

TOWN OF CHESHIRE

Assessor's Office
84 South Main St
Cheshire, CT. 06410

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

Property owner name and address	Property Type: Unique ID: Property Location: Map/Block/Lot:
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Dear Property Owner,

November 1, 2023

The Town Assessor, in consultation with eQuality Valuation Services, LLC, has completed the revaluation of all property for the October 1, 2023 Grand List. The purpose of a revaluation, which all Connecticut towns are mandated to perform every 5 years, is to maintain equity so that each taxpayer pays only their fair share of the overall tax burden based on the current and fair market value of their property. Fair market value is affected by several factors including property type (residential, commercial, industrial), location, individual property desirability and market supply and demand.

This notice includes your existing assessment based on the last revaluation of October 1, 2018 and your new proposed revalued assessment based on the October 1, 2023 market value (assessments are based on 70% of the market value). This notice does not reflect exemptions and credits for which you may qualify; exemptions and credits will be applied by the Assessor's Office and will be reflected in your tax bill.

Current GL October 1, 2022 Assessment	New Assessment October 1, 2023 Grand List
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For your convenience, your new assessment and property field card information will be available for your review at <https://cheshire.equalitycama.com>

Your property tax bill for July 2024 will be determined based upon both your new assessment and the new mill rate that will be adopted by the Town Council in April 2024; your property tax bill is primarily driven by the Town's Operating Budget, not the change in your property assessment. For more information on revaluation and how taxes are determined, go to <https://www.cheshirect.org/spotlight/revaluation>.

Property owners may have their new assessments reviewed with a representative of eQuality Valuation Services, LLC by scheduling a telephone hearing by the date noted below. Hearings are by appointment only and can only be booked online or by phone. Please have the information provided below when scheduling your appointment. The Assessor's Office is not able to schedule these telephone hearings nor can they answer specific questions regarding your revalued assessment at this time.

Property Record Cards & Online Appointments:	cheshire.equalitycama.com
Appointment Phone:	475-405-6505
Unique ID:	*this number is needed to make an appointment*
Go online or schedule before:	12/17/2023
Hearings are available:	12/07/2023 - 12/18/2023

Telephone hearing result notices will be mailed in January 2024. If you wish to further challenge your October 1, 2023 new real estate assessment, you may file an appeal with the Board of Assessment Appeals by submitting a written request on the prescribed form between February 1, 2024 and February 20, 2024. This form will be available beginning February 1, 2024 from the Assessor's Office and online at www.cheshirect.org on the Board of Assessment Appeals page.

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