

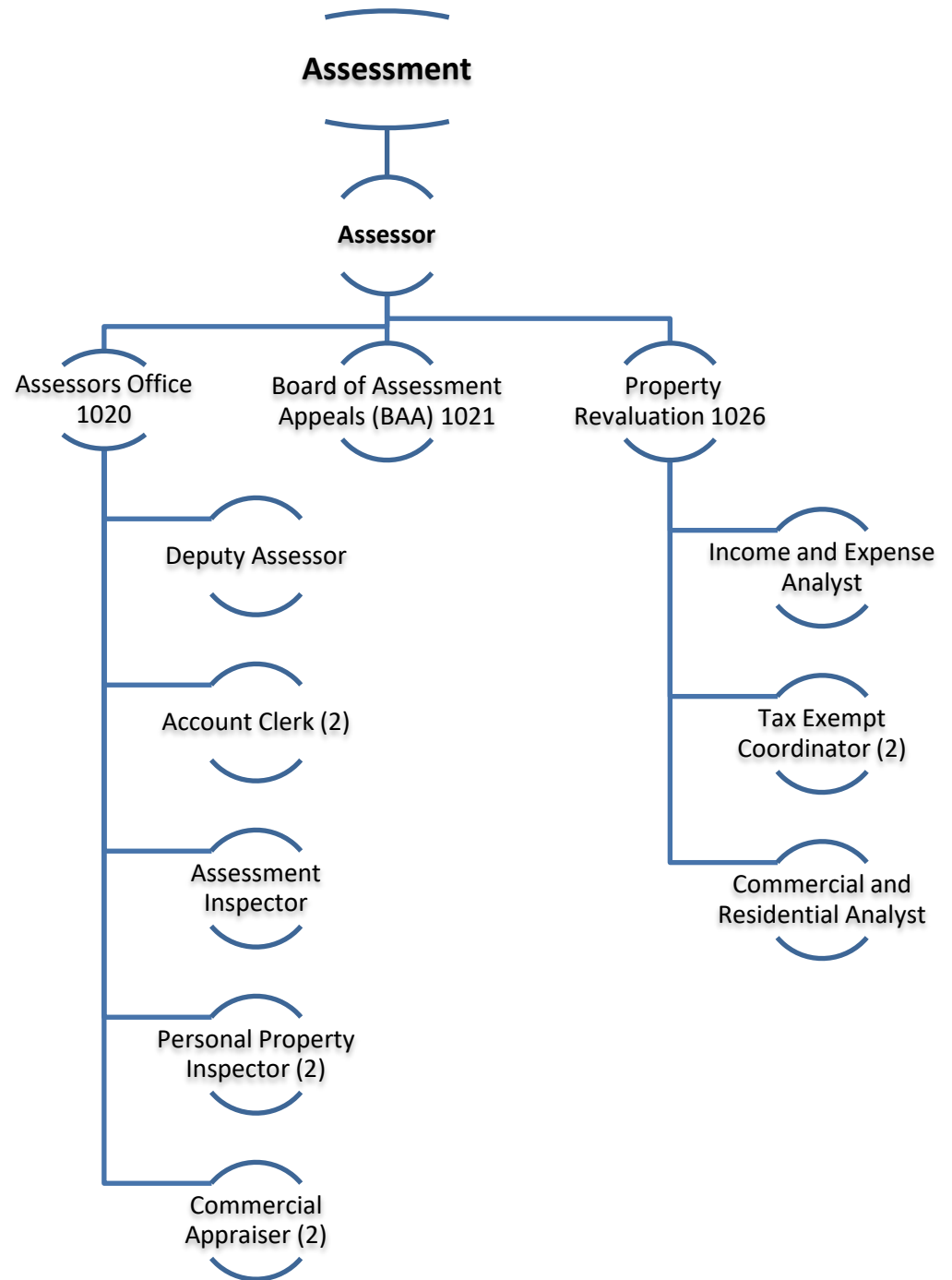
CITY OF STAMFORD
OFFICE OF THE ASSESSOR

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March 11, 2025



Assessment/0108
Organizational Chart
Programs
Assessors Office
Board of Appeals
Property Revaluation



Budget Summary (FY 2026-27)

*Departmental budget changes are minimal – **overall budget decreased YOY***

(1020) – Assessor

- Increase in conferences and training*
- Increase in software maintenance*

(1021) – Board of Assessment Appeals

- No change*

(1026) – Property Revaluation

- Increase in overtime*
- Decrease in contracted services*

Fund: 1000 General Fund
Office: 001 Administration
Dept/Div: 0108 Assessment
Program: 1020 Assessor

Program Description:

The Assessor's responsibility is to value and maintain parcel information for all registered motor vehicles and personal property business assets, commercial, residential, industrial, public utility and exempt real estate. The Assessor continually adjusts for building permits, parcel splits, consolidations and exemption benefits in accordance with Connecticut State Statutes. In addition, the Assessor provides an annual audit to ensure the accuracy of declared assets.

