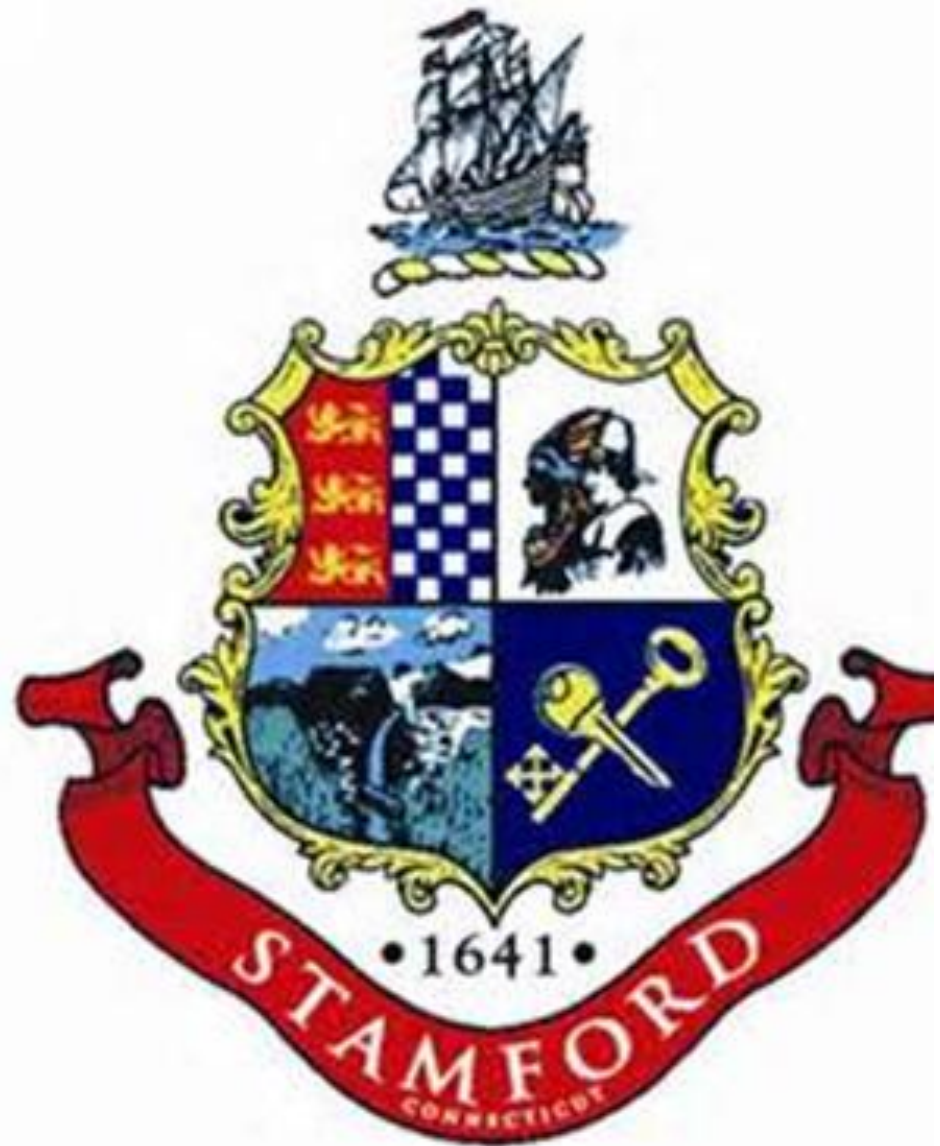


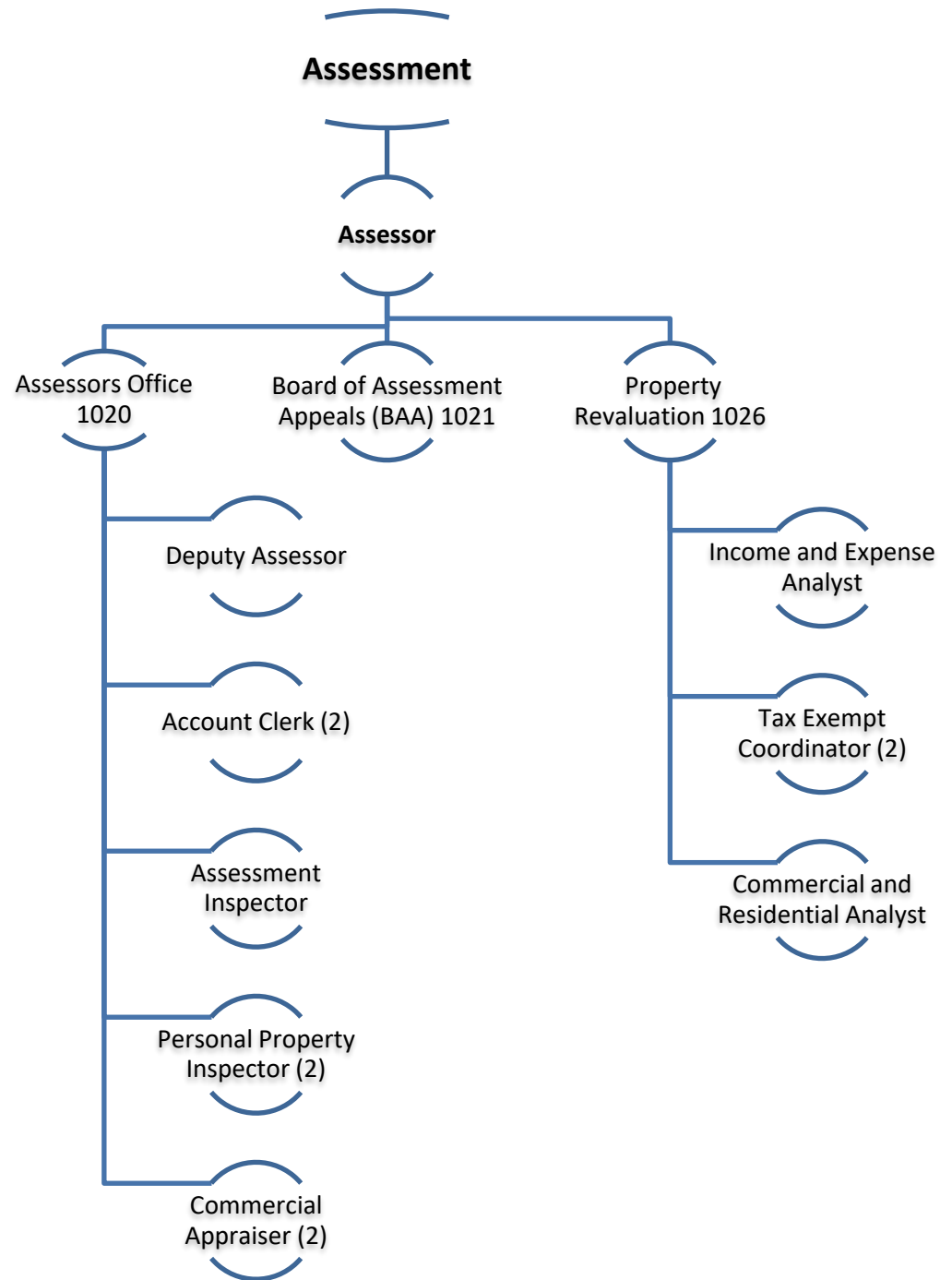
CITY OF STAMFORD
OFFICE OF THE ASSESSOR

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March 12, 2025



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



Budget Summary (FY 2025-26)

Departmental budget changes are minimal – budget has decreased YOY (excluding salaries & social security increases.)

(1020) – Assessor

-Decrease of seasonal position.

