDUCTING DATA COLLECTION AND MARKET ANALYSIS NECESSARY TO EQUALIZE THE VALUES OF ALL PROPERTIES WITHIN A MUNICIPALITY
- RETURNS ALL PROPERTY VALUES TO REFLECT 2025 MARKET VALUES



An equalization of the values
of all properties within the
municipality for the purpose
of a fair distribution of the tax
burden

WHY DO WE NEED A REVALUATION?



REQUIRED BY LAW

STATE OF CONNECTICUT C.G.S. §12-62 REQUIRES A REVALUATION OF ALL REAL ESTATE EVERY 5 YEARS

5 YEARS SINCE LAST REVALUATION

LAST TOWN-WIDE REVALUATION WAS FOR THE OCTOBER 1, 2020 GRAND LIST

CHANGING MARKET LEVELS

DEVELOPMENT OF INEQUITIES DUE TO CHANGING ECONOMIC CONDITIONS

**THE PURPOSE OF A REVALUATION
IS TO PROMOTE EQUITY,
ACCURACY & FAIRNESS**



THE TOWN OF NEWINGTON HAS
CONTRACTED WITH EQUALITY
VALUATION SERVICES TO ASSIST IN
COMPLETING THE 2025 REVALUATION



WHAT IS AN ASSESSMENT? HOW IS IT CALCULATED?

AN ASSESSMENT IS 70% OF THE FAIR MARKET VALUE FOR A PROPERTY

FAIR MARKET VALUE

THE MOST PROBABLE PRICE IN TERMS OF MONEY WHICH A PROPERTY WOULD SELL FOR IN A COMPETITIVE AND OPEN MARKET UNDER ALL CONDITIONS REQUISITE TO A FAIR SALE.

- WILLING BUYER AND SELLER
 - NO UNDUE INFLUENCE
- BUYER AND SELLER HAVE KNOWLEDGE OF
 - WHAT THEY ARE DOING
 - EXCHANGE OF FUNDS



WHAT IS AN ASSESSMENT? HOW IS IT CALCULATED?

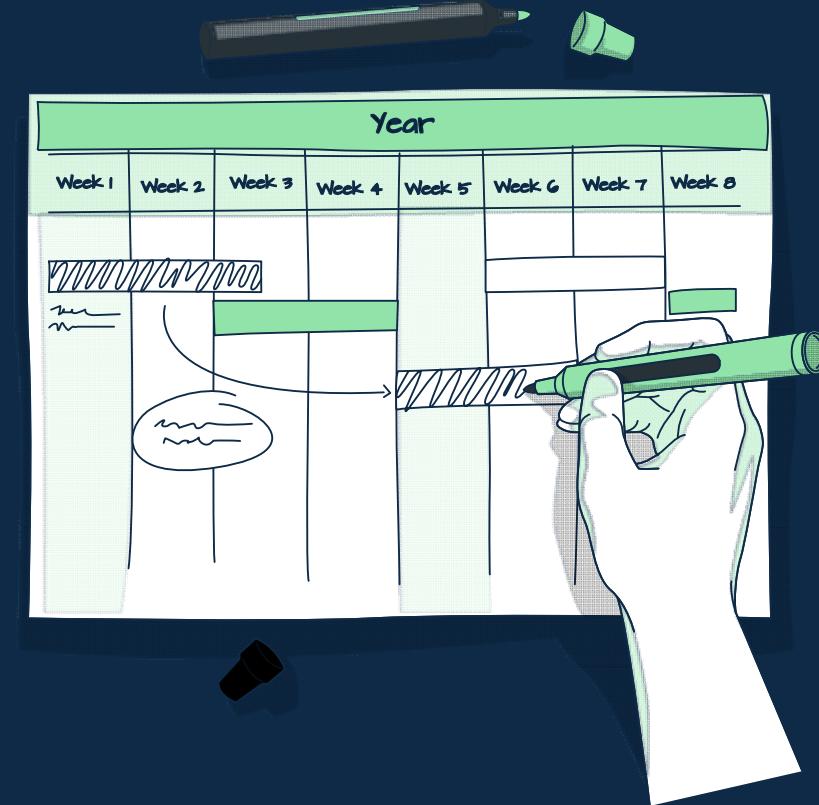
AN ASSESSMENT IS 70% OF THE FAIR MARKET VALUE FOR A PROPERTY

$$\begin{array}{r} \text{MARKET VALUE} \\ \times \quad 70\% \\ \hline = \text{ASSESSMENT} \end{array}$$

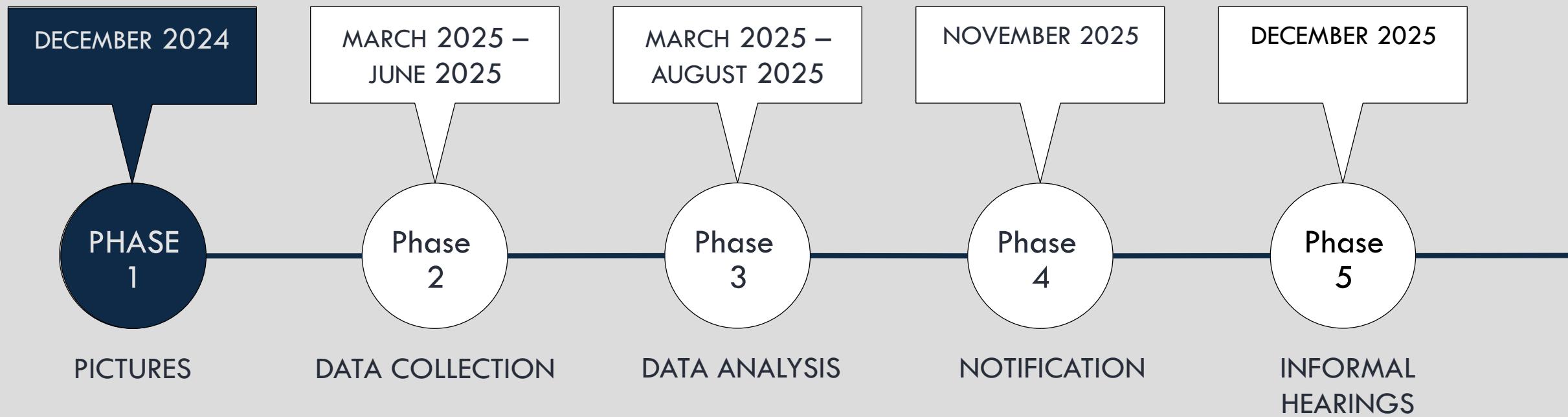
HOW IS A TAX BILL CALCULATED?

$$\begin{array}{r} \text{ASSESSMENT} \\ \times \text{ MILL RATE} \\ \hline = \text{TAX BILL} \end{array}$$

