**Avon’s 2023 Revaluation Process Has Begun**

The Fairfield-based company Municipal Valuation Services LLC has been contracted by the Town of Avon to conduct the 2023 revaluation. In a revaluation, the market value of each property in town is estimated and that estimate becomes the basis of the assessment for the following year’s tax, and for the four years following that. The process is mandated by the State of Connecticut.

Assessment notices have been mailed on 11/15/23.

**NOTICE OF ASSESSMENT**

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

In accordance with Connecticut State Statutes, the Town has completed a revaluation of all real property effective on the October 1, 2023 Grand List. Your new assessment is based on 70% of current fair market value as required by State law. Avon’s last revaluation was in 2018. A complete list of all new assessments is available for your review at the Town Clerk’s Office, Town Library, or online at

[**www.avonct.gov/assessors-office**](http://www.avonct.gov/assessors-office) under Assessor’s Office Property Record Lookup.

**IMPORTANT THIS IS NOT A TAX BILL** Please do not multiply the new assessment by the current mill rate. The mill rate for your new assessment will be set by the Board of Finance in May 2024. You will receive your tax bill in July 2024 reflecting your new assessment.

**INFORMAL REVIEW** Municipal Valuation Services LLC, the revaluation firm, is conducting the Towns 2023 property revaluation and will make available appraisal personnel for the purpose of reviewing property values. A change in value will be considered if the owner can show that the appraised value is in excess of market value. The appraisers will discuss market value and are not permitted to discuss tax rates or estimated tax bills. Reviews will be scheduled by appointment only; appointments may be made by calling **(203) 292-5500** Monday through Friday, between 9:00 a.m. and 4:00 p.m. or by scheduling an appointment online, using the website listed below, **no later than November 30, 2023.**

**To schedule an appointment please go to:**

[**www.munival.com/appointments**](http://www.munival.com/appointments) **and follow the instructions.**

**You will need the Property ID# shown at the bottom of your letter in order to book your appointment**. If you have more than two parcels you wish to discuss, please do not schedule online, instead call the number above for additional scheduling options.

For additional information, please call the Avon Assessor’s Office at (860) 409-4335.