-Decrease in software maintenance

(1021) – Board of Assessment Appeals

-No change

(1026) – Property Revaluation

- 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 22/23 Actual | FY 23/24 Actual | FY 24/25 | | | FY 25/26 | | | |
|--|------------------------------|--------------------|--------------------|-------------------|-------------------|------------------------|-----------------------|---------------------|-------------------|------------------|
| | | | | Adopted Budget | Revised Budget | Projected Exp & Enc | Department Request | Mayor's Proposed | \$ Var Adopted | % Var Adopted |
| 1000-1020-511100 | Salaries | 590,184 | 620,105 | 865,461 | 865,461 | 776,532 | 921,460 | 921,460 | 55,999 | 6.5% |
| Full Time Salary | | 590,184 | 620,105 | 865,461 | 865,461 | 776,532 | 921,460 | 921,460 | 55,999 | 6.5% |
| 1000-1020-519203 | Seasonal | 0 | 3,769 | 20,625 | 20,625 | 20,625 | 0 | 0 | -20,625 | -100.0% |
| Other Salary | | 0 | 3,769 | 20,625 | 20,625 | 20,625 | 0 | 0 | -20,625 | -100.0% |
| 1000-1020-512301 | Overtime | 2,223 | 995 | 2,521 | 2,521 | 2,521 | 2,521 | 2,521 | 0 | 0.0% |
| Overtime | | 2,223 | 995 | 2,521 | 2,521 | 2,521 | 2,521 | 2,521 | 0 | 0.0% |
| 1000-1020-522200 | Social Security | 42,425 | 47,591 | 67,978 | 67,978 | 61,175 | 70,685 | 70,685 | 2,707 | 4.0% |
| FICA | | 42,425 | 47,591 | 67,978 | 67,978 | 61,175 | 70,685 | 70,685 | 2,707 | 4.0% |
| 1000-1020-550400 | Advertising/Official Notices | 644 | 283 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 0 | 0.0% |
| 1000-1020-550405 | Postage | 9,275 | 8,678 | 9,500 | 9,500 | 9,500 | 9,500 | 9,500 | 0 | 0.0% |
| Purchased Other Services | | 9,919 | 8,961 | 10,500 | 10,500 | 10,500 | 10,500 | 10,500 | 0 | 0.0% |
| 1000-1020-530010 | Audit/Accounting Services | 209,100 | 117,500 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 0 | 0.0% |
| Purchased Professional Services | | 209,100 | 117,500 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 0 | 0.0% |
| 1000-1020-540611 | Software Maintenance | 68,208 | 63,877 | 88,100 | 88,100 | 88,100 | 80,200 | 80,200 | -7,900 | -9.0% |
| Purchased Property Services | | 68,208 | 63,877 | 88,100 | 88,100 | 88,100 | 80,200 | 80,200 | -7,900 | -9.0% |
| 1000-1020-593202 | Conferences & Training | 3,296 | 3,585 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 0 | 0.0% |
| 1000-1020-593103 | Travel | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| Professional Development | | 3,311 | 3,585 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 0 | 0.0% |
| 1000-1020-561301 | Telephone | 1,280 | 2,122 | 2,760 | 2,760 | 2,760 | 2,760 | 2,760 | 0 | 0.0% |
| Utilities & Commodities | | 1,280 | 2,122 | 2,760 | 2,760 | 2,760 | 2,760 | 2,760 | 0 | 0.0% |
| 1000-1020-550500 | Copying & Printing | 11,140 | 11,920 | 10,000 | 10,000 | 10,000 | 11,000 | 11,000 | 1,000 | 10.0% |
| 1000-1020-560100 | Office Supplies & Expenses | 13,569 | 1,783 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 0 | 0.0% |
| 1000-1020-560710 | Non-Capital Computer Equi | 11,845 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| Supplies | | 36,554 | 13,703 | 12,500 | 12,500 | 12,500 | 13,500 | 13,500 | 1,000 | 8.0% |
| 1000-1020-585100 | Dues & Fees | 2,075 | 1,595 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 0 | 0.0% |
| Other | | 2,075 | 1,595 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 0 | 0.0% |
| Total Expenditures | | 965,279 | 883,803 | 1,228,445 | 1,228,445 | 1,132,713 | 1,259,626 | 1,259,626 | 31,181 | 2.5% |
| Revenue | | | | | | | | | | |
| Miscellaneous - Assessor | | 2,340 | 1,999 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 0 | 0.0% |
| Total Revenue | | 2,340 | 1,999 | 2,500 | 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 22/23 Actual | FY 23/24 Actual | FY 24/25 | | | FY 25/26 | | | |
|---------------------------------|------------------------------|--------------------|--------------------|-------------------|-------------------|------------------------|-----------------------|---------------------|-------------------|------------------|
| | | | | Adopted Budget | Revised Budget | Projected Exp & Enc | Department Request | Mayor's Proposed | \$ Var Adopted | % Var Adopted |
| 1000-1021-512301 | Overtime | 10,495 | 532 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 0 | 0.0% |
| Overtime | | 10,495 | 532 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 0 | 0.0% |
| 1000-1021-522200 | Social Security | 0 | 0 | 230 | 230 | 230 | 230 | 230 | 0 | 0.0% |
| FICA | | 0 | 0 | 230 | 230 | 230 | 230 | 230 | 0 | 0.0% |
| 1000-1021-550400 | Advertising/Official Notices | 387 | 388 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 0 | 0.0% |
| 1000-1021-550405 | Postage | 522 | 115 | 300 | 300 | 300 | 300 | 300 | 0 | 0.0% |
| Purchased Other Services | | 908 | 504 | 2,300 | 2,300 | 2,300 | 2,300 | 2,300 | 0 | 0.0% |
| 1000-1021-593202 | Conferences & Training | 0 | 0 | 100 | 100 | 100 | 100 | 100 | 0 | 0.0% |
| Professional Development | | 0 | 0 | 100 | 100 | 100 | 100 | 100 | 0 | 0.0% |
| 1000-1021-550500 | Copying & Printing | 0 | 155 | 100 | 100 | 100 | 100 | 100 | 0 | 0.0% |
| 1000-1021-560100 | Office Supplies & Expenses | 1,391 | 1,784 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 0 | 0.0% |
| Supplies | | 1,391 | 1,939 | 1,600 | 1,600 | 1,600 | 1,600 | 1,600 | 0 | 0.0% |
| Total Expenditures | | 12,794 | 2,975 | 7,230 | 7,230 | 7,230 | 7,230 | 7,230 | 0 | 0.0% |