REVALUATION PHASES & TIMELINE



REVALUATION TIMELINE



PHASE ONE

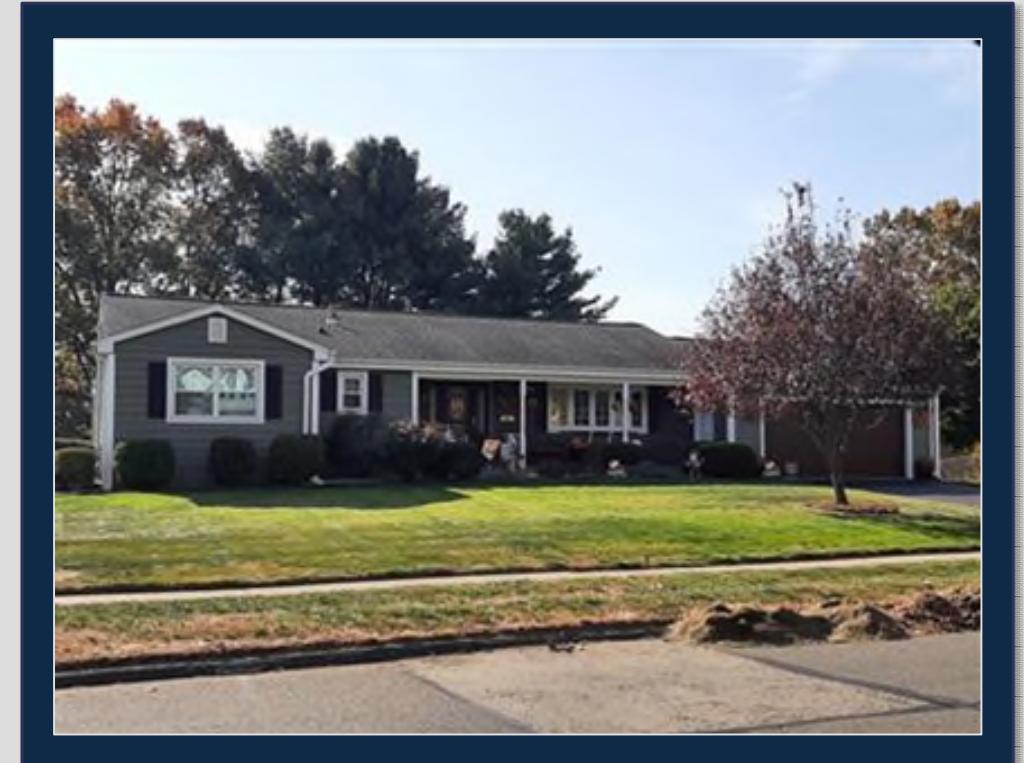
PICTURES

PHASE COMPLETED FALL OF 2024

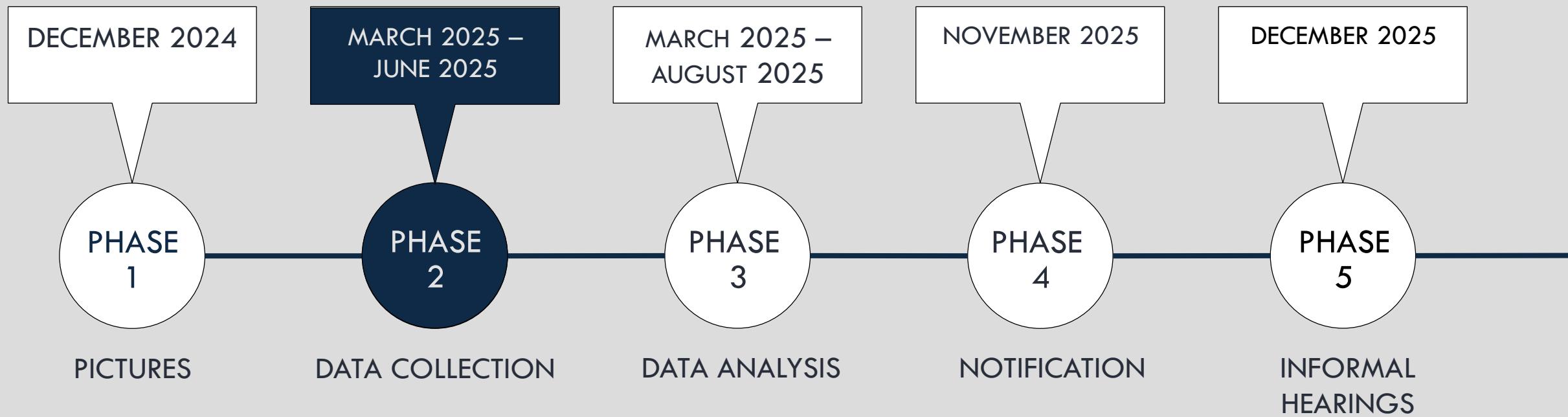
EXISTING PICTURE



NEW PICTURE



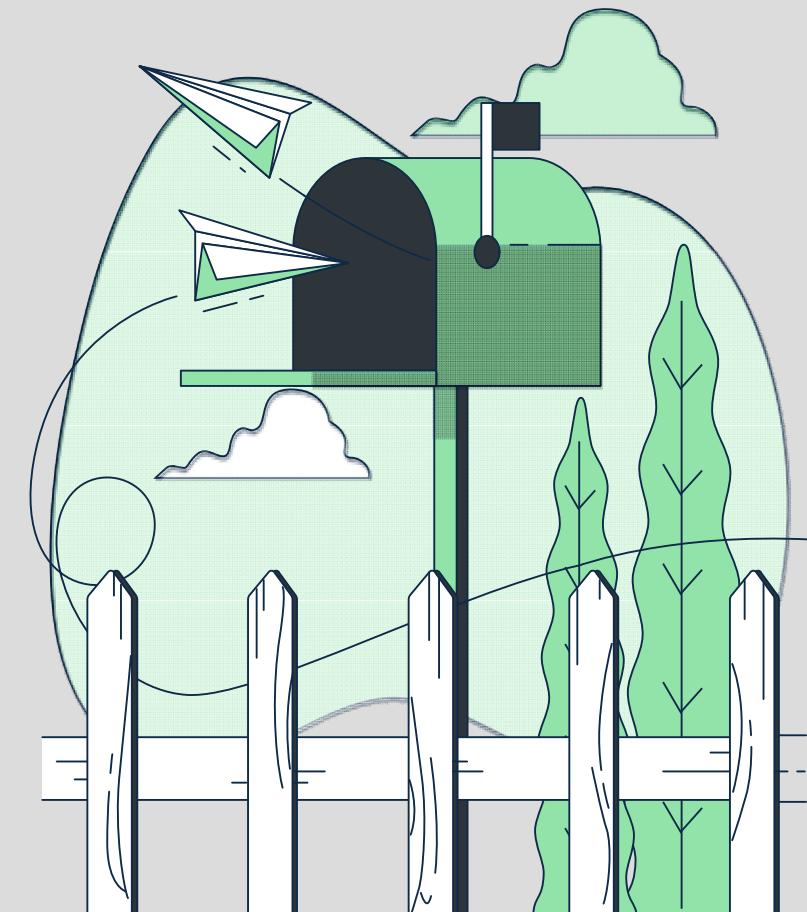
REVALUATION TIMELINE



DATA MAILERS

MARCH 2025 – JUNE 2025

- SENT TO ALL RESIDENTIAL PROPERTY OWNERS
- VERIFIES THE ACCURACY OF ASSESSOR'S OFFICE RECORDS
- HELPS ENSURE ACCURATE ASSESSMENTS





Town of Newington

Assessor's Office

200 Garfield St
Newington, CT 06111

ACTION REQUIRED: Please respond within 10 days of the receipt of this letter

Date:

Unique ID:

Property Location:

Map/Block/Lot:

Building Number:

Dear Property Owner(s):

The Town of Newington is engaged in State-Mandated Property Revaluation to establish updated real estate assessments for the October 1, 2025 Grand List (for taxes payable in July 2026). The Town has contracted with eQuality Valuation Services, LLC, a Connecticut Certified Revaluation Company, to assist the Assessor in completing the Revaluation project. The accuracy of the data is vital to the accuracy and uniformity of the assessments; therefore, we are offering a few different options for you to provide us with the necessary information for your property.

The preferred option is to submit your data mailer online using the Identification Code indicated below. If submitting online, please do not mail back the paper copy.

Another option is to complete the reverse side of this form and where necessary, make any corrections by drawing a line through that item and either print or circle the correct information, then sign and date where indicated. Mail it back using the enclosed envelope. Please do NOT include anything other than the data mailer.

A response to this mailing, with or without changes, is required within 10 business days of the receipt of this letter. If there is no response to this letter, the information on file for this property will be used for valuation purposes.

The property may still require an inspection based on: the changes noted on the back of this letter; when the property was last inspected; if this property was recently sold; if it has an open building permit; or by random selection for quality control purposes.

Sincerely,

Larry LaBarbera

Interim Assessor, CCMA II

| Identification Code: | Online Form Submission Information |
|----------------------|---|
| QR Code: | To return/submit your Data Mailer via online, scan the QR code on the left with your phone camera or visit: https://datamailer.equalitycama.com Please do NOT mail in your Data Mailer if you successfully completed online form. Virtual Inspections are also offered online. By submitting the Online Data Mailer you are able to schedule an appointment via the Online Data Mailer submission. At the end of the submittal process, you will be presented with a calendar to select a date and time for the appointment. |

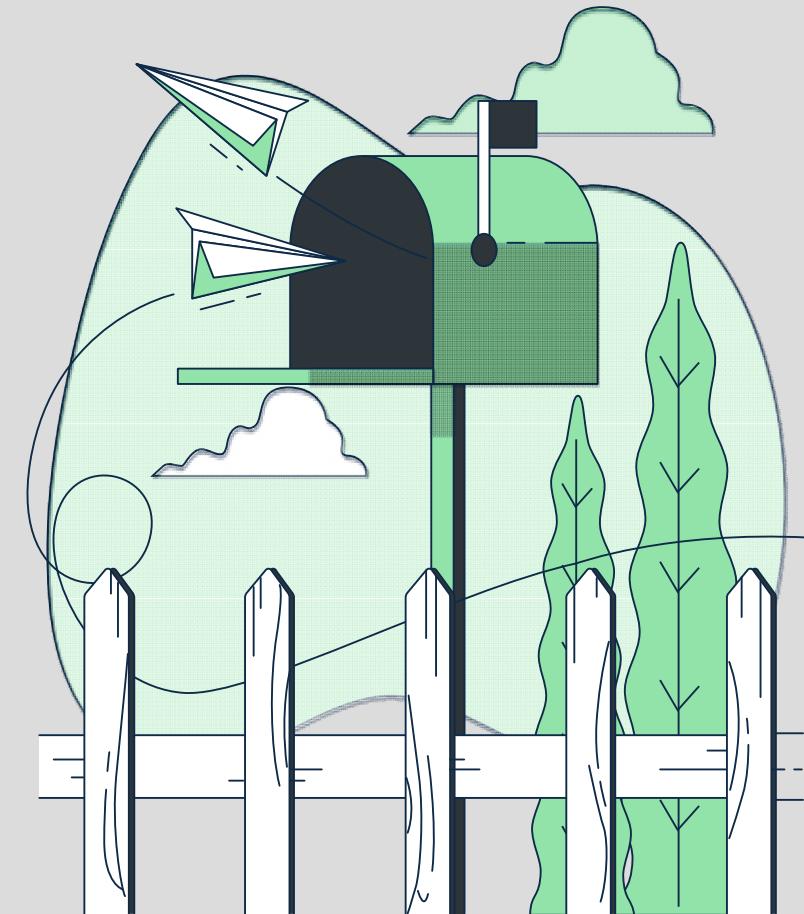
| Contact Information | Notes on your Property |
|------------------------------|------------------------|
| Signature: _____ | |
| Email: _____ | |
| Date: _____ | |
| Day Time Phone Number: _____ | |

| Building | | | | Total Living Area | | | | |
|---|---------------------------|-------------------|----------------------|---|-------------|----------|------------|------------|
| Building Use | with _____ | | | Total Living Area is calculated using outside measurements and does not include finished basement | | | | |
| Year Built | InLaw Accessory Apartment | | | Room Count | | | | |
| Remodel Year | Kitchen (yr) | Bath (yr) | | Total Rooms | Bedrooms | Kitchens | Full Baths | Half Baths |
| Story Height | | | | A Full Bath = 3 fixtures (toilet, 1 sink & shower/tub) A Half Bath = 2 fixtures (toilet & 1 sink) | | | | |
| Construction | | | | Attached Components | | | | |
| Design Style | 2 Family | Cape | Duplex | Jeff Split | Self Box | Type | Yr Built | Sq Ft Area |
| | 3 Family | Colonial | Dutch Colonial | Log Home | Split Level | | | |
| | 4 Family | Contemporary | Finished Outbuilding | Raised Ranch | Tudor | | | |
| Bungalow | Conventional | High Ranch | Ranch | Victorian | | | | |
| Extra Features | | | | | | | | |
| <p>Please modify by adding or removing the extra features listed. If you have Extra Features, please indicate what they are by selecting from the 1st Feature Area/Count</p> | | | | | | | | |
| Bldg Extra Shower Extra | Fireplace | Pellet/Wood Stove | Steam Shower/Utility | | | | | |
| Toliet Extra Double Sink | Gas Fireplace | Pellet Fireplace | Laundry Sink | | | | | |
| | Generator | Sauna | Wet Bar | | | | | |
| | Hot Tub | Solar Panels | Whirlpool/Jetted Tub | | | | | |
| Basement | | | | | | | | |
| *Bsmnt Finished Area Basement is lower level on R.Ranch & Split Level *Basement Finish includes: Floor Covering, Walls, Ceilings and Electricity. | | | | | | | | |
| Basement Garage Bays | | | | | | | | |
| Basement Access | Hatch | Garage | Interior | Walkout | Type | Yr Built | Sq Ft/Area | |
| Sump Pump? | | | | | | | | |
| Heating & Cooling | | | | | | | | |
| Cooling Type | | | | Cooling % | | | | |
| Central | Ductless | Heat Pump | Wlf Unit | | | | | |
| Main Heating Type Heat % | | | | | | | | |
| Electric | Geo Thermal | Hot Water | Radiator | | | | | |
| Forced Hot Air | Heat Pump | Hydro | Steam | | | | | |
| Primary Fuel Type | | | | | | | | |
| Electric | Heat Pump | Oil | | | | | | |
| Geo Thermal | Hot Water Gas | Propane Gas | | | | | | |
| Exterior Siding | | | | | | | | |
| Exterior Siding (Select 2) | | | | | | | | |
| Aluminum Siding | Brick Veneer | Log Cabin | Vertical Siding | | | | | |
| Asbestos Shingles | Cedar/Redwood | Stone | Vinyl Siding | | | | | |
| Board & Batten | Clapboards | Stucco | Wood Shingles | | | | | |
| Brick | Concrete | Texture 1-11 | | | | | | |
| Please check one of the options | | | | | | | | |
| <input type="checkbox"/> There are NO changes to my property <input type="checkbox"/> There ARE changes to my property <input type="checkbox"/> I would like a representative to contact me <input type="checkbox"/> I would like a VIRTUAL inspection (not in person) | | | | | | | | |

