

**PETITION TO THE BOARD OF ASSESSMENT APPEALS
TOWN OF BEACON FALLS, CONNECTICUT
FOR THE GRAND LIST OF OCTOBER 1, 2023
2022 SUPPLEMENTAL MOTOR VEHICLE LIST**

MUST BE FILED BY MARCH 20, 2024

By authority of Section 12-111, of the Connecticut State Statutes

Please print or type. A separate form is required for each property appealed

Property owner's name: _____

Appellant's name (if not the owner): _____

NOTE: Appellant or Agent must have written authorization from Owner. See Authorization Form on back.

Property location: _____

Mailing address: _____
(for all correspondence) _____

Daytime Phone # _____ Evening Phone # _____

Check One: Property type – Real Estate: ☐ residential ☐ commercial ☐ industrial
Property type – Other: ☐ personal property ☐ motor vehicle

Reason for appeal: _____

Appellant's estimate of value: _____
(real estate values must be as of October 1, 2021 - provide documentation) Date of last revaluation _____

**THIS FORM MUST BE COMPLETED AND RECEIVED IN THE ASSESSOR'S
OFFICE BY MARCH 20, 2024. APPLICATIONS RECEIVED OR FILED AFTER
THE 20TH WILL NOT BE PROCESSED.**

Date: _____

***Signature of Property Owner or duly authorized Agent (Agent must have signed authorization form on reverse)**

**ALL SECTIONS MUST BE COMPLETED IN ORDER TO BE GIVEN A HEARING APPOINTMENT.
THIS FORM MUST BE RETURNED BY MARCH 20TH.**

RETURN TO:

**Board of Assessment Appeals
c/o Assessor's Office
10 Maple Avenue
Beacon Falls CT 06403-1198**

YOU WILL BE NOTIFIED OF YOUR HEARING DATE AND TIME BY MAIL.

OFFICE USE ONLY

Hearing Date: _____

Time: _____

**BOARD OF ASSESSMENT APPEALS
TOWN OF BEACON FALLS, CONNECTICUT
APPELLANT/AGENT AUTHORIZATION FORM**

DATE: _____

TO WHOM IT MAY CONCERN: I, _____
(Print name)

being the legal property owner at : _____

hereby authorize _____

to act as my agent in all matters before the Board of Assessment Appeals of the Town of Beacon
Falls for the assessment year commencing October 1, 2023.

Signed: _____

Town of Beacon Falls
Board of Assessment Appeals
Application Instructions

1. All original SIGNED applications must be filed in the Assessor's office, on or before the end of business day, March 20, 2024. No applications will be accepted after this date.
2. All applications must be filled out completely and signed by the owner or duly authorized agent. The application MUST include a daytime phone number and/or a home phone number.
3. Notice of your hearing date and time will be mailed to you.
4. The Board cannot reduce the list of anyone who does not appear or does not consent to be sworn in. If you, as the owner, are sending an agent in your place, you must sign the APPELLANT/AGENT AUTHORIZATION FORM for them to appear in your absence. Without documentation, the appeal will not be heard. The authorization must be signed by the property owner. The agent must also have a proper form of personal identification. Please note* – The assigned agent is not allowed to appoint an agent to act *on their behalf* - the property owner must always provide express consent of the individual acting as their agent.
5. Please attach any documentation you feel will assist the Board in deciding on your appeal (3 copies preferable). Please note* - all documentation will become the property of the Board and will not be returned to you.
6. One application per property appeal is required.
7. The Town of Beacon Falls revaluation date was October 1, 2021. When evaluating the value of real estate, the Board of Assessment Appeals will give more weight to appraisals and documentation of value that relate to the October 1, 2021 time period. Appraisals that refer to any other time period will be given less consideration during the review process. All values are based on that time period and changes will not be made, up or down, because of any current market situation. Appeals should not be made solely on the basis that your taxes are too high or your assessment at the time of revaluation was more than your neighbors.
8. The Board may require an inspection of the property before making any decision. If an inspection is refused, the decision of the Board will be an automatic denial.
9. If you are making a Business Personal Property appeal, this will be treated as an audit and an examination of your books may be required.
10. The Board may elect not to conduct an appeal hearing for any commercial, industrial, apartment or utility property with an assessment greater than \$1,000,000. The Board must notify the appellant that they have elected not to conduct an appeal hearing.
11. If you are not satisfied with the decision made by the Board, you have the option to file an appeal with the Superior Court within two months of the date the Board of Assessment Appeals' action (aka decision) was mailed to you.

QUESTIONS CAN BE DIRECTED TO THE ASSESSOR'S OFFICE at (203) 723-5253