Ref #	Account Title	FY 23/24 Actual	FY 24/25 Actual	FY 25/26		FY 26/27			
				Adopted Budget	Revised Budget	Department Request	Mayor's Proposed	\$ Var Adopted	% Var Adopted
1000-1020-511100	Salaries	620,105	640,844	921,460	921,460	926,876	926,876	5,416	0.6%
Full Time Salary		620,105	640,844	921,460	921,460	926,876	926,876	5,416	0.6%
1000-1020-519203	Seasonal	3,769	14,488	0	0	0	0	0	0.0%
Other Salary		3,769	14,488	0	0	0	0	0	0.0%
1000-1020-512301	Overtime	995	933	2,521	2,521	2,521	2,521	0	0.0%
Overtime		995	933	2,521	2,521	2,521	2,521	0	0.0%
1000-1020-522200	Social Security	47,591	49,343	70,685	70,685	71,099	71,099	414	0.6%
FICA		47,591	49,343	70,685	70,685	71,099	71,099	414	0.6%
1000-1020-550400	Advertising/Official Notices	283	587	1,000	1,000	1,086	1,086	86	8.6%
1000-1020-550405	Postage	8,678	9,120	9,500	9,500	10,286	10,286	786	8.3%
Purchased Other Services		8,961	9,706	10,500	10,500	11,372	11,372	872	8.3%
1000-1020-530010	Audit/Accounting Services	93,700	126,100	150,000	197,700	150,000	150,000	0	0.0%
Purchased Professional Services		93,700	126,100	150,000	197,700	150,000	150,000	0	0.0%
1000-1020-540611	Software Maintenance	64,627	75,207	80,200	80,200	84,899	84,899	4,699	5.9%
Purchased Property Services		64,627	75,207	80,200	80,200	84,899	84,899	4,699	5.9%
1000-1020-593202	Conferences & Training	3,585	3,606	5,000	5,000	8,000	8,000	3,000	60.0%
Professional Development		3,585	3,606	5,000	5,000	8,000	8,000	3,000	60.0%
1000-1020-561301	Telephone	2,122	2,205	2,760	2,760	2,760	2,760	0	0.0%
Utilities & Commodities		2,122	2,205	2,760	2,760	2,760	2,760	0	0.0%
1000-1020-550500	Copying & Printing	11,920	10,423	11,000	11,000	11,000	11,000	0	0.0%
1000-1020-560100	Office Supplies & Expenses	1,783	2,499	2,500	2,500	2,500	2,500	0	0.0%
Supplies		13,703	12,922	13,500	13,500	13,500	13,500	0	0.0%
1000-1020-585100	Dues & Fees	1,595	1,410	3,000	3,000	3,000	3,000	0	0.0%
Other		1,595	1,410	3,000	3,000	3,000	3,000	0	0.0%
Total Expenditures		860,753	936,765	1,259,626	1,307,326	1,274,027	1,274,027	14,401	1.1%
Revenue									
Miscellaneous - Assessor		2,067	2,010	2,500	2,500	2,500	2,500	0	0.0%
Total Revenue		2,067	2,010	2,500	2,500	2,500	2,500	0	0.0%

Fund: 1000 General Fund
Office: 001 Administration
Dept/Div: 0108 Assessment
Program: 1021 Board of Assessment Appeals

Program Description:

The Board of Assessment Appeals is a State-mandated appointed board that is charged with the responsibility to hear and deliberate on all taxpayer assessment appeals for real and personal property as well as motor vehicle accounts.

Ref #	Account Title	FY 23/24 Actual	FY 24/25 Actual	FY 25/26		Department Request	FY 26/27 Mayor's Proposed	\$ Var Adopted	% Var Adopted
				Adopted Budget	Revised Budget				
1000-1021-512301	Overtime	532	0	3,000	3,000	3,000	3,000	0	0.0%
Overtime		532	0	3,000	3,000	3,000	3,000	0	0.0%
1000-1021-522200	Social Security	0	0	230	230	230	230	0	0.0%
FICA		0	0	230	230	230	230	0	0.0%
1000-1021-550400	Advertising/Official Notices	388	426	2,000	2,000	2,000	2,000	0	0.0%
1000-1021-550405	Postage	115	81	300	300	300	300	0	0.0%
Purchased Other Services		504	507	2,300	2,300	2,300	2,300	0	0.0%
1000-1021-593202	Conferences & Training	0	0	100	100	100	100	0	0.0%
Professional Development		0	0	100	100	100	100	0	0.0%
1000-1021-550500	Copying & Printing	155	0	100	100	100	100	0	0.0%
1000-1021-560100	Office Supplies & Expenses	1,784	1,499	1,500	1,500	1,500	1,500	0	0.0%
Supplies		1,939	1,499	1,600	1,600	1,600	1,600	0	0.0%
Total Expenditures		2,975	2,007	7,230	7,230	7,230	7,230	0	0.0%

**New or Expanded
Services/Programs
(FY 2026-27)**

Local Option Veterans Exemptions:

Local Ordinance #1323 - enacted November 5th, 2025

Effective for 10/1/2025

Adopted a local option establishing a property tax exemption for veterans who have a service-connected total disability based on individual unemployability (TDIU). The exemption fully exempts a veteran's dwelling or motor vehicle, if they have been determined to be TDIU by the VA.

Effective for 10/1/2026

12-81jj – Provides a \$5,000 assessment exemption for any income eligible, qualifying veteran who does not already qualify for an exemption under 12-81(19)-(21).

Key Challenges & Changes (FY 2026-27)

2027 Property Revaluation

- State-mandated property revaluation for 10.1.2027

To date:

1. Posted RFP to procure certified revaluation company
2. Mailed Income and Expense letters to income producing property owners

Performance Improvements & Efficiencies

(FY 2025-26)

Commercial Lease Database

- Lease database to assist the department in tracking up to date lease data citywide. In preparation for upcoming revaluation, this will allow us to comparatively look at various buildings not only by class but by stabilization.
- Help predict market trends based on upcoming vacancies not yet reflected in actual income reported on Income and Expense statements.

Grand List Comparison

October 1, 2024
vs
October 1, 2025

Roll	2025 Grand List	2024 Grand List (BAA)	Difference
Real Estate	24,468,024,203	24,417,050,369	50,973,834
Personal Property	1,719,871,790	1,716,578,094	3,293,696
Motor Vehicle	1,245,509,700	1,193,569,312	51,940,388
Total Net Taxable	27,433,405,693	27,327,197,775	106,207,918

Thank You!