DATA MAILERS

MARCH 2025 – JUNE 2025

- NOTE ANY DISCREPANCIES
- IF YOU DO NOT SEE SOMETHING YOU THINK IS IMPORTANT – LEAVE A COMMENT!
- NO CHANGES? CHECK THE “NO CHANGES BOX” AND RETURN
- RETURN WITHIN 10 DAYS OF RECEIPT

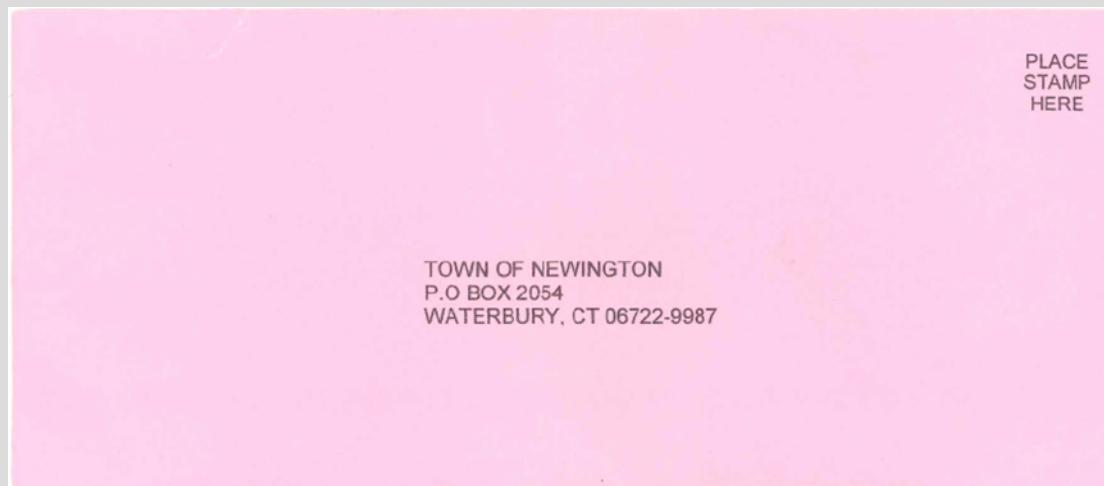


PHASE TWO

DATA COLLECTION

DATA MAILERS

MARCH 2025 – JUNE 2025



RETURNING YOUR DATA MAILER

1. RETURN TO THE ASSESSOR'S OFFICE
2. RETURNED USING THE ENCLOSED PINK ENVELOPE
3. FILE ONLINE

PROPERTY INSPECTIONS

MARCH 2025 – AUGUST 2025

- CONDUCTED BY MEMBERS OF BOTH THE ASSESSOR'S OFFICE AND EQUALITY VALUATION SERVICES
- SECONDARY MEANS OF VERIFYING ACCURACY OF PROPERTY DATA
- SECURITY OF OUR RESIDENTS IS A HIGH PRIORITY



PROPERTY INSPECTIONS

MARCH 2025 – AUGUST 2025

- ALL DATA COLLECTORS WILL HAVE A PHOTO ID
- DATA COLLECTOR'S CAR (MODEL, REGISTRATION, ETC) WILL BE REGISTERED WITH BOTH THE POLICE DEPARTMENT AND ASSESSOR'S OFFICE



PHASE TWO

DATA COLLECTION

PROPERTY INSPECTIONS

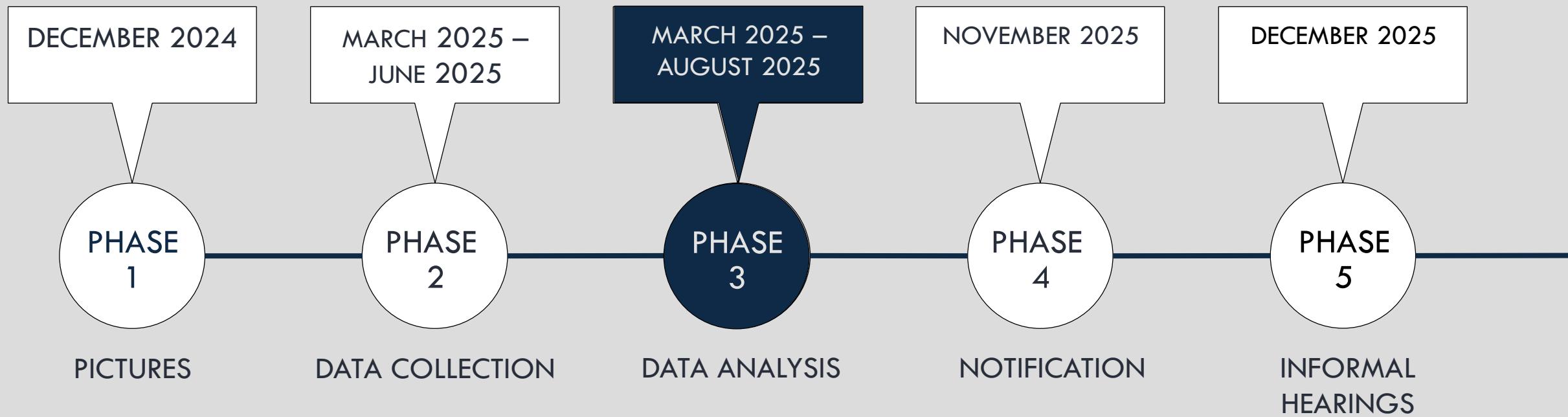
MARCH 2025 – AUGUST 2025

DATA COLLECTORS ARE INSTRUCTED NOT TO ENTER ANY
HOUSE UNLESS AN ADULT IS PRESENT, AND HAVE GIVEN
PERMISSION TO DO AN INTERIOR INSPECTION



IT IS THE PEROGATIVE OF THE TAXPAYER TO ALLOW A
DATA COLLECTOR TO INSPECT THE INTERIOR OF THEIR
PROPERTY

REVALUATION TIMELINE



MARKET SALES

MARCH 2025 – AUGUST 2025

- CONCURRENT WITH THE DATA COLLECTION PHASE
- STUDY OF PROPERTY SALES OVER A 24-MONTH PERIOD
- DETERMINE INCREASES AND DECREASES IN VALUE



MARKET SALES

MARCH 2025 – AUGUST 2025

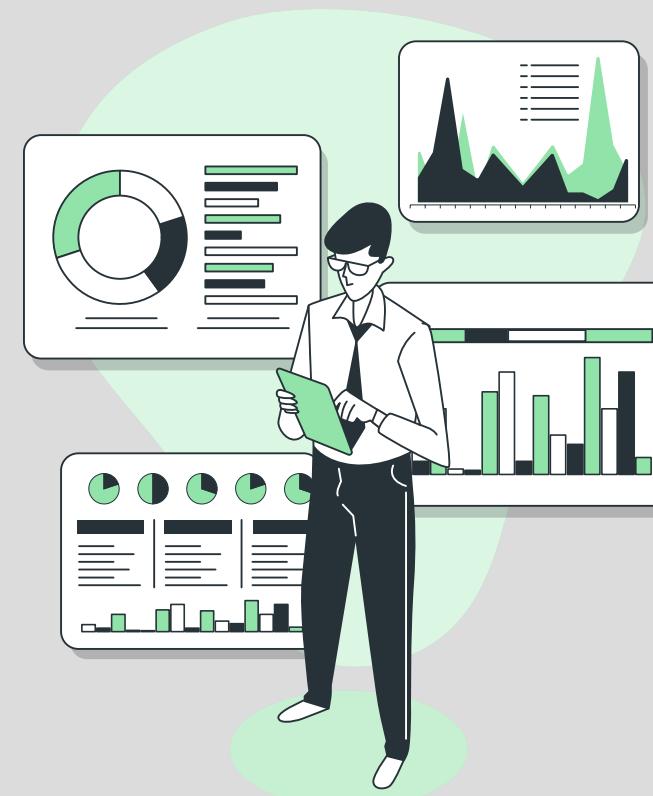
- VACANT AND IMPROVED PROPERTIES
- ALLOWS FOR THE ESTABLISHMENT OF PARAMETERS TO APPLY TO ALL PROPERTIES
- STATE REQUIREMENT TO TEST PARAMETERS



VALUATION

MARCH 2025 – AUGUST 2025

- PROPERTIES ARE ANALYZED USING SALES DATA AND INFORMATION COLLECTED DURING THE DATA COLLECTION PHASE
- USES ONE OR BOTH RECOGNIZED METHODS:
 - REPLACEMENT COST
 - SALES COMPARISON



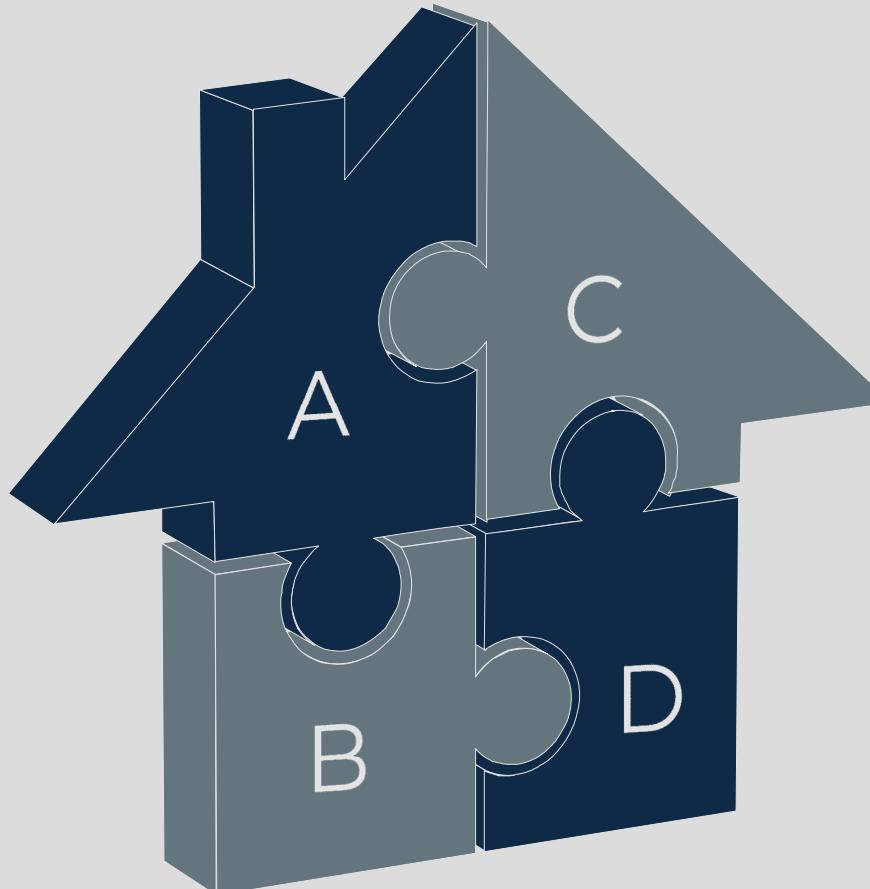
RESIDENTIAL REAL ESTATE VALUATION

A

SALE PROPERTIES ARE EVALUATED AND INDIVIDUAL CHARACTERISTICS ARE ANALYZED USING INFORMATION FROM THE DATA COLLECTION PHASE

