



TOWN OF WATERTOWN, CONNECTICUT

Town Hall, 37 DeForest Street
Watertown, Connecticut 06795-2200

Office of the Assessor, (860) 945-5235 FAX (860) 945-4741
Carolyn Nadeau, CCMA II

- PLEASE READ ALL INSTRUCTIONS CAREFULLY BEFORE YOUR HEARING
- Those who are appealing Real Estate Value should bring a copy of an appraisal that may have been done using 2008 as the date for comparable sales. This is called a “retrospective appraisal”. You must be able to prove why your value is incorrect as of October 1, 2008 and an appraisal is the best way to do this.
- You can appeal only the assessment on your property for a valid reason. The law does not allow you to appeal the taxes.
- Because the Watertown revaluation was done for 2008, and sales data used was from 2007 – 2008, the current bad economy is not an allowable reason to appeal.
- Because the law required the town to use data from 2007 to 2008, the declining real estate market is not an allowable reason to appeal.
- If you purchased property through a foreclosure proceeding, your purchase price is not considered valid for the purposes of a tax appeal. You must use valid comparable sales from 2007 to 2008 as the basis for your appeal. You may use the computers in the assessor’s office to research this information.
- Please bring all information that will substantiate your value to the hearing on the night of your appointment. A comparable market analysis from a realtor is unacceptable.
- Please remember that the Board has the statutory authority to increase or decrease values.
- If you do not plan to attend the hearing yourself, you may designate someone to act on your behalf, but you must give them written permission. The hearing must be denied if this written statement is not presented.

(over)

ON THE EVENING OF YOUR HEARING:

- Please sign in, and wait for your name to be called.
- A Board of Assessment Appeals member will hear your appeal and will take your appraisal, or whatever documentation you may have.
- You will be notified of the results of the hearing within ten days.