

**City of Bridgeport Office of the Assessor
And Municipal Valuation Services LLC**

December xx, 2020

OWNER
CO-OWNER
MAIL 1
MAIL 2
CITY, STATE ZIP

PID #: xxxx
Location: 123 ANY STREET

BILL

Revaluation Notice of 2020 Assessment Change Issued Pursuant to C.G.S. 12-55

The NEW October 1, 2020 assessed value for the above property is:
(The October 1, 2020 gross assessment reflects 70% of the market value.)

\$ xxx,xxx

The OLD Grand List 2019 assessed value for the above property was:
(All prior values are based off the last October 2015 revaluation, per state statute.)

\$ xxx,xxx

In accordance with Section 12-62 C.G.S, the City of Bridgeport is completing a state required revaluation of all real property for the new 2020 Grand List. Shown above is the new proposed assessment of your property as established for tax purposes by the City revaluation company Municipal Valuation Services, LLC (MVS) and City Assessor for the next City tax year beginning July 1, 2021. Your new proposed assessment is based on 70% of market value as of October 1, 2020. Other existing exemptions to assessments or adjustments for senior tax relief are not part of this notice, and will be applied to final assessment taxes.

Do not use the current mill rate to try calculating future taxes. In July 2021, the City mill rate will change and decrease accordingly based on the new much higher Grand List and the next budget.

If you have evidence proving the estimated 2020 market value is different from the new value above, *you may request an appointment for an informal hearing with Municipal Valuation Services LLC (MVS) revaluation company by visiting their website www.munival.com/Bridgeport*. You will need the PID # shown at the top of this letter to book your appointment. If you experience a problem or do not have access to a computer, please call them at (203) 292-5500.

In accordance with the most recent state COVID guidelines and to ensure the safety of taxpayers and employees all informal hearings will be held via telephone conference only. If there is any written information you would like a company representative to review prior to your hearing, you may either email the information to Bridgeportreval@munival.com or fax the information to **(203) 259-9501**. Please include your PID # as well as the date & time of your scheduled informal hearing.

If you desire an appointment, please sign up within seven (7) days of getting this letter. Appointments will be held from approximately December 16, 2020 through January 18, 2021 with some evening appointments available. After any such meeting, those properties will get a final Revaluation Assessment letter by January 31, 2021. State law also allows you to appeal your assessment after this entire process is complete. You may appeal the final valuation to the City Board of Assessment Appeals pursuant to Section 12-111 C.G.S. by filing the prescribed appeal form with the Assessor's Office by February 22nd, 2021. That City Board will meet throughout March 2021. The prescribed form and instructions will become available in late January on the City Assessor's website www.Bridgeportct.gov or at the City of Bridgeport Assessor's Office.

Do not call or visit the Assessor's office to schedule an appointment. They can only be made through the web at www.munival.com/Bridgeport or by calling (203) 292-5500.