B

EACH PROPERTY IS COMPARED TO OTHER PROPERTIES WITH SIMILAR CHARACTERISTICS



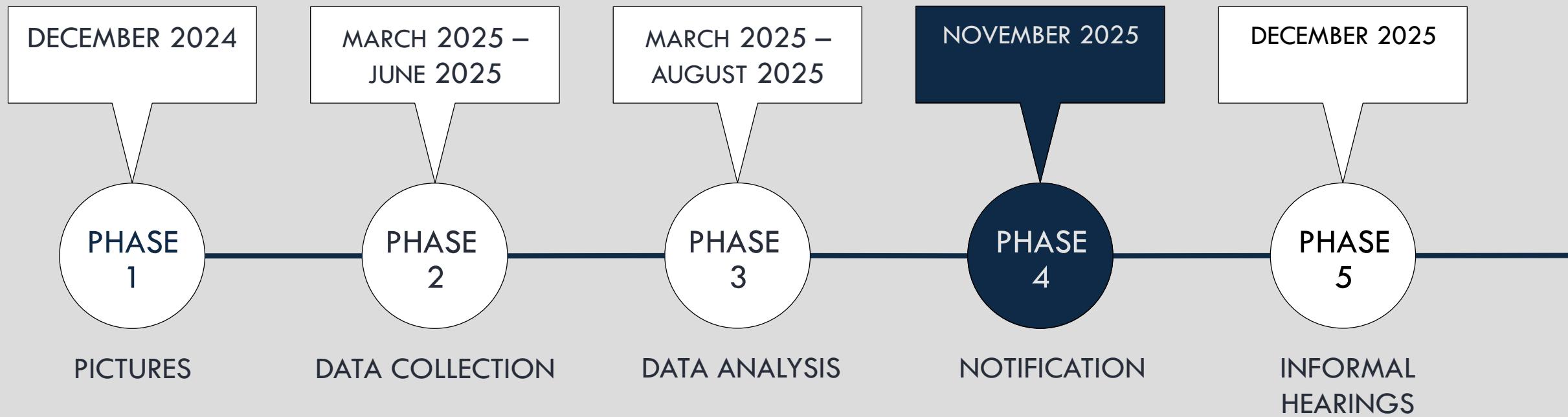
C

THE ESTIMATED VALUE OF IMPROVEMENTS IS ADDED TO THE LAND VALUE THAT WAS PREVIOUSLY DETERMINED

D

OUTCOME IS THE FINAL ESTIMATE FOR EACH PARCEL – BUILDING AND LAND

REVALUATION TIMELINE



PHASE FOUR

NOTIFICATION

ASSESSMENT NOTICES

SENT TO ALL PROPERTY OWNERS NOVEMBER 2025

- ONCE THE DATA COLLECTION AND ANALYSIS PHASES ARE COMPLETE A NOTICE WITH THE NEW ASSESSED VALUE WILL BE SENT TO ALL PROPERTY OWNERS
- THIS NOTICE IS **NOT** A TAX BILL OR INDICATION OF A POSSIBLE TAX BILL AMOUNT
- DO NOT USE THE CURRENT MILL RATE TO ESTIMATE YOUR TAX BILL



Newington
200 Garfield Street
Newington, CT 06111-2696
THIS IS NOT A BILL
December XX, 2025

Revaluation Notice of Assessment Change Issued Pursuant to the Connecticut General Statute 12-55

| | |
|--------------------|-----------------|
| Property Type: | Account Number: |
| Property Location: | Map/Block/Lot: |

Total Prior Assessment
October 1, 2020
XXX,XXX

Total New Assessment
October 1, 2025
XXX,XXX

Assessed value is based on 70% of the Market Value

Dear Property Owner,
The Town Assessor, in consultation with eQuality Valuation Services, LLC, has completed a State mandated Revaluation of all real property for the October 1, 2025 Grand List. This notice includes your existing assessment based on the last valuation done in October 1, 2020 and your new proposed revalued assessment based on the October 1, 2025 market value. Assessments are based on 70% of the market value. This notice does not reflect exemptions and credits for which you may qualify, such as elderly, veterans, blind; these exemptions will be applied by the Assessor's Office and will be reflected in your July 2026 tax bill. This assessment may be multiplied by the mill rate to be announced in the spring of 2026 to calculate your July 2026 tax bill. Do not use the current mill rate as it will result in an inaccurate calculation.

For your convenience, your current assessment and property field card information is available for your review on the website below: [REDACTED]

[REDACTED] Hearings are by appointment only and can be made online or by phone. Please book your appointment within 5 days of receipt of this letter. Supportive documentation may be uploaded via the online form or you may drop it off at the Town Hall within 7 days of your scheduled hearing.

THE ASSESSOR'S OFFICE WILL NOT ANSWER QUESTIONS OR SCHEDULE APPOINTMENTS FOR THE NEW ASSESSMENTS

| | |
|---------------------------------|----------------------------|
| Property Record Card and Forms: | Newington.eQualityCama.com |
| Appointment Phone: | 888-XXX-XXXX |
| Online Identification Code: | XXXXXX |
| Go online or schedule before: | December XX |
| Hearings are available: | December XX - December XX |

Hearing result notices will be mailed in January 2026. If you wish to further challenge your October 1, 2025 real estate assessment, you may file an appeal with the Board of Assessment Appeals by submitting a written request on the prescribed form by February XX, 2026. These forms will be available at the end of January 2026 from the Assessor's Office.

By state statute, an appeal can be heard only if the written request has been submitted on the prescribed form to the Board of Assessment Appeals. The forms must be received in the Assessor's Office no later than February XX, 2026. Postmarks will not be accepted.

Appointments can only be made through the phone number or website listed above.
eQuality Valuation Services, L.L.C.



Newington

200 Garfield Street
Newington, CT 06111-2696

THIS IS NOT A BILL

December XX, 2025

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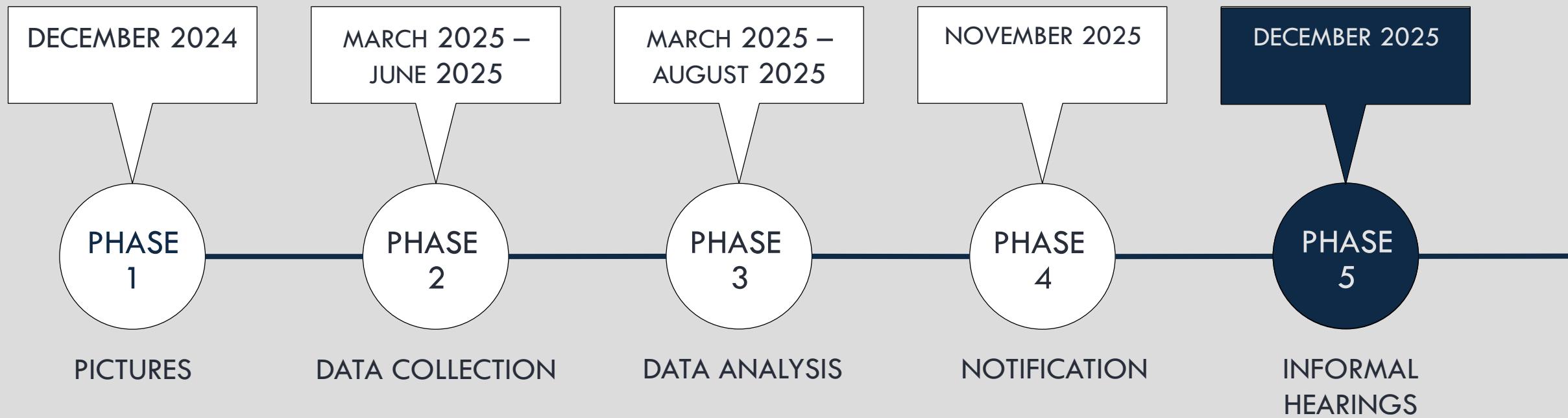
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eQuality Valuation Services, L.L.C.

REVALUATION TIMELINE



PHASE FIVE

INFORMAL HEARINGS

DECEMBER 2025

- FORUM TO ASK QUESTIONS ABOUT THE NEW PROPERTY VALUATION
- INSTRUCTIONS ON SETTING UP AN INFORMAL HEARING WILL BE INCLUDED WITH THE ASSESSMENT NOTICE
- PROPERTY OWNER CAN PRESENT CONCERNS AND SPECIFICS ABOUT THEIR INDIVIDUAL PROPERTY



