



Connecticut Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Connecticut lets you appeal. Use this checklist to file correctly and on time.

Connecticut at a glance

Appeal deadline	February 20 — or March 20 in any town whose assessor took a grand-list extension (Board of Assessment Appeals)
Effective tax rate	1.54% (about \$6,643/yr on a \$366,900 home)
Assessment basis	70% of market value
Appeals heard by	Board of Assessment Appeals !' Superior Court

February 20 is the default under C.G.S. §12-111(a)(1), but §12-111(b) moves it to March 20, with hearings in April, in every town where the assessor obtained a §12-117 extension of the grand list. Publishing a flat February 20 is wrong for those towns — confirm with your assessor. The September session hears motor vehicle assessments only. Deadlines and forms vary by county — always confirm with your local town/city assessor before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Review October 1 assessment notice
- ☐ File written appeal with the town Board of Assessment Appeals by February 20 — or March 20 if your assessor took a grand-list extension
- ☐ Attend BAA hearing (March–April)
- ☐ If denied, appeal to Superior Court within 2 months
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** Varies by municipality; state provides elderly/disabled credits
- **Senior / other relief:** Circuit Breaker credit for seniors 65+ based on income

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value

- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local town/city assessor or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.