



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 **2013** 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, 2013 and an appraisal is the best way to do this. Please be aware that Zillow.com is not a reliable source for value information. Their data is unverified, random, and often incorrect. A “CMA” from a realtor is not a valid substitute for an appraisal.
- You can appeal only the assessment on your property for a valid reason. The law does not allow you to appeal the taxes or any increase in taxes that may have occurred.
- Because the Watertown revaluation was done for 2013, and sales data used was from 2012–2013, the current bad economy or 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 2012 to 2013 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.

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.
- If the BAA reduced the assessment on your Real Estate, the upcoming July bill will be adjusted.

PETITION TO THE BOARD OF ASSESSMENT APPEALS
TOWN OF WATERTOWN

REAL ESTATE

MUST BE FILED IN THE ASSESSOR'S OFFICE BY FEBRUARY 20, 2015

By the authority of Connecticut General Statute 12-111

Please print or type all of the information below

GRAND LIST OF OCTOBER 1, 2014

Property Owner's Name: _____

Property Address: _____

PARCEL ID#: _____

Phone Number: HOME: _____ CELL: _____

TOWN'S CURRENT ASSESSMENT: _____

APPELLANTS ESTIMATE OF VALUE: _____

Description of Property that is the subject of this appeal: _____

Reason for Appeal: _____

Do you have a retrospective appraisal of the property? YES _____ NO _____ (if yes, attach copy)

The undersigned agrees to appear before the Board of Assessment Appeals and answer, under oath, all further questions pertaining to the property referenced above. Date and Time of the appointment will be provided to the property owner by March 1, 2015.

Signature of Property Owner of Duly Authorized Agent: _____

Name and position of signer: _____ (Attach proof of authorization)

Mailing Address: _____ (To which all notices should be sent)

Date: _____, 2015

THIS FORM MUST BE COMPLETED ENTIRELY AND RECEIVED IN THE ASSESSOR'S OFFICE BY
FEBRUARY 20, 2015 5pm IN ORDER TO BE GIVEN A HEARING DATE.

No fax or scanned copies may be accepted. No postmarked envelopes can be accepted

COMPLETED FORMS MUST BE RETURNED TO:
BOARD OF ASSESSMENT APPEALS, TOWN OF WATERTOWN
37 DEFOREST ST, WATERTOWN, CT 06795
860-945-5235

DATE & TIME OF HEARING: _____