PHASE FIVE

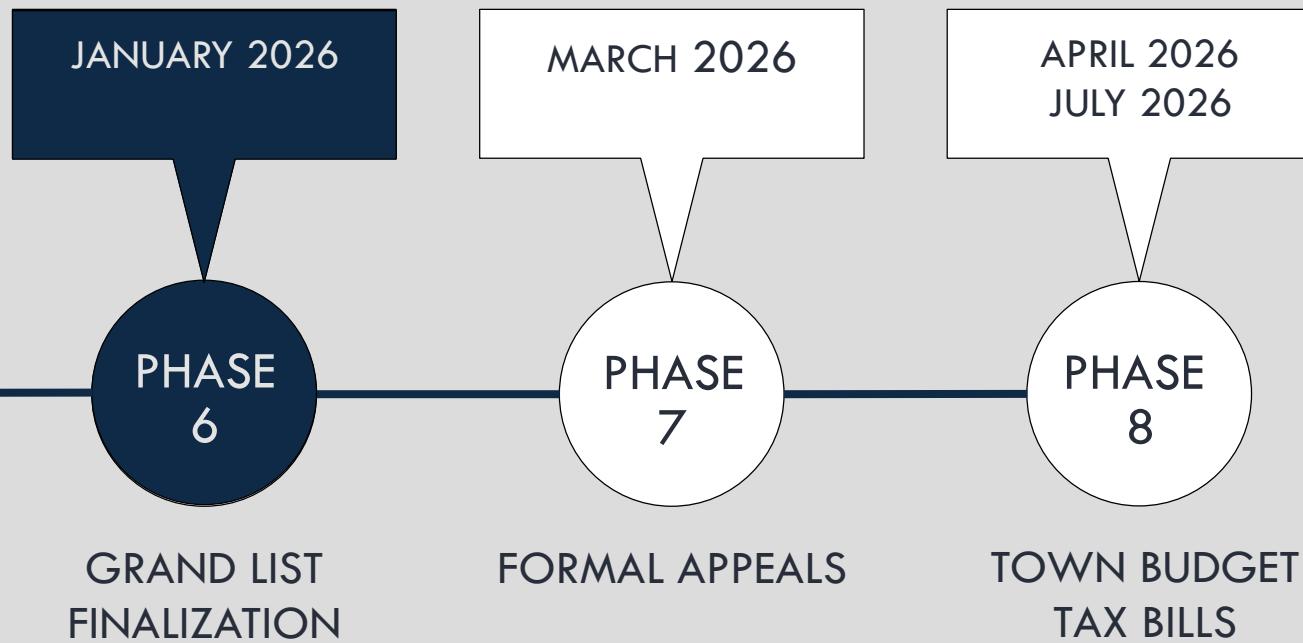
INFORMAL HEARINGS

DECEMBER 2025

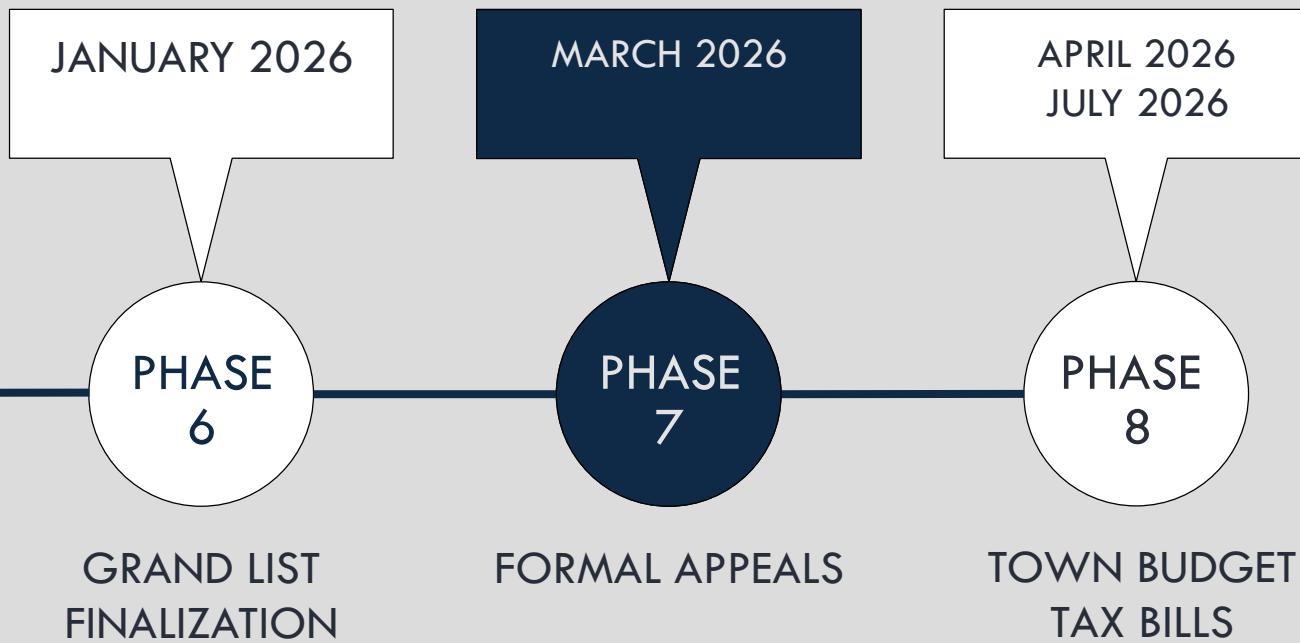
- ALLOWS FOR THE POSSIBLE CORRECTION OF ERRORS OR MISCALCULATIONS
- EACH PROPERTY WITH AN INFORMAL HEARING WILL BE REVIEWED ON AN INDIVIDUAL BASIS TO DETERMINE IF A CHANGE IS WARRANTED
- DECISION LETTERS WILL BE SENT JANUARY 2025



REVALUATION TIMELINE



REVALUATION TIMELINE



PHASE SEVEN

FORMAL APPEALS

BOARD OF ASSESSMENT APPEALS MARCH 2026

IF, AFTER AN INFORMAL HEARING A PROPERTY OWNER STILL DISSAGREES WITH THE ASSESSMENT. THEY CAN STILL APPEAL TO THE BOARD OF ASSESSMENT APPEALS

NEWINGTON BOARD OF ASSESSMENT APPEALS APPLICATION
APPLICATION TO APPEAL — OCTOBER 1, 2024 GRAND LIST ASSESSMENT

Pursuant to CGS §12-111, an application to appeal an assessment must be received **ON OR BEFORE FEBRUARY 20, 2025**.
Postmarks are NOT considered timely filings. Appeals not received by the statutory Grievance Day will be Denied.
(*) fields are required by Connecticut General Statute.
The applicant must answer ALL applicable questions or the application will be rejected

Property Type: Real Estate Motor Vehicle Supplemental Personal Property

Property Owners Name: _____ Phone: _____

Appellant Name: _____ Phone: _____ Email: _____

Mailing Address: _____ City/State/Zip: _____

Real Estate Appeals
Real Property Location: _____ Parcel ID: _____

Personal Property Appeals
Business Name (DBA): _____ Unique ID: _____

Motor Vehicle Supplemental Appeals
Year: _____ Make: _____ Model: _____ Vin: _____

Appellant Estimate of Value as of 10/1/2024: _____ *Motor Vehicle appeals are value as of 10/1/2023

Reason for Appeal: _____

Signature of Owner or Authorized Agent (attach evidence of authorization):
I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.
I understand all documents presented will be retained and shall be a matter of public record.

X: _____ Date: _____
DO NOT WRITE BELOW THIS LINE

| | | | |
|--|----------------------|------|---|
| Board of Assessment Appeals has scheduled an appointment for this appeal as follows: | Date March , 2025 | Time | Location Town Council Chambers Newington Town Hall, 200 Garfield St, Newington |
|--|----------------------|------|---|

Board's Decision: No Change in Assessment Change in Assessment Dismissed (No Hearing)

Current Assessment _____ New Assessment _____

BAA Signatures
X: _____ X: _____ X: _____

Notice of Hearing Mailed: _____ BAA Decision Date: _____ Notice of Decision Mailed: _____

Any changes in Assessment will be effective with the Grand List of October 1, 2024

PURSUANT TO SECTION 12-117A OF THE CONNECTICUT GENERAL STATUTES, APPEALS FROM THE ACTION OF THE BOARD OF ASSESSMENT APPEALS ARE TO BE FILED WITH THE SUPERIOR COURT, WITHIN TWO (2) MONTHS OF THE BOARD'S ACTION.

BOARD OF ASSESSMENT APPEALS

MARCH 2026

- BOARD DESIGNED TO SERVE AS AN APPEAL BODY FOR TAXPAYERS WHO BELIEVE THAT THE ASSESSOR ERRED IN THE VALUATION OF THEIR PROPERTY.
- APPEAL FORM MUST BE SUBMITTED BY FEBRUARY 20TH OF 2026



BOARD OF ASSESSMENT APPEALS

MARCH 2026

- ASSESSOR'S OFFICE WILL SEND NOTICE OF DATE, TIME AND LOCATION OF HEARING
- PROPERTY OWNERS WILL WANT TO PREPARE ANY EVIDENCE OR JUSTIFICATION FOR A CHANGE IN ASSESSMENT TO PROVIDE TO THE BOARD.
- NOTICE OF BAA DECISION WILL BE SENT WITHIN 1 WEEK OF THE HEARING



