

Citizen's Guide to the Windsor Town Budget



In Windsor, the method we use to determine our town budget is an open process. Every adult citizen who is registered to vote – property owners and those who rent – is welcome to participate in determining the town budget.

How our town budget works

December: Both town and school employees begin to review programs and services to estimate how much it will cost to operate the town in the next fiscal year (July 1 – June 30).

March: Town Manager presents proposed budget to the town council.

April: The town council examines the budget and conducts budget hearings with all town departments. The public is welcome to attend these meetings, and they are also televised on WGTV, Channel 96 and live streamed on the town's website. Once the town council votes on a final budget, it sets the date of the referendum.

May: The budget referendum is held.

The town's website features videos, polling locations, a tax calculator, build-a-budget simulator, the budget calendar and all budget documents.

Seniors and Veterans

A Guide to Tax Reductions and Benefits Available to Qualified Windsor Residents is a pamphlet that describes a variety of exemptions and benefits available to individuals meeting the income and/or age guidelines as determined by State of Connecticut regulations. Visit the town's website at townofwindsorct.com/assessor or call the Town Assessor's office at 860-285-1816.

Budget Workshops for Windsor Residents

Informational Budget Meeting presented by Town Manager, Thursday, February 15 & March 28 at 6:30 PM at Town Hall.

The following Community Budget Forums are being sponsored by Windsor CT Votes and the Windsor League of Women Voters. Town Manager Peter Souza and Superintendent Terrell Hill will provide the latest budget information and answer questions from residents.

Tues., May 7 10:00 AM	L.P. Wilson Community Center Senior Center	Community Budget Forum
Tues., May 7 6:30 PM	Poquonock School	Community Budget Forum
Wed., May 8 6:30 PM	Community Center at 330 Windsor Avenue	Community Budget Forum

What to Know About Property Revaluation



What is revaluation? Revaluation, which is required in every Connecticut town every five years, is the process of determining the Fair Market Value for all properties in Windsor. Fair Market Value is what you could expect to receive if you sold your home on October 1, 2023 in its present condition.

Why is revaluation needed? The last revaluation in Windsor was in 2018 and since then many changes have taken place to individual homes, neighborhoods and the economy as a whole. Those changes have made the 2018 property values unequal and sometimes unrealistic. In fact, without revaluation, the way the town taxes real estate would be chaotic and unfair to just about everybody. For instance suppose you purchased your home in 2006 for \$250,000. However, in 2012, a home very similar to yours was sold for \$200,000. Without revaluation, you would always pay taxes on \$250,000 but your new neighbor would pay considerably less taxes based on their home's \$200,000 sales price.

Who conducts the revaluation in Windsor? The 2023 revaluation was completed by the Windsor Town Assessor with assistance from Vision Government Solutions, Inc. Vision has conducted revaluations in Windsor as well as throughout Connecticut and New England.

Are my real estate taxes based on my home's Fair Market Value? No. Connecticut law requires that your taxes be computed on 70% of your home's Fair Market Value. This is called the Assessed Value. If the Fair Market Value of your home is \$300,000, your taxes are computed on 70% of that amount, or \$210,000. This assessed value is then multiplied by the Mill Rate (and then divided by 1,000) to determine the actual tax amount. The tax rate is set by the Town Council each spring during the budget adoption process.

What should I do if I disagree with my property's new valuation? By February 20, 2024, you can file an application to meet with the Windsor Board of Assessment Appeals. Those hearings will be held during the month of March, 2024. You will be notified of the date and time of your hearing.

If after meeting with the Board of Assessment Appeals you are still not satisfied, you can make application to the Superior Court within 60 days from the date of notification of the Board's decision.