



Board of Assessment Appeals
Town of Wolcott
10 Kenea Ave., Wolcott, CT 06716-2114
Phone: (203) 879-8100

Dear Property Owner,

Attached, per your request, is an application for the Board of Assessment Appeals.

This application must be received at the Assessor's Office **no later than the close of business on February 20, 2026** to be scheduled for a hearing regarding Real Estate, Personal Property & Motor Vehicle assessments of the **October 1, 2025 Grand List** or the Supplemental Motor Vehicle assessments of the **October 1, 2024 Grand List**. **Faxed and/or emailed applications will not be accepted.**

Please follow the instructions carefully and be sure to include **your estimate** of full value.

- If you bring a property appraisal for Real Estate, the appraised value must be the value as of **October 1, 2025**, must be a full appraisal and must be **certified to the Board of Assessment Appeals**.
- Evidence relating to Motor Vehicle assessments must reflect condition and values as of **October 1, 2025**.
- Evidence relating to Supplemental Motor Vehicle assessments must reflect condition and values as of **October 1, 2024**.

Any photos or other evidence you bring to your hearing will become the property of the Board of Assessment Appeals. You are encouraged to keep a copy of all information you submit for your appeal. Copies of your information **will not** be made at the time of your hearing.

ALL BAA APPLICATIONS MUST BE RECEIVED AT THE TOWN OF WOLCOTT ASSESSOR'S OFFICE BY THE CLOSE OF BUSINESS ON FRIDAY, FEBRUARY 20, 2026. If you mail your BAA Application, **it must be RECEIVED BY FEBRUARY 20, 2026**; **NOT** merely postmarked by **February 20, 2026**. In accordance with State Statute, absolutely no extensions of this filing deadline can be granted for any reason. **IF YOUR BAA APPLICATION IS NOT RECEIVED BY THE CLOSE OF BUSINESS ON FEBRUARY 20, 2026, YOU WILL NOT BE GRANTED A HEARING.**

If you have any questions, please call the Assessor's Office at 203-879-8100 ext. 108.

Wolcott Board of Assessment Appeals

APPEALS

**Must be received in the Assessor's Office no later than the close of business on
FEBRUARY 20, 2026.**

In accordance with State Statute, absolutely no extensions of this filing deadline can be granted for any reason. IF YOUR BAA APPLICATION IS NOT RECEIVED BY THE CLOSE OF BUSINESS ON FEBRUARY 20, 2026 YOU WILL NOT BE GRANTED A HEARING.

Grand List of October 1, 2025

Or

Supplemental Motor Vehicle Grand List of October 1, 2024

By the authority of Public Act 95-283, of the State of Connecticut, please print or type the following information about each property appealed.

ALL SECTIONS MUST BE COMPLETED FOR A HEARING TO BE SCHEDULED.

This application **must be received** at the Assessor's Office, Board of Assessment Appeals, Town of Wolcott, 10 Kenea Ave, Wolcott, CT 06716 by **the close of business on February 20, 2026.**

Property Owner(s) Name(s) _____

Appellant/Agent Name _____

Property Location _____
(Street Number and Street Name)

Map/Block/Lot & Unique ID _____
(Map/Block/Lot) (Unique ID)

Property Description _____
(Residential, Commercial, Industrial, Utility, Personal Property, Motor Vehicles, Etc.)

Motor Vehicle: **Please Select: Grand List Oct. 1, 2025 or the Supplemental Grand List Oct. 1, 2024**

Reason for the Appeal _____

Appellant/Agent Estimate of Value _____
(Estimate of Value is Required by C.G.S. 12-111)

REAL ESTATE VALUATION APPEALED IS BASED ON THE OCTOBER 1, 2025 VALUES. PLEASE ATTACH ALL RELEVANT MATERIALS TO SUPPORT THE APPEAL TO THIS FORM.

Correspondence to be sent to: Name _____

Address _____

Phone _____

_____ Date signed _____
(Signature of owner or that of his duly authorized agent, authorization form attached)

You will be notified by mail of the date, time, and place of your appeal hearing.

