

Jan 26, 2021

Dear First Selectwoman Kupchick, Selectman Flynn, Selectwoman Lefkowitz and Assessor Murray:

On behalf of the beach community, we want to thank you for holding the WebEx information sessions on the 2020 revaluations. Unfortunately, the Fairfield Beach Residents Association continues to hear concerns from residents many of whom face extremely large increases in their home assessments.

Residents ask:

1. Why are there major inconsistencies in the evaluations of properties? Residents feel they have not gotten a clear answer specifying the key criteria for setting an assessment. Is it square footage of land, square footage of dwelling, waterfront feet, elevated structure, age of dwelling, year of major remodeling? Is it possible to get a breakout for how each of these impacts the assessor's model so residents can make appropriate comparisons?
2. Were values in the beach area disproportionately impacted by higher than usual sales, due to the COVID-19 pandemic? The concern here is that these values will now be used for the next five years and if this year was a fluke, it disproportionately hurts this area of town and results in unfair taxation.
3. How can we properly prepare for our formal appeal with the Board of Assessment Appeals if we do not fully understand the methodology that went into our evaluations?

FBRA is striving to help our residents understand the mechanics and fairness of the evaluations, gain knowledge to aid them in preparing for their participation in the appeal process and give them confidence in the outcome.

Our organization has shared with our members information on the revaluation as found on the Fairfield Town website. We welcome the opportunity to share any additional material you think they would find helpful.

Sincerely,
Carolyn Kamlet, President
and the Board of Directors, Fairfield Beach Residents Association