

# Ask a KKC Attorney



Attorney Dorian Famiglietti

**Q:** Can I appeal my property tax assessment?

**A:** Yes, the law provides that any person “aggrieved by the doings of the assessor” may appeal the action to the local Board of Assessment Appeals (BOAA). Generally, an appeal must be filed on or before February 20 of each year. Application forms are available in the local Assessor’s office and are filed there as well. The appeal must include the property owner’s estimate of value, which, although not mandatory, is usually supported by an appraisal. When estimating your property value, it should be as of the date of the Town’s last revaluation, not necessarily the current value. Revaluation is conducted by the Town every five years to establish the true and actual value of all real estate in town as of that assessment date (October 1).

The BOAA generally holds a hearing on all appeals during March, and a written decision is sent to the property owner within one week of the hearing. If the BOAA reduces your assessment, it typically will stay fixed until the next revaluation. If the BOAA doesn’t reduce your assessment, you can appeal its decision to the Superior Court, which must be done within two months of the decision. The pendency of an appeal, however, will not suspend an action by the Town to collect up to 75% of the tax assessed, or 90% if the property has an assessed value of over \$500,000. An attorney can advise you as to the pros and cons of an appeal.

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