For use by the Board of Assessment Appeals:

Hearing Date: _____ Time: _____ Appeal Number: _____

Location: Wolcott Town Hall, Assessor's Office

AGENT'S CERTIFICATION

DATE: _____

To Whom It May Concern: I, _____ being the legal
(Print Full Name)

owner of property located at: _____
(Print Street Number and Street Name)

hereby authorize _____
(Print Full Name)

to act as my agent in all matters before the Board of Assessment Appeals of the Town of
Wolcott for the **October 1, 2025** Grand List and the Supplemental Motor Vehicle Grand List of
October 1, 2024.

(Signed) _____

(Print Full Name)

On this _____ day of _____, _____ before me, the undersigned notary
public, personally appeared _____, proved to me through
satisfactory evidence of identification, to be the person who signed this document in my
presence.

(Signature of Notary Public)

Appealing Your Assessment

Every CT town or city has an appeals process mandated by law. The first step should be an informal meeting with someone in the assessor's office. During this informal meeting, you should review the property file card on your property to be sure all the information is correct. Know the lot size, number of stories, square footage, and condition of your property. You may also want to identify comparable properties at this time and review their file cards. Almost all the information in the assessor's office is available to the public, and the office can help you find comparable properties. Do this well before your hearing date. Your aim at this informal review, which is not yet an appeal, should be (1) to verify the information on your property record form, or correct it, (2) to make sure you understand how your value was arrived at, (3) to discover if the value is fair compared with the values of similar properties in your neighborhood, (4) to find out if you qualify for any exemptions, and (5) to be sure you understand how to file a formal appeal and how the office can help you, if you still want to appeal.

What Determines Assessment

Fair market value of a property determines the assessment, that is, the price *most* people would pay for it in its condition as of the assessment date. The best indicator of fair market value is market activity. Buyers and sellers create market value by their transactions. The best evidence of market value is sale price, the sale price of the subject property or of similar properties (called comparables). However, sale price is not necessarily the same as market value. The assessor carefully examines all sales, qualifies the sales, and adjusts them for special circumstances that might decrease or inflate prices. An owner in a hurry to sell might sell for less. Many taxpayers are confused at increases in assessed values because the property has not changed. But physical change is not the only reason for a change in property value. The economic market is another reason. If a town's major industry leaves, property values collapse. Conversely, as homebuyers discover neighborhoods with good housing stock, prices gradually rise, and may soar as the neighborhood becomes fashionable. A shortage of houses in a desirable neighborhood can send prices to ridiculous levels. In a stable neighborhood, with no extraordinary pressure from the market, inflation may increase property value.

How Assessors Value Property

The first step in valuation is data collection. The assessor's office collects quantities of information about each property in the town. The information is recorded on a property file card, which may be reviewed for accuracy by the taxpayer. To apply this information to your property, the assessor constructs a cost model. Most residential property is valued with a cost model or a sales comparison model. A cost model says the estimated market value of your property equals the value of the land and the cost of constructing a replacement, less depreciation. Depreciation depends largely on age, condition, and the current desirability of the property's features and location. A sales comparison model says the estimated market value of your property equals the sale price of a comparable property, with adjustments to the sale price for differences between your property and the comparable. For example, if your property has a swimming pool and two bathrooms, but the comparable has no pool and three bathrooms, you would add the value of the pool to the comparable's sale price and subtract the value of a bathroom. The result would be evidence of what you might expect to sell your property for.

The Appeals Process

If after meeting with someone from the Assessor's office you still disagree with the Assessor's valuation, the next level is the Board of Assessment Appeals or Superior Court. The Assessor's office will provide you with the proper form you need to appeal your assessment. Please follow the instructions carefully and be sure to put what you feel is the correct assessment of your property. Any property appraisals you might bring should have been done specifically for your Board of Assessment appeal. Any photos or other evidence you bring to your hearing may become property of the town.