Assessor



Irene Luciano
Assessor

The Assessor's Office is responsible for the annual compilation of real, personal and motor vehicle grand lists; to include the updating of all new construction and building permit activity in the field, discovery of new real/personal property, updating of all property transfers, land splits and mergers, maintaining tax credits (both the State and local options), renters' rebate, veteran's exemptions, blind and disabled exemption. The Assessor's Office works with the Board of Assessment Appeals (BAA) and the town attorney regarding tax appeals. The Assessor testifies as an expert witness in court. The Office maintains Public Act 490 records (farm, forest, and open space) and tax-exempt records. The Assessor's Office provides assessment information to the public including taxpayers, appraisers, realtors, mortgage, and insurance companies. The office files the annual State reports to the Office of Policy and Management (OPM)—15 in all—as well as filing monthly the property transfers with OPM. The office updates the Assessor information on the town's website.

Staffing Information

Position	Status	Budgeted Hours	Elected/Union/Non-Union
Assessor*			Non-Union
Assessor's Assistant	Hourly	30 per week	Union

Performance Measures

Description	2023-2024	2022-2023	2021-2022	2020-2021	2019-2020
Properties Inspected	139	159	85	200	435
Motor Vehicles Valued	11,113	10,695	10,706	10,699	10,211
Personal Property Accounts Processed	424	457	467	482	486

Fiscal Year 2024-2025 Major Service Level Accomplishments

- 2022 revaluation completed using Vision Government Solutions, Inc.
- Implemented homeowners and renters programs.
- Utilized veterans program from QDS.
- Utilized QDS Personal Property CAMA database.

Fiscal Year 2025-2026 Major Service Level Goals

- Process homeowners and renters programs.
- Process veterans benefits for real estate and motor vehicles.
- Process local firefighters' tax abatements.
- Complete Building Permit Inspections for the October 1, 2025 Grand List.

Additional Budget Information

Salaries: Increase for non-union and clerical employees in accordance with the clerical contract. For the fiscal year 2025, the increase is 2.50%.

Expenditures by Expense Type

Name	Account ID	FY2023 Actual	FY2024 Actual	FY2025 Budgeted	FY2026 Budgeted	FY2026 Budgeted ($ Change)	FY2026 Budgeted (% Change)
Expense Objects							
Salaries & Wages							
REGULAR EMPLOYEES	10541310-51510	$76,108	$85,117	$88,423	$90,646	$2,223	2.5%
Assessor	*10541310-51510*	*$0*	*$0*	*$42,548*	*$43,612*	*$1,064*	*2.5%*
Assessor Assistant	*10541310-51510*	*$0*	*$0*	*$45,875*	*$47,034*	*$1,159*	*2.5%*
OTHER WAGES (LONGEVITY)	10541310-51590	$550	$550	$550	$0	-$550	-100%
Longevity Assessor Assistant	*10541310-51590*	*$0*	*$0*	*$550*	*$0*	*-$550*	*-100%*
Total Salaries & Wages:		**$76,658**	**$85,667**	**$88,973**	**$90,646**	**$1,673**	**1.9%**
Purchased Professional Services							
OTHER PROFESSIONAL SERVICES	10541310-53400		$0	$7,000	$7,000	$0	0%
MAPPING	10541310-53620	$9,700	$8,300	$8,300	$8,300	$0	0%
Total Purchased Professional Services:		**$9,700**	**$8,300**	**$15,300**	**$15,300**	**$0**	**0%**
Purchased Other Services							
POSTAGE	10541310-55301	$1,571	$31	$1,000	$1,000	$0	0%
TELEPHONE/CELL PHONE	10541310-55305	$175	$200	$0	$0	$0	0%
ADVERTISING/LEGAL NOTICES	10541310-55400			$100	$100	$0	0%
PRINTING AND BINDING	10541310-55500			$3,140	$3,000	-$140	-4.5%
TRAVEL REIMBURSEMENT	10541310-55800	$35	$799	$300	$350	$50	16.7%
Total Purchased Other Services:		**$1,781**	**$1,030**	**$4,540**	**$4,450**	**-$90**	**-2%**
Supplies							
SUPPLIES	10541310-56010	$53	$221	$300	$300	$0	0%
SUPPLIES	10541310-56012		$245	$0	$0	$0	0%
BOOKS AND PERIODICALS	10541310-56400	$1,160	$0	$1,500	$1,305	-$195	-13%
PROPERTY RECORD CARDS	10541310-56910		$1,532	$0	$0	$0	0%
Total Supplies:		**$1,213**	**$1,998**	**$1,800**	**$1,605**	**-$195**	**-10.8%**

Name	Account ID	FY2023 Actual	FY2024 Actual	FY2025 Budgeted	FY2026 Budgeted	FY2026 Budgeted ($ Change)	FY2026 Budgeted (% Change)
Miscellaneous							
DUES AND FEES	10541310-58100	$125	$0	$135	$170	$35	25.9%
CONFERENCE	10541310-58110	$505	$145	$500	$0	-$500	-100%
Total Miscellaneous:		**$630**	**$145**	**$635**	**$170**	**-$465**	**-73.2%**
Total Expense Objects:		**$89,982**	**$97,141**	**$111,248**	**$112,171**	**$923**	**0.8%**

Revenues by Source

Local Revenues:

Printing and Duplicating Fees: Fees for copies.

Intergovernmental Revenues:

Tax Relief-Disability and Veterans: There are a variety of Tax Relief programs for which the town receives reimbursement from the state. The amount the town receives is determined annually by the state. We currently receive payment for Disability and Veterans.

State law provides a property tax credit program for Connecticut owners in the residence of real property, who are elderly (65 and over) or totally disabled, and whose annual incomes do not exceed certain limits. The credit amount is calculated by the local Assessor and applied by the Tax Collector to the applicant's real property tax bill. The amount of the credit that may be granted is up to $1,250 for married couples and $1,000 for single persons. Credit amounts are based on a graduated income scale. The drop in revenue from the fiscal year 2017 to the fiscal year 2018 is the elimination of the State of Connecticut reimbursing the town for the Circuit Breaker Program. We are required by State statute to continue to provide this program without reimbursement.

Name	Account ID	FY2023 Actual	FY2024 Actual	FY2025 Budgeted	FY2026 Budgeted	FY2026 Budgeted ($ Change)	FY2026 Budgeted (% Change)
Revenue Source							
Local Revenues							
Assessor							
PRINTING & DUPLICATING FEES	10541-44104	$40	$207	$100	$100	$0	0%
Total Assessor:		**$40**	**$207**	**$100**	**$100**	**$0**	**0%**
Total Local Revenues:		**$40**	**$207**	**$100**	**$100**	**$0**	**0%**
Intergovernmental Revenues							
Assessor							
TAX RELIEF DISABILITY	10590-43306	$715	$628	$670	$669	$0	-0.1%
TAX RELIEF VETERANS	10590-43307	$3,815	$2,781	$2,781	$2,676	-$105	-3.8%
Total Assessor:		**$4,530**	**$3,409**	**$3,451**	**$3,345**	**-$105**	**-3.1%**
Total Intergovernmental Revenues:		**$4,530**	**$3,409**	**$3,451**	**$3,345**	**-$105**	**-3.1%**
Total Revenue Source:		**$4,570**	**$3,616**	**$3,551**	**$3,445**	**-$105**	**-3%**