

## FAQ's CONCERNING YOUR PROPERTY ASSESSMENT AND TAXES IN RELATION TO THE LOSS OF VALUE DUE TO STORM SANDY

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1. **Q.** If structures on my property have received substantial damage from Storm Sandy, will my January 2013 taxes be adjusted? **A.** *No. The January 2013 payment represents the second half of the October 1, 2011 assessment. The October 1, 2011 assessment is for the period running October 1, 2011 through September 30, 2012. Since the storm occurred after September 30, 2012, there is no adjustment for the 2011 Grand List.*
2. **Q.** If I have received substantial damage from Storm Sandy, will my assessment be lowered for the October 1, 2012 Grand List? **A.** *Connecticut General Statute 12-64a provides for an adjusted assessment for property so damaged if the building requires total reconstruction. Once demolished, the assessor can prorate the assessment as of the date of the demolition permit. Section (b) of the same statute allows the assessor to prorate the assessment of the building off back to the date of incident if demolition occurs within 120 days of the weather event. For assessment purposes, that date is October 29, 2012.*
3. **Q.** What if structures on my property were damaged by Storm Sandy and have not been repaired by October 1, of 2013? **A.** *The Assessors ' office staff will be making property reviews during the months of September and October of 2013 to address valuation issues due to "Storm Sandy", and will make appropriate adjustments for the 2013 Grand List.*

If you have additional 'Storm Sandy' related assessment questions, please call (203) 783-3215 Monday through Friday 8:30 to 5:00, and ask for Dan Thomas.