



City of Meriden - 2016 State Mandated Property Revaluation

The City of Meriden is in the final stages of a state mandated Property Revaluation program. Property revaluations are performed every 5 years in the state of Connecticut and the last revaluation in Meriden was done in 2011. A notice of the new assessment was mailed to all Residential property owners on the 23rd of November. Notices for Commercial Property owners are expected to be mailed approximately a week later.

The City was assisted in the project by a Revaluation Contractor; Northeast Revaluation Group. As part of the year long process, Northeast inspected sold properties from a two year period leading up to the October 1, 2016 assessment date, and studied other market information such as building permits and market rents. The purpose of the project is to bring the assessed value of all properties to 70% of market value as of October 1, 2016. Over time the assessment level of different property classes becomes out of step with the market and needs to be adjusted. Once property values are brought back in line with the market, and assessments are set at the 70% level, there is a fair and equitable distribution of the tax burden.

If a property owner feels that the new assessment does not reflect 70% of market value as of October 1, 2016 they can arrange an informal hearing with the revaluation contractor; Northeast Revaluation. The letter provides contact information so that a property owner can call or use an online scheduling tool to make the appointment.

The informal hearings will be held at City hall in the council chambers (room 206). They are by appointment only and will run from November 30th to December 22nd.

After that time, applications to appeal to the Board of Assessment Appeals will be available both online at www.meridenct.gov and by request in the Assessor's Office at 203-630-4065. Applications must be completed and received by February 20, 2017 in the Assessor's Office in order to be scheduled an appointment with the Board.