



Q&A – MUNICIPAL TAXES

Purpose: This Informational Publication answers commonly asked questions about the assessment and collection of Newtown Municipal taxes. For more detailed information, please call the Tax Assessor’s Office at 203-270-4240.

Tax Assessor

QUESTION	ANSWER
What is a Mill Rate?	<p>In Connecticut, property tax rates are expressed in mills, or thousandths of a dollar. The Town of Newtown current mill rate is 33.07 for the 10/01/14 Grand List which results in the payment of \$33.07 for each \$1,000 of a taxable property’s assessed value. For example, if a house is assessed at \$300,000, taxes would be figured by taking \$300,000 and multiplying by .03307, making the tax \$9,921 for the year.</p> <p>Equation : Assessment x Mill Rate (.03307) = Taxes for the Year</p>
How are mill rates and bills determined?	<p>The budgeted current tax revenue divided by the total assessed value of all property equals the mill rate. This mill rate is established when the town people vote to accept the budgeted revenue needed. The mill rate is determined each year in the month of May.</p>
What is the assessment date in Newtown?	<p>The uniform assessment date in the State of Connecticut is October 1st. Each Grand List runs from October 1st of a given year to September 30th of the next year.</p>
How do I appeal the assessment of my Real Estate or Personal Property?	<p>In order to appeal an assessment an individual must file an application in the Assessor’s Office to appear before the Board of Assessment Appeals. Applications must be received on or before February 20th of each year. Meetings are normally held during the month of March.</p>
How did you arrive at the value on my automobile?	<p>Connecticut Assessors, utilize the NADA (National Automobile Dealers Association) appraisal guide for automobile valuations. An assessment rate of 70% of the NADA published average retail selling price is used as the assessed value.</p>
How do I appeal my Motor Vehicle assessment?	<p>If you believe your assessment is inaccurate, you can appeal to the Board of Assessment Appeals. The board meets during the month of September solely for appeals relating to motor vehicle assessments appearing on the preceding Grand List. The taxpayer must appear before the board in person in order to consider the appeal. If the individual is unable to attend in person the individual may give written authorization for someone to appear on their behalf. Applications must be received on or before August 20th of each year.</p>

I no longer own a vehicle. How do I remove it from being taxed?

The Town of Newtown requires a plate receipt from the Department of Motor Vehicles, and a second form of proof showing what happened to the motor vehicle. Please see the link below for more information:

http://www.newtown-ct.gov/Public_Documents/NewtownCT_Assessor/VehicleTaxBill

Does the Town offer a Local Elderly Tax Relief Benefit?

Yes. Homeowners can qualify if they are 65 years old as of July 1st or totally disabled. Additionally:

- Your annual income must be \$70,000 or less (includes taxable & non taxable income).
- You must have resided and paid taxes in Newtown for one year and all delinquent taxes must be paid in full.
- Your property must be a legal domicile & occupied by you more than 183 days each year.
- You must own and be a resident of Newtown as of October 1st.
- Your assessed value must be less than 200% of the median assessed value of real property in Newtown. The median assessed value for 2015 is \$234,415 so your assessed value cannot exceed \$486,830.

Your qualified asset value, **EXCLUDING YOUR PRIMARY LEGAL RESIDENCE AND ALL PERSONAL PROPERTY CONTAINED THEREIN**, cannot exceed \$1,250,000 . Each applicant shall make a sworn statement that such applicant's Qualifying Total Asset does not exceed the QTVA limit.

If your annual income is under \$45,000, you are eligible for \$2,525 off your taxes

If your annual income is between \$45,001-\$55,000, you are eligible for \$1,750 off your taxes.

If your annual income is between \$55,001-\$65,000, you are eligible for \$1,300 off your taxes.

If your annual income is between \$65,001-\$70,000, you are eligible for \$800 off your taxes.

Applications are available March 1st through May 15th of any given year and can be obtained at the Newtown Municipal Center – 3 Primrose Street, Newtown, CT and you will need to fill out the application (signed) and provide copies of your signed Federal Income Tax return & a copy of your 1099 statement from social security.

For more detailed information, please contact Collector's Office at 203-270-4320.

When and where can I file for Elderly Homeowner Tax Relief?

Applications for the Elderly Homeowners Tax Relief program can be filed annually between February 1st and May 15th in the Assessor's Office. Individuals may obtain these dates through The Newtown Bee and/or calling the Assessor's Office.

Does the Town offer a Local Option Veteran's Exemption program?

Yes, in order to apply for this program veterans must file or have filed their DD214 with the town clerk before October 1st for the next calendar year. The filing period for this program is February 1st through September 30th. The Local Option Veteran's Program is based on income levels of \$41,200 for a single individual and \$45,000 for married individuals. Income

qualifications are established from an individual's federal tax return and the SSA-1099 Social Security income report and/or all reportable income forms if a tax return is not required for the individual.

Qualified applicants will receive a \$10,000 assessment reduction from their real estate assessment or a 10% real estate assessment reduction (whichever is greater) before taxes are calculated for the July tax bill. A public notice for this Local Option Veteran's Program will appear in the local newspapers during the fall of each calendar year.

Additionally, a veteran who has a disability rating of 100%, as determined by the U.S. Department of Veterans Affairs, may also be entitled to an additional exemption in an amount equal to three times the amount of the exemption.

For more detailed information, please contact the Assessor's Office at 203-270-4240.

Is there a local benefit for 100% disabled homeowners in Newtown?

Yes. The Totally Disabled Benefits Program follows the same guidelines as the Elderly Tax Relief requirement. (Please see above. Does the Town offer an Elderly Tax Relief).

What other local option exemptions are available in Newtown?

EMT/Firefighter Exemption - EMT's and Firefighters are able to receive a benefit after the individual has volunteered for 3 or more years. Please check with your fire chief for forms and requirements.
Handicapped Equipped Vehicles - In order to receive a handicap exemption on a motor vehicle an inspection is required, and the form must be received in our office no later than October 1st in order to receive the exemption for that given year.

When are Personal Property Declarations filed?

In general, personal property is anything that is moveable and is not a permanent part of real estate, including items such as business-owned furniture, fixtures, machinery or equipment.

Personal Property declarations are accepted from October 1st through November 1st of each year. Failure to file by November 1st will incur a 25% penalty.

What is revaluation?

Revaluation is every five years and defined as the mass appraisal of all property within an assessment jurisdiction to equalize assessed values. The primary purpose of a revaluation is to eliminate any assessment inequities that may have developed since the implementation of a previous revaluation. This is accomplished by updating the assessments of real property to reflect their fair market values as of the date of the revaluation.

When is the next revaluation for Newtown scheduled?

October 1st, 2017.

What happens during a revaluation?

If the project requires it, a physical inspection of both the interior and exterior of each property is conducted. Since data on all properties is maintained by the assessor's office, this step is not necessarily required for valuation or statistical updates. The study of recent property sales allows the appraisers to establish valuation models used to estimate the value of properties that have not sold using comparisons with recent sales.

If my property appraisal amount changes due to a revaluation, does it apply to prior year taxes?

No, if an adjustment is made it only applies to taxes going forward.

Who conducts the revaluation?

The revaluation is conducted by the Newtown Assessor's Office. However, often municipalities hire a company to aid in the assessment process. The Town of Newtown contracted with a company called Vision in its 2012 assessment process. For more information about revaluation, please see a detailed FAQ: [http://www.newtown-ct.gov/Public Documents/NewtownCT Assessor/Revaluation%20FAQ's](http://www.newtown-ct.gov/Public_Documents/NewtownCT_Assessor/Revaluation%20FAQ's)

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