

TOWN OF GUIL

TOWN OF GUILFORD
ASSESSOR'S OFFICE
31 PARK ST
GUILFORD, CONNECTICUT 06437
SETTLED IN 1639

TELEPHONE 203-453-8010
FAX 203-453-8017

ASSESSMENT OF NEW CONSTRUCTION: Prorated Assessment and Taxes

Section 12-53a C.G.S., requires the Assessor to prorate any assessment increase due to new construction completed between October 2, **2006** and September 30, **2007**. The **prorated assessment** is calculated **either** from the date a Certificate of Occupancy (C.O.) is signed (by the Building Inspector) to September 30, **2007**, or from the date the property is first used for its intended purpose to September 30, **2007**.

-----AN EXAMPLE-----

Prior to October 1, **2006**, you start construction on your new house, but it was only partially completed as of October 1, **2006**. You will be assessed for the land **and** for the partial construction of your new house on the October 1, **2006** Grand List. On March 13, **2007**, the Building Inspector signs the Certificate of Occupancy (C.O.) for your new house. The Building Inspector will advise the Assessor's Office of the C.O. and the Assessor's Office will then visit the property to measure and list (do an interior inspection of) your new house.

Based upon that inspection a prorated assessment (and subsequent prorated tax bill) will be calculated as follows:

THE ASSESSMENT AS OF MARCH 13, **2007** (THE DATE OF THE C.O.) FOR THE HOUSE ONLY
MINUS THE ASSESSMENT AS OF OCTOBER 1, **2006** FOR THE HOUSE ONLY
EQUALS THE ASSESSMENT TO BE PRORATED FOR THE HOUSE ONLY

The assessment to be prorated is **further reduced** by calculating the number of days difference from March 13, **2007** (the date of your C.O.) to September 30, **2007** [which is 202 days or 55.3% (i.e., 202 days divided by 365 days)]. The assessment to be prorated is then multiplied by that percentage to arrive at the prorated assessment. That is:

ASSESSMENT TO BE PRORATED TIMES 55.3% = THE PRORATED ASSESSMENT

THE PRORATED ASSESSMENT TIMES THE MILL RATE = THE TAXES DUE AND PAYABLE

This generally will be the only year that you will receive two tax bills for the same piece of real estate:

- 1.) The July tax bill (which is based upon the assessment as of October 1, **2006** times the mill rate) and
- 2.) The prorated tax bill (which is the prorated assessment times the mill rate).

In this example, the prorated tax bill represents only 202 days of tax on the house only.

The Board of Finance is supposed to set the mill rate in April **2007**.

Because the prorated tax bill is based upon the prorated assessment, there is **no** duplication of taxes.

If escrowing your taxes, contact your bank to see **if** it escrowed for the prorated taxes. Most banks do **not**.

The prorated tax bill is due and payable 30 days from the date of its issuance by the Tax Collector.

Please remember that the prorated assessment is only a portion of the total assessment of your house only.

Any questions regarding the assessment, please call the Assessor's Office.

Any questions regarding taxes, please call the Tax Collector's Office: 203-453-8014.

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Dear Home Owner,

A representative of the **Assessor's Office for the Town of Guilford** was here today to measure the exterior and inspect the interior of your home.

ENTER TODAY'S DATE AND TIME OF THE ATTEMPTED INSPECTION

Unfortunately, no one was home; so the interior was **not** inspected.

Please call **203-453-8010** to schedule an appointment (Monday through Friday, 9:00 am to 4:00 pm) for an interior inspection of your new home.

Please call as soon as possible.

Without an interior inspection, we will have to estimate the interior finish of your new home.

Please read the reverse side of this letter.

Thank you for your anticipated co-operation,

Assessor's Office