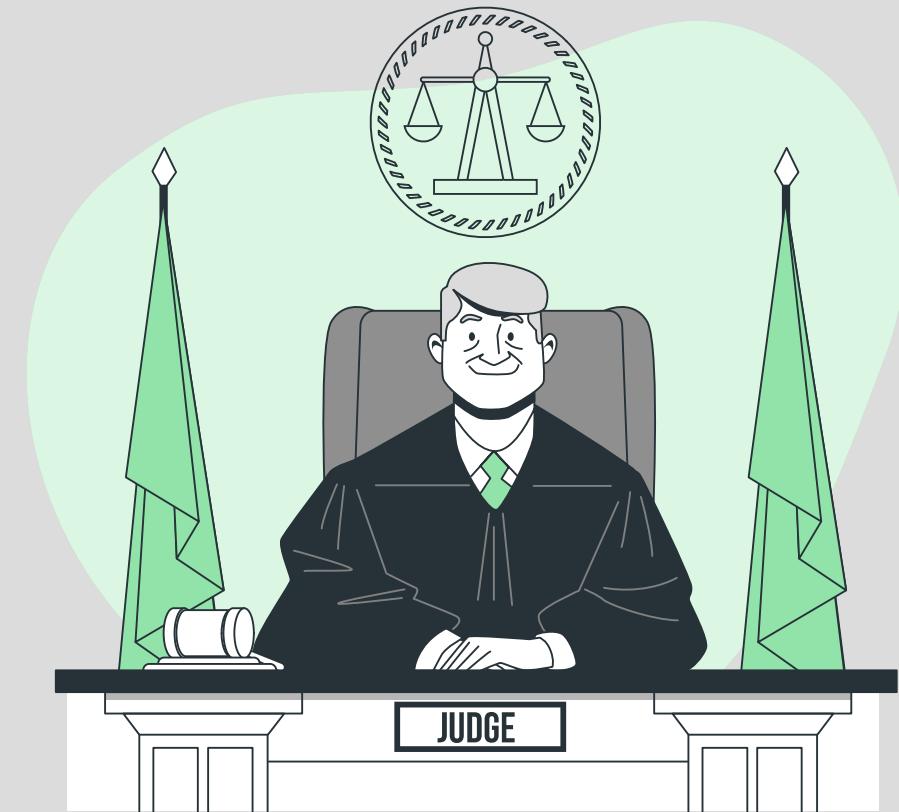
PHASE SEVEN

FORMAL APPEALS

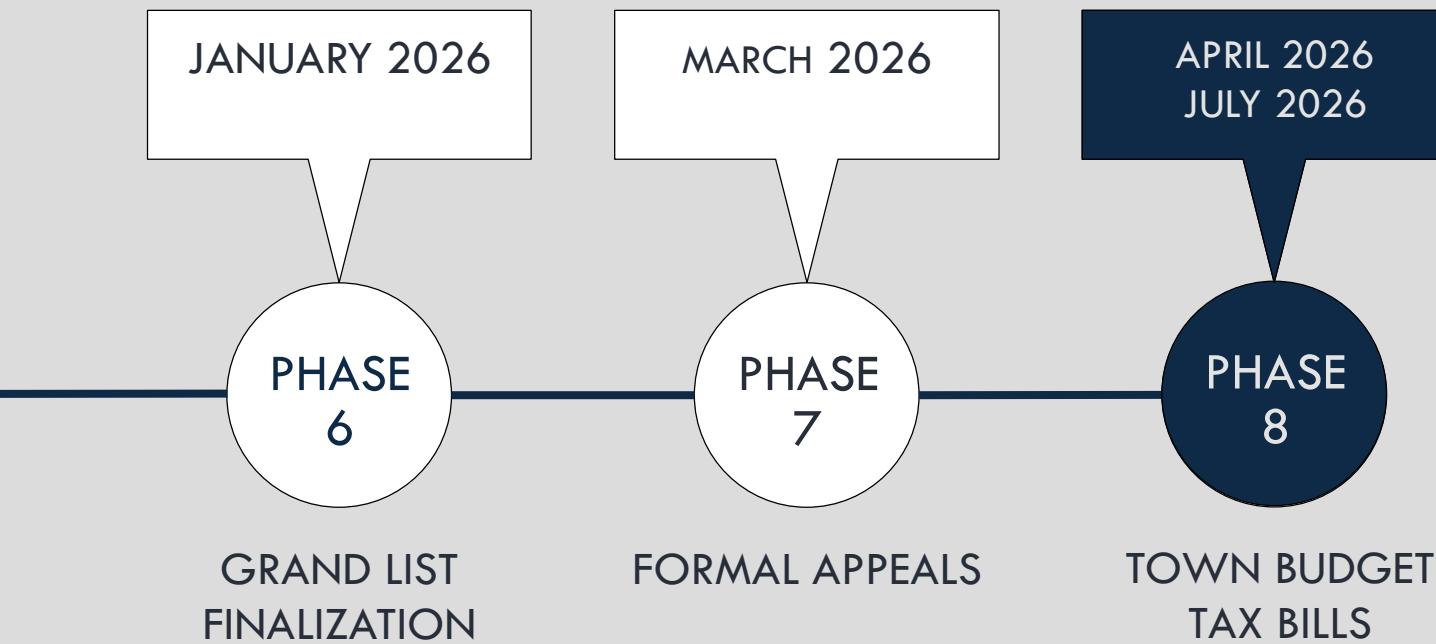
SUPERIOR COURT APPEALS

MARCH 2026

- APPEALS TO THE SUPERIOR COURT MUST BE MADE WITHIN 2 MONTHS OF THE DECISION MADE BY THE BOARD OF ASSESSMENT APPEALS



REVALUATION TIMELINE



WHAT TO EXPECT RESIDENTIAL MARKET TRENDS



MARKET TRENDS

Hartford Courant

CT housing market the tightest in U.S., report...

NEWS > GOVERNMENT

CT housing market the tightest in U.S., report says



aid they expect high prices and
e future

Connecticut housing report says up nearly 10%

Connecticut housing report says

aid they expect high prices and

Report This Story →

Great Time To Price Red

New Haven County had the third-highest number of single-family homes

CT has the tightest housing market in the country, a report says.

Thinkstock

RESIDENTIAL MARKET TRENDS

MARKET CHANGES SINCE 2020

“COVID AFFECT” MORE PEOPLE WORKING REMOTELY
– SHIFTED A NEED FOR MORE ‘RURAL’ HOUSING

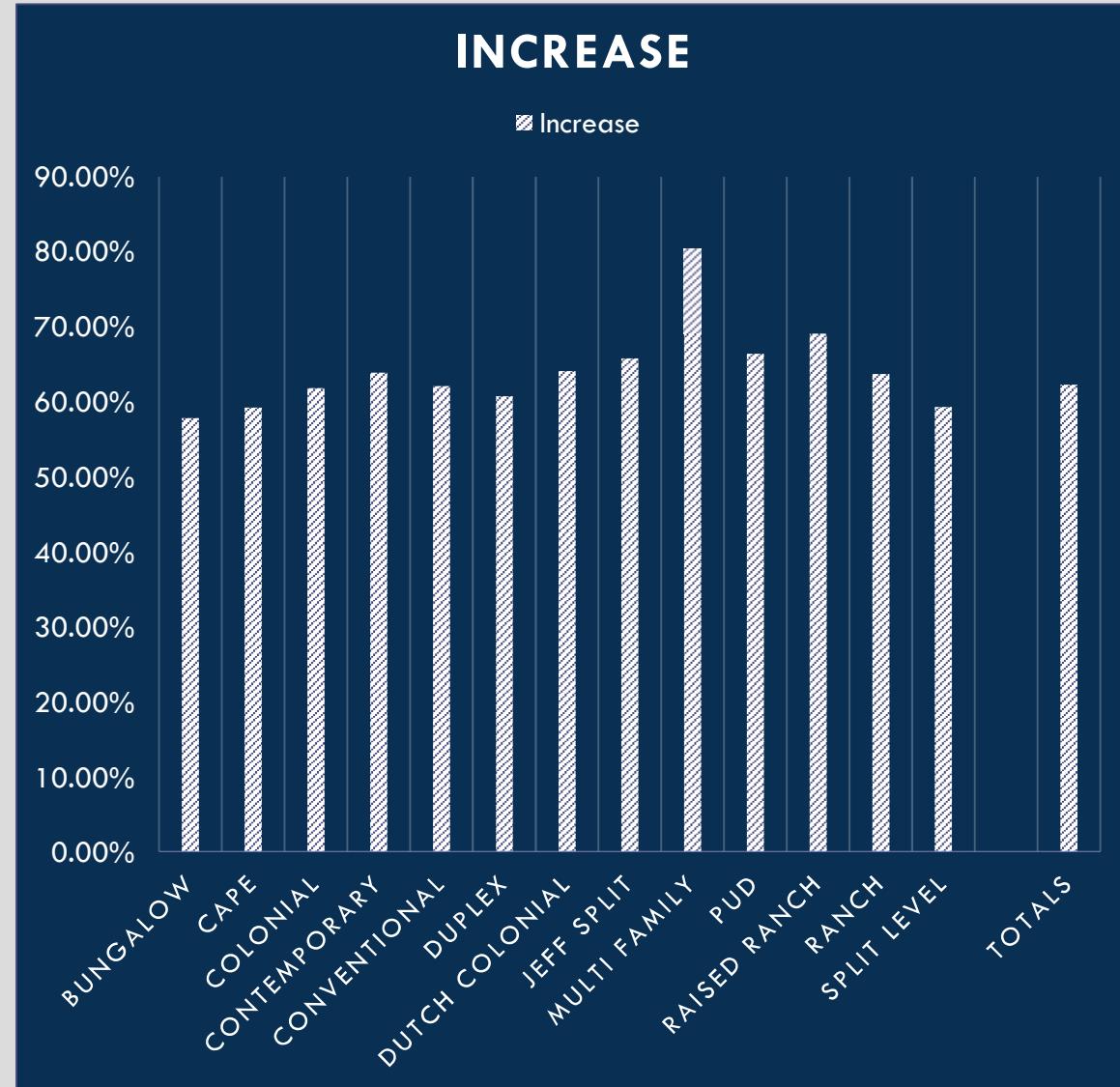
LOW INVENTORY & HIGH DEMAND CAUSED A SPIKE IN
THE HOUSING MARKET

CASH OFFERS OVER ASKING PRICE CONTINUES TO
DRIVE THE MARKET UP



MARKET TRENDS

| Style | # Sales | Median Price | Median Size | Sale Price per SF | Median Assmnt | Median Market Value 2020 | Increase |
|----------------|------------|----------------|--------------|-------------------|----------------|--------------------------|--------------|
| Bungalow | 3 | 200,000 | 768 | \$ 260.42 | 85,900 | 122,720 | 57.8% |
| Cape | 37 | 332,000 | 1,336 | \$ 248.50 | 136,040 | 194,350 | 59.2% |
| Colonial | 42 | 409,250 | 1,780 | \$ 229.92 | 182,930 | 261,325 | 61.8% |
| Contemporary | 1 | 505,000 | 1,725 | \$ 292.75 | 210,010 | 300,010 | 63.9% |
| Conventional | 14 | 305,500 | 1,406 | \$ 217.28 | 120,650 | 172,355 | 62.1% |
| Duplex | 1 | 184,000 | 768 | \$ 239.58 | 82,020 | 117,170 | 60.7% |
| Dutch Colonial | 4 | 359,000 | 1,564 | \$ 229.54 | 153,105 | 217,725 | 64.1% |
| Jeff Split | 2 | 505,000 | 2,280 | \$ 221.49 | 240,255 | 343,220 | 65.8% |
| Multi Family | 1 | 325,000 | 2,371 | \$ 137.07 | 131,370 | 187,670 | 80.4% |
| PUD | 4 | 299,000 | 1,479 | \$ 202.16 | 128,100 | 183,000 | 66.4% |
| Raised Ranch | 15 | 380,000 | 1,274 | \$ 298.27 | 169,340 | 241,920 | 69.1% |
| Ranch | 70 | 343,000 | 1,262 | \$ 271.79 | 147,910 | 211,305 | 63.7% |
| Split Level | 19 | 383,000 | 1,624 | \$ 235.84 | 171,100 | 244,430 | 59.3% |
| Totals | 213 | 352,100 | 1,428 | \$ 246.57 | 152,760 | 218,230 | 62.3% |



RESIDENTIAL VALUE CHANGE

4 QUESTIONS TO HELP DECIDE IF YOUR ASSESSMENT IS CORRECT



- CAN I SELL MY PROPERTY FOR THAT AMOUNT?
- ARE THE PROPERTY CHARACTERISTICS ACCURATE?
- HOW MUCH ARE SIMILAR PROPERTIES IN MY NEIGHBORHOOD SELLING FOR?
- HOW MUCH HAVE SIMILAR PROPERTIES IN MY NEIGHBORHOOD BEEN ASSESSED FOR?

REVALUATION MYTH

REVALUATION WILL CAUSE MY PROPERTY TAXES TO INCREASE

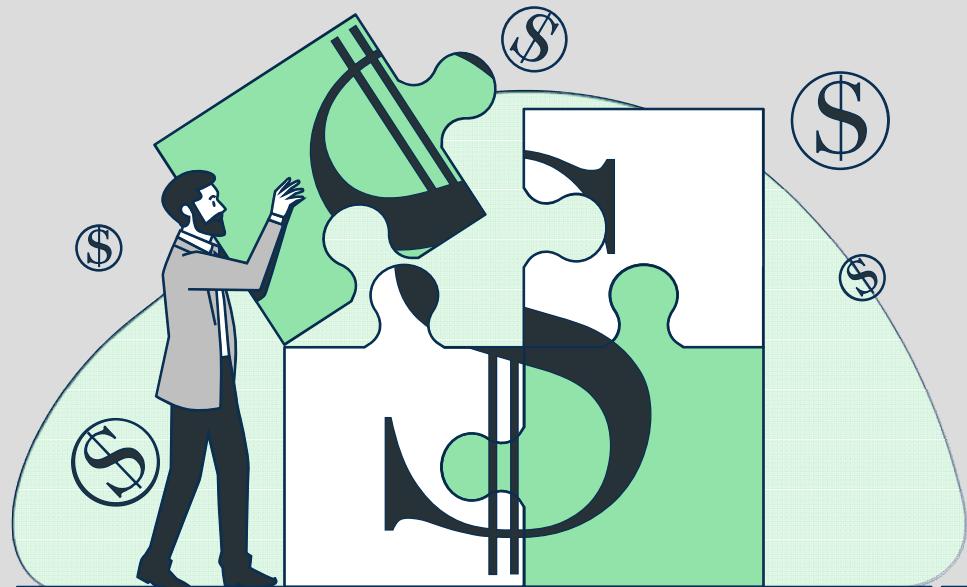
REVALUATION IS A REDISTRIBUTION OF THE TAX
BURDEN – IT DOES NOT NECESSARILY MEAN AN
INCREASE IN TAXES



REVALUATION MYTH

REVALUATION WILL CAUSE MY PROPERTY TAXES TO INCREASE

REVALUATION IS A REDISTRIBUTION OF THE TAX BURDEN – **IT DOES NOT NECESSARILY MEAN AN INCREASE IN TAXES**



TAX BURDEN

THE AMOUNT THAT A MUNICIPALITY
MUST RAISE TO OPERATE THE
LOCAL GOVERNMENT AND
SUPPORT SERVICES

REVALUATION MYTH

REVALUATION WILL CAUSE MY PROPERTY TAXES TO INCREASE

REVALUATION IS A REDISTRIBUTION OF THE TAX BURDEN – IT DOES
NOT NECESSARILY MEAN AN INCREASE IN TAXES

**ASSESSMENTS ARE ONLY THE BASE THAT
IS USED TO DETERMINE THE TAX BURDEN**



REVALUATION MYTH

REVALUATION WILL CAUSE MY PROPERTY TAXES TO INCREASE

REVALUATION IS A REDISTRIBUTION OF THE TAX BURDEN – IT DOES
NOT NECESSARILY MEAN AN INCREASE IN TAXES

WHAT IS A MILL RATE?

