

Dear Property Owner:

The West Hartford Town Council, at their April 25, 2022 meeting, set the mill rate at 40.68 for real property, and adopted a two year phase-in to implement the October 1, 2021 revaluation.

The phase-in pertains only to properties that have increased in value. For the first year of the phase-in (affects July 1, 2022 and January 1, 2023 tax bills), the tax bill is calculated by multiplying the mill rate by only a portion of the new assessment.

Below is an example of how the phased-in assessment is calculated:

October 1, 2021 Gross Grand List Assessment.....	325,000
October 1, 2020 Gross Grand List Assessment.....	<u>(250,000)</u>
Assessment Increase Resulting From Revaluation.....	75,000
Phased-In Assessment Increase for October 1, 2021 (75,000 X 75%)	56,250

Below is an example of how the Tax Bill is calculated, based on the above values and calculations:

• 2020 Grand List Assessment	250,000
• 2021 Grand List Phase-In Assessment at 75%	<u>+ 56,250</u>
• 2021 Gross Grand List Phased-In Assessment: (before exemptions; veterans, etc.)	306,250
• Mill Rate 40.68	<u>x .04068</u>
Resulting Tax Bill	\$12,458.25

DO YOU ESCROW YOUR TAXES WITH YOUR MORTGAGE?

If you would like to view the tax bill that your mortgage company will receive, go to:

- Westhartfordct.gov/tax
- Look Up My Tax Info
- Search for your bill by Name or Property Location
- Select any of the following icons; Information on this account; Download PDF, or View original tax bill