

NEWINGTON BOARD OF ASSESSMENT APPEALS APPLICATION

APPLICATION TO APPEAL — OCTOBER 1, 2025 GRAND LIST ASSESSMENT

Pursuant to CGS §12-111, an application to appeal an assessment must be received **ON OR BEFORE FEBRUARY 20, 2026**.

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 10/1/2025: _____ *(Motor Vehicle appeals are MSRP ONLY)

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	Time	Location
	March , 2026		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, 2025

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.

Newington Board of Assessment Appeals

Any change in assessment will be effective with the Grand list of: October 1, 2025

When you appeal to the BAA it is an assessment (70% of full value) appeal, not a tax appeal. By appealing to the BAA, you are saying that the Town's opinion of the value of your property is incorrect. Appeals must be presented to the Board of Assessment Appeals (BAA) at the March meetings.

The BAA may decrease an assessment, increase an assessment or not change an assessment at all.

March Meetings: In order to be heard by the BAA at its March meeting, you must file a written appeal with an original signature, to the **Assessor's Office, 200 Garfield St, Newington, CT 06111, no later than close of business on Friday, February 20, 2025**. The BAA will receive all applications and schedule their meetings accordingly. If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application. Once you have submitted a complete and valid application to the BAA, you will be notified in writing where and when to appear for your hearing.

APPEALS PROCEDURE

- Appear at the time and place prescribed by the BAA (Please be on time)
- You MUST complete a separate form for each property you wish to appeal
- If you cannot or do not wish to appear, you may have someone appear as your representative (Written authorization required)
- **NOTE:** Unless you receive written confirmation of a rescheduled appointment, you or your agent must appear at the time and place first prescribed by the BAA
- **FAILURE TO APPEAR WILL RESULT IN A DEFAULT – Denial of your appeal**
- You will be sworn under oath to be truthful in answering questions concerning your property
- You will have the opportunity to present evidence (appraisals, photographs, reports, etc.)
- Remember – It is YOUR responsibility to prove your appeal
- An appraisal by a qualified appraiser is not required, but is recommended
- You must pay your taxes as they come due or interest and penalties will be applied
- Consult with the Tax Collector for payment instructions while your appeal is pending
- Notice of the Board's decision will be mailed to the property owner unless otherwise noted on application

For further information you may wish to review the Connecticut General Statutes as amended, relative to appeal rights. Below is a list of just some of those laws for your convenience. **NOTE: We do not provide legal advice, however we want you to be well informed of your appeal rights.** For a complete listing of applicable laws and competent, proper legal advice, we urge you to consult with an attorney.

Connecticut General Statutes

Section

- 12-110: Sessions of the Board of Assessment Appeals
- 12-111: Appeals of the Board of Assessment Appeals
- 12-112: Limit of time for appeals
- 12-113: When Board of Assessment Appeals may reduce lists (as amended)
- 12-114: Board of Assessment Appeals to impose a penalty if reducing the assessment of a taxpayer who did not file a personal property declaration (as amended)
- 12-115: Board of Assessment Appeals may make supplemental additions to grand lists
- 12-117a: Appeals from boards of tax review or boards of assessment appeals
- 12-119: Remedy when property wrongfully assessed

All information and correspondence with the BAA should be directed to:

Board of Assessment Appeals
Assessor's Office
200 Garfield St.
Newington, CT 06111
Ph: (860) 665-8530/Fax: (860) 665-8533
assessor@newingtonct.gov