AN EXPRESSION OF TAXES PER EVERY
THOUSAND DOLLARS OF ASSESSMENT



REVALUATION MYTH

REVALUATION WILL CAUSE MY PROPERTY TAXES TO INCREASE

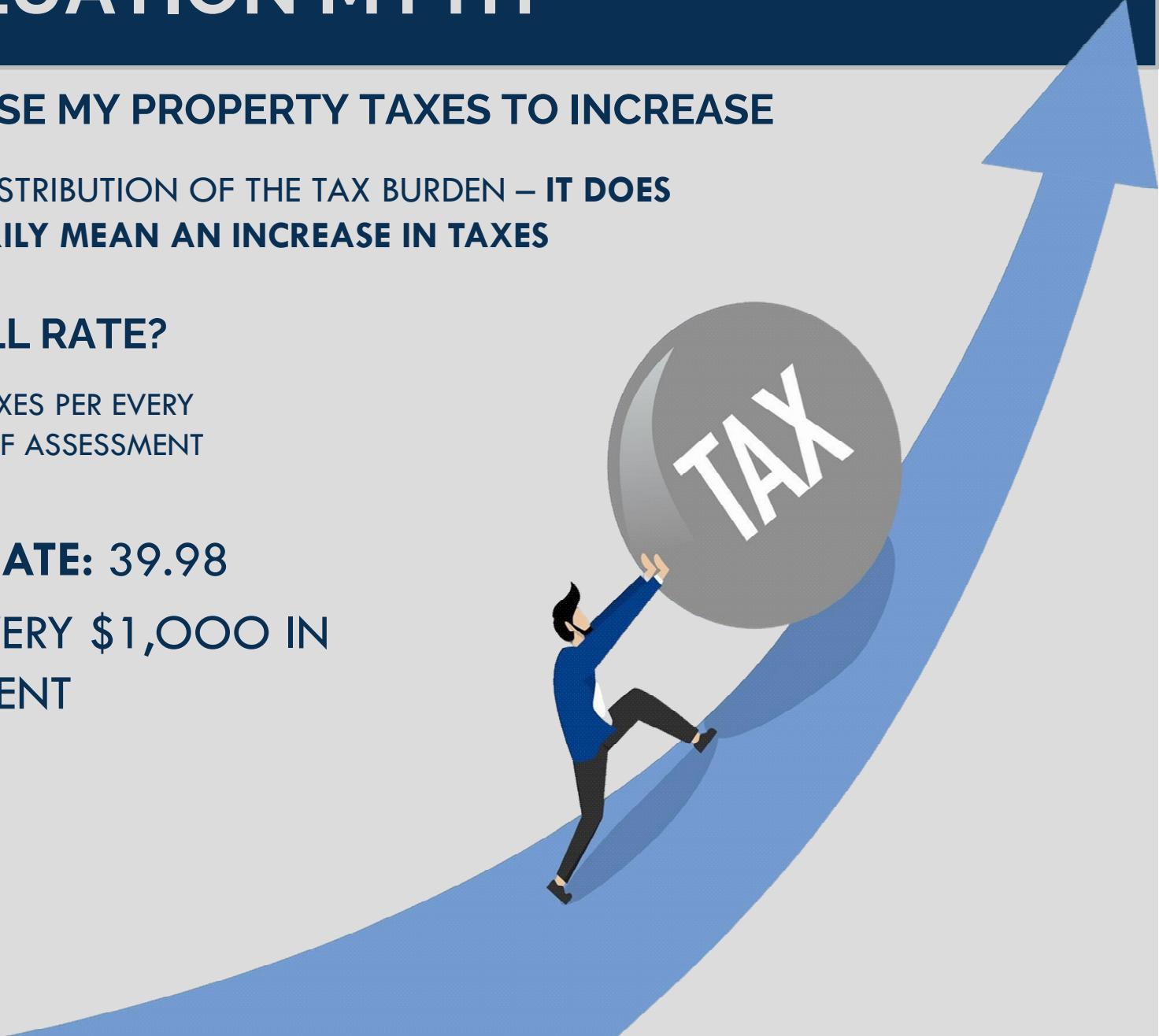
REVALUATION IS A REDISTRIBUTION OF THE TAX BURDEN – **IT DOES NOT NECESSARILY MEAN AN INCREASE IN TAXES**

WHAT IS A MILL RATE?

AN EXPRESSION OF TAXES PER EVERY THOUSAND DOLLARS OF ASSESSMENT

CURRENT MILL RATE: 39.98

\$39.98 TAXES FOR EVERY \$1,000 IN ASSESSMENT



REVALUATION MYTH

REVALUATION WILL CAUSE MY PROPERTY TAXES TO INCREASE
HOW IS A MILL RATE CALCULATED?

REVENUE NEEDED TO COVER THE TOWNS BUDGET
(TAX BURDEN)

