



**TOWN OF FAIRFIELD
Office of the Assessor**

November , 2020

OWNER
CO-OWNER
MAIL 1
MAIL 2
CITY, STATE ZIP

PID #: xxxx
Location: 123 ANY STREET

THIS IS NOT A BILL

Revaluation Notice of Assessment Change Issued Pursuant to C.G.S. 12-55

The NEW October 1, 2020 assessed value for the above property is:

\$ xxx,xxx

The October 1, 2020 gross assessment reflects 70% of the total 2020 market value.

The OLD assessed value for the above property was:

\$ xxx,xxx

Based on October 1, 2015 Revaluation

In accordance with Section 12-62 C.G.S, the Town of Fairfield is completing a revaluation of all real property for the 2020 Grand List. Shown above is the new proposed assessment of your property as established for tax purposes by the Assessor and Municipal Valuation Services, LLC for tax year beginning July 1, 2021. Your new proposed assessment is based on 70% of market value as of October 1, 2020. Please note that the P.A. 490 use value for farm & open space is shown for those in that program. Other exemptions to assessments are not shown as part of this notice but will be applied to the final assessments.

If you have evidence proving the estimated 2020 market value for the above listed property is different, you may request an appointment for an informal hearing with the revaluation company by visiting their website www.munival.com/Fairfield. You will need the PID # shown at the top of this letter in order to book your appointment. If you experience a problem accessing the website or do not have access to a computer, please call (203) 292-5500.

Please note that in accordance with the most recent COVID guidelines and to ensure the safety of taxpayers and employees all informal hearings will be held via telephone conference only. If there is any information you would like a company representative to review prior to your hearing you may either email the information to fairfieldreval@munival.com or Fax the information to **(203) 259-9501**. Please make sure to include your PID # as well as the date & time of your informal hearing on any transmittals.

Please book your appointment within seven (7) days of receipt of this letter.

Appointments will be held the weeks of **December 14, 2020 through December 30, 2020** with some evening appointments available.

If you wish to appeal your assessment after this informal hearing process with Municipal Valuation Services, LLC is complete, you may appeal to the Board of Assessment Appeals pursuant to Section 12-111 C.G.S. The board will meet in March 2021. In order to appeal, you must file the prescribed appeal form to the Assessor's Office by February 19th, 2021. The prescribed form and instructions will be available in the Town of Fairfield's Old Town Hall and/or on the Town's website www.fairfieldct.org/taxassessor.

Please be patient as phone lines may be busy due to all notices being mailed at the same time. If you wish to schedule an appointment, we encourage you to make an appointment on the web, if possible.

Do not call or visit the Assessor's office to schedule an appointment. They can only be made through the web at www.munival.com/Fairfield or by calling (203) 292-5500.