$$\div$$

GRAND LIST (ASSESSMENTS) AND OTHER MISC. INCOME



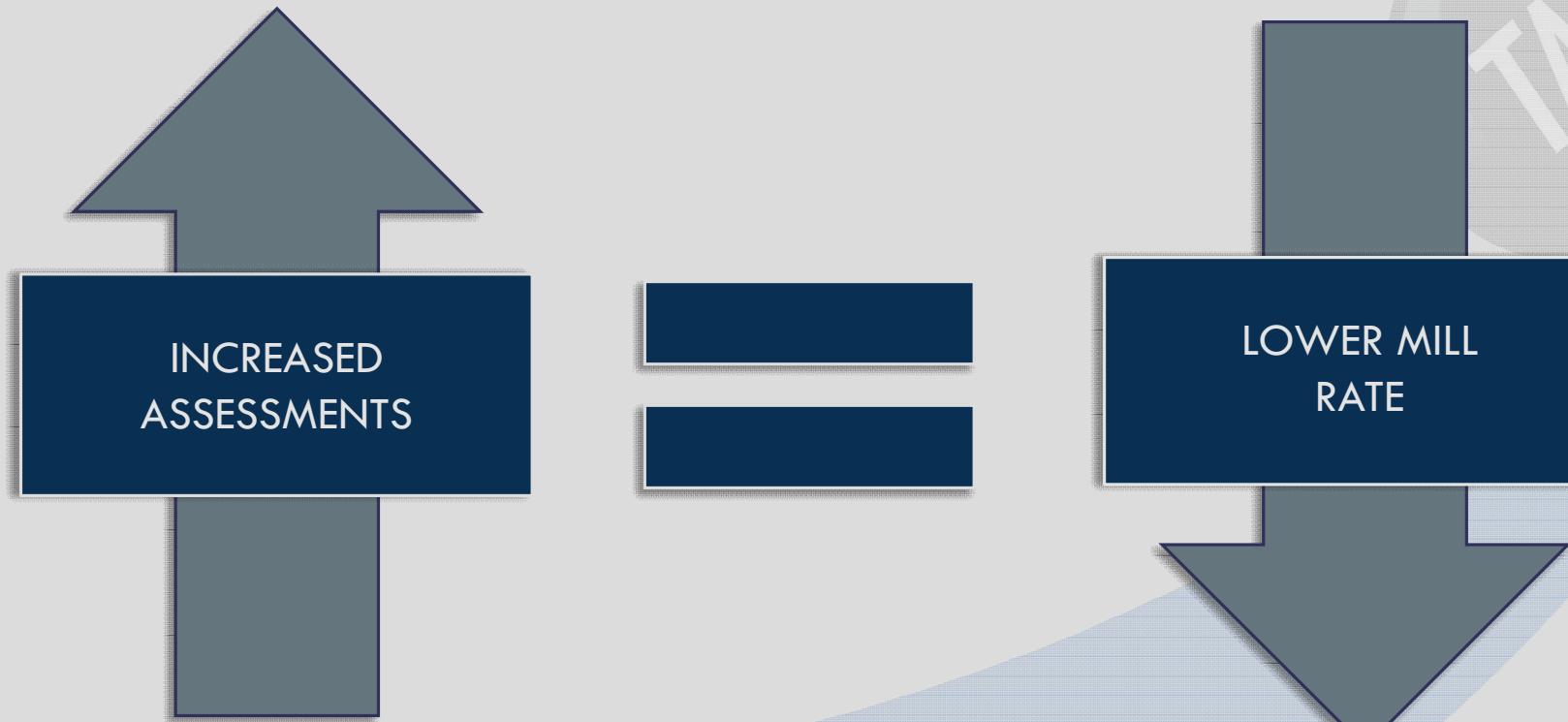
MILL RATE

REVALUATION MYTH

REVALUATION WILL CAUSE MY PROPERTY TAXES TO INCREASE

REVALUATION IS A REDISTRIBUTION OF THE TAX BURDEN – **IT DOES NOT NECESSARILY MEAN AN INCREASE IN TAXES**

IF THE TOWNS BUDGET REMAINS THE SAME YEAR TO YEAR



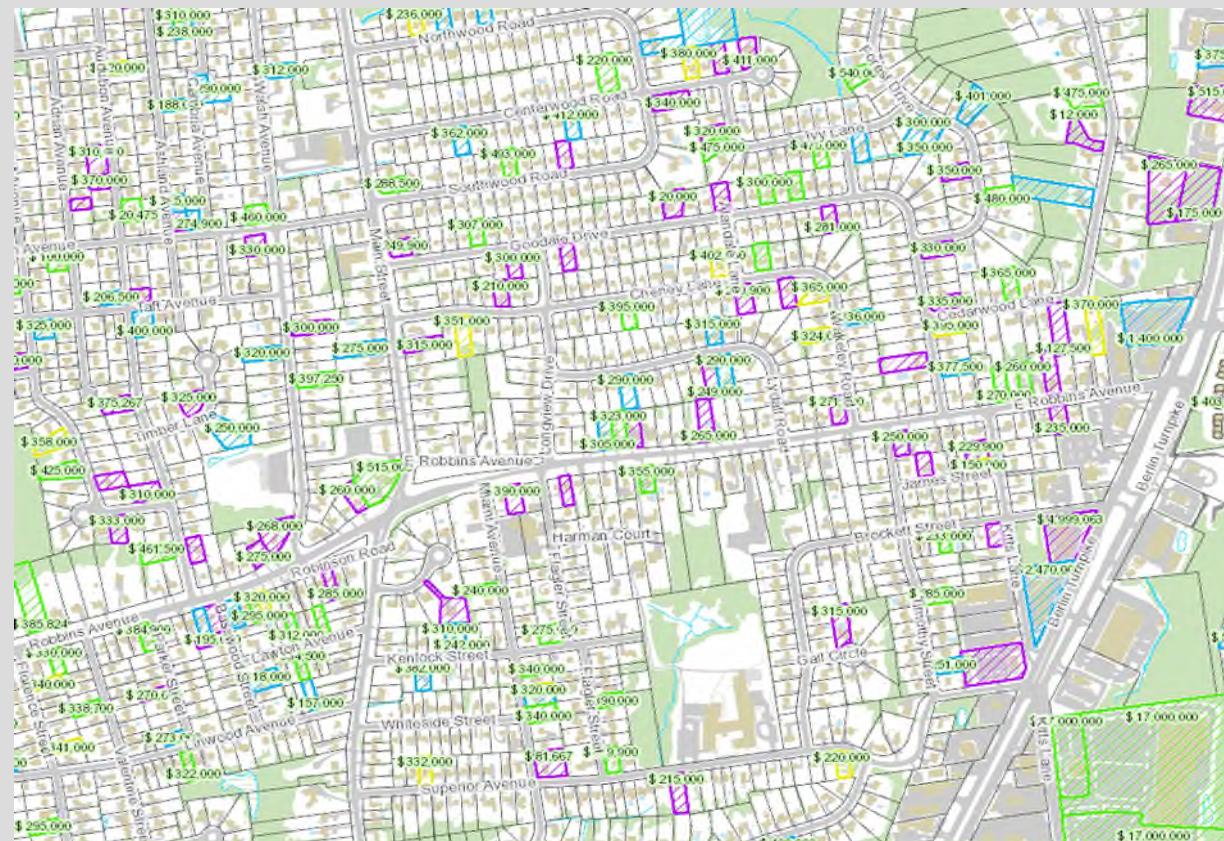
WHERE TO FIND SALES DATA

TOWN OF NEWINGTON ONLINE GIS

<https://newington.mapxpress.net/>



INTERACTIVE MAPPING SHOWING SALES
2020 THROUGH 2024



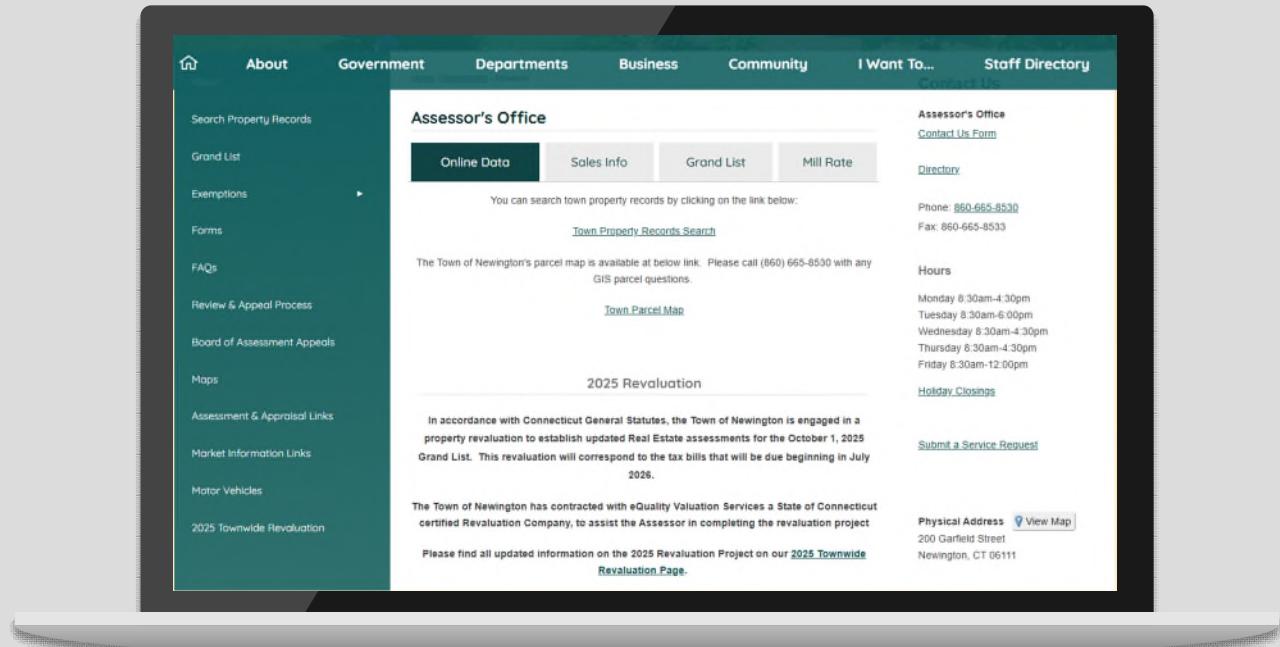
WHERE TO FIND SALES DATA

VISIT THE ASSESSOR'S OFFICE & ASK FOR THE SALES BINDERS

OR

VISIT US ONLINE!

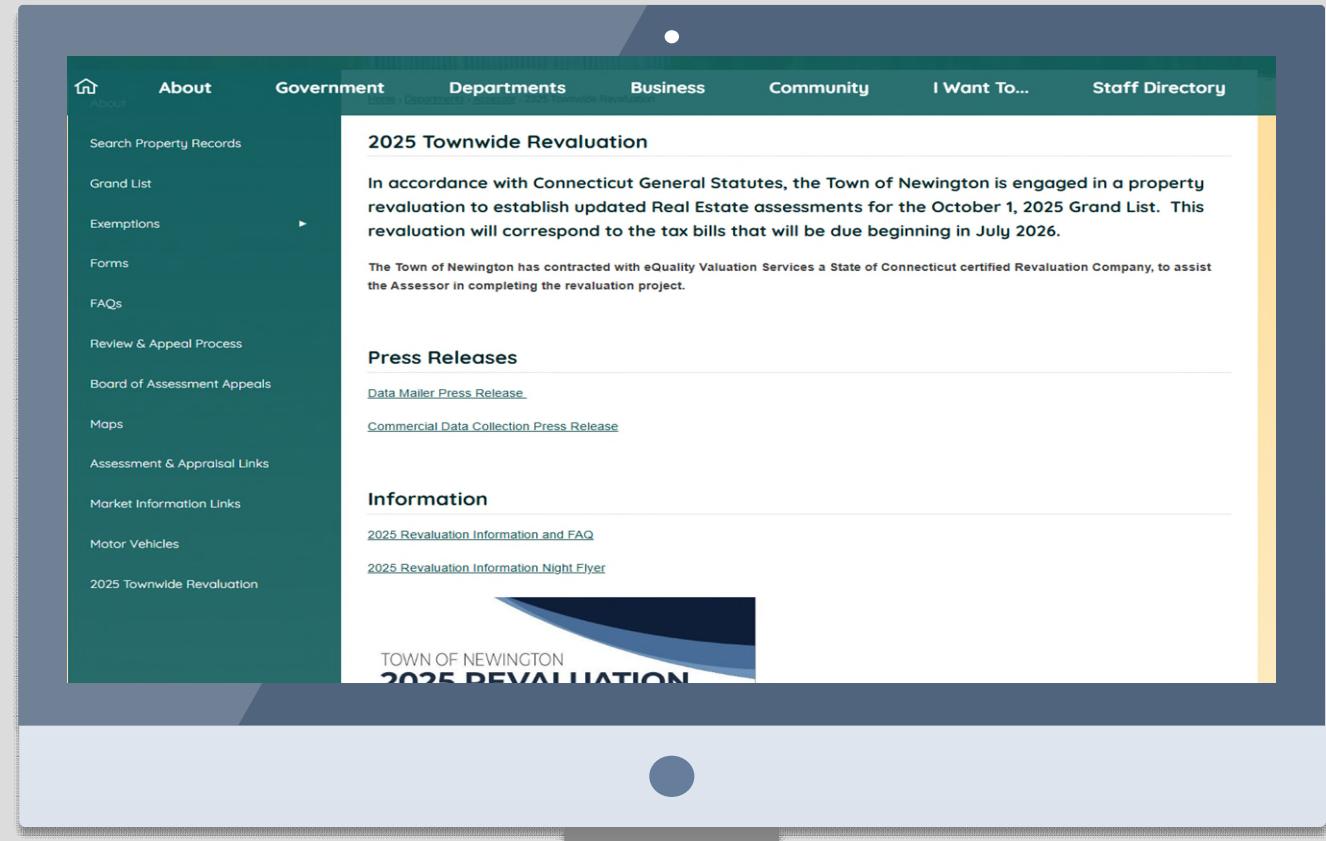
<https://www.newingtonct.gov/1148/Assessor>

A screenshot of the Assessor's Office website. The header features a navigation bar with links to About, Government, Departments, Business, Community, I Want To..., Staff Directory, and Contact Us. The main content area is titled "Assessor's Office" and includes sections for "Online Data", "Sales Info", "Grand List", and "Mill Rate". It also features a "2025 Revaluation" section and a "2025 Townwide Revaluation" section. The sidebar contains links to "Search Property Records", "Grand List", "Exemptions", "Forms", "FAQs", "Review & Appeal Process", "Board of Assessment Appeals", "Maps", "Assessment & Appraisal Links", "Market Information Links", and "Motor Vehicles". The right sidebar provides contact information, office hours, and a "Submit a Service Request" button.

MORE INFORMATION

REVALUATION INFORMATION WEBSITE

<https://www.newingtonct.gov/3064/2025-Townwide-Revaluation>

A screenshot of a website page for the Town of Newington. The page has a dark blue header with the town's name and a magnifying glass icon. Below the header is a navigation bar with links for Home, About, Government, Departments, Business, Community, I Want To..., and Staff Directory. The main content area features a large image of a computer monitor displaying the same website. To the left of the monitor is a sidebar with links for Search Property Records, Grand List, Exemptions, Forms, FAQs, Review & Appeal Process, Board of Assessment Appeals, Maps, Assessment & Appraisal Links, Market Information Links, Motor Vehicles, and 2025 Townwide Revaluation. The main content area contains sections for 2025 Townwide Revaluation, Press Releases, and Information, each with a list of links. A banner at the bottom of the page reads "TOWN OF NEWINGTON 2025 REVALUATION".

MORE INFORMATION

ASSESSORS OFFICE CONTACT INFORMATION

PHONE:

(860) 665-8530

EMAIL:

ASSESSOR@NEWINGTONCT.GOV

THANK YOU FOR JOINING US TONIGHT

QUESTIONS?