Fund: 1000 General Fund
Office: 001 Administration
Dept/Div: 0108 Assessment
Program: 1026 Property Revaluation

Program Description:

Property Revaluation analyzes real estate market trends for the implementation of State-mandated revaluations, which include an annual review of income and expense statements of commercial properties, and verify physical characteristics of all types of real estate. Provides sales reports for public view.

| Ref # | Account Title | FY 22/23 Actual | FY 23/24 Actual | FY 24/25 | | | FY 25/26 | | | |
|------------------------------------|----------------------------|--------------------|--------------------|-------------------|-------------------|------------------------|-----------------------|---------------------|-------------------|------------------|
| | | | | Adopted Budget | Revised Budget | Projected Exp & Enc | Department Request | Mayor's Proposed | \$ Var Adopted | % Var Adopted |
| 1000-1026-511100 | Salaries | 297,901 | 315,559 | 356,791 | 356,791 | 353,917 | 356,213 | 356,213 | -578 | -0.2% |
| Full Time Salary | | 297,901 | 315,559 | 356,791 | 356,791 | 353,917 | 356,213 | 356,213 | -578 | -0.2% |
| 1000-1026-512301 | Overtime | 8,382 | 1,828 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 0 | 0.0% |
| Overtime | | 8,382 | 1,828 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 0 | 0.0% |
| 1000-1026-522200 | Social Security | 23,201 | 24,621 | 27,486 | 27,486 | 27,266 | 27,442 | 27,442 | -44 | -0.2% |
| FICA | | 23,201 | 24,621 | 27,486 | 27,486 | 27,266 | 27,442 | 27,442 | -44 | -0.2% |
| 1000-1026-550405 | Postage | 0 | 1,003 | 2,000 | 2,000 | 2,000 | 3,250 | 3,250 | 1,250 | 62.5% |
| Purchased Other Services | | 0 | 1,003 | 2,000 | 2,000 | 2,000 | 3,250 | 3,250 | 1,250 | 62.5% |
| 1000-1026-540601 | Contracted Services | 732,730 | 42,139 | 91,688 | 91,688 | 91,688 | 85,450 | 85,450 | -6,238 | -6.8% |
| Purchased Property Services | | 732,730 | 42,139 | 91,688 | 91,688 | 91,688 | 85,450 | 85,450 | -6,238 | -6.8% |
| 1000-1026-593202 | Conferences & Training | 2,646 | 857 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 0 | 0.0% |
| Professional Development | | 2,646 | 857 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 0 | 0.0% |
| 1000-1026-550500 | Copying & Printing | 78 | 872 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 0 | 0.0% |
| 1000-1026-560100 | Office Supplies & Expenses | 600 | 600 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 0 | 0.0% |
| Supplies | | 678 | 1,472 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 0 | 0.0% |
| Total Expenditures | | 1,065,540 | 387,480 | 488,965 | 488,965 | 485,871 | 483,355 | 483,355 | -5,610 | -1.1% |
| Revenue | | | | | | | | | | |
| Enterprise Zone Reimbursement | | 2,239,240 | 2,488,407 | 3,011,109 | 3,011,109 | 3,011,109 | 2,820,862 | 2,820,862 | -190,247 | -6.3% |
| Total Revenue | | 2,239,240 | 2,488,407 | 3,011,109 | 3,011,109 | 3,011,109 | 2,820,862 | 2,820,862 | -190,247 | -6.3% |

New or Expanded Services/Programs (FY 2025-26)

Permanently & Totally Disable Veterans Exemption:

Public Act no. 24-46, enacted October 1st 2024, established a property tax exemption for veterans who have a service-connected permanent and total disability rating. The exemption fully exempts a veteran's dwelling or motor vehicle, if they are permanently and totally disabled.

As of the signing of the 2024 Grand List;

- 23 exemptions were applied to Real Estate totaling **\$5,450,630** in assessment. *(Subject to change under HB-7067)*
- 10 Motor Vehicle exemptions totaling **\$119,530** in Assessment have been applied.
- *Note: Veterans who filed their discharge papers with the Town Clerk before 10/1/2024 still have until April 30 to submit their proof of disability to the Assessors office to receive the new benefit.*

Key Challenges & Changes (FY 2025-26)

New Motor Vehicle Pricing Procedure:

Pursuant to Public Act 22-118, effective October 1, 2024 motor vehicles will no longer be assessed based on their NADA Clean Retail Value. Motor Vehicle valuation will now be based upon their original MSRP, less a standard depreciation table approved by the State of Connecticut.

- Creates a more fair and equitable system
- Creates transparency for all taxpayers by giving predictable valuations that more accurately reflect the market for all vehicles

While initially this change created a significant increase in labor for the 2024 Grand List, it is projected to save substantial labor and time savings moving forward. Vehicles will only need to be priced the initial year they are added to the Grand List, instead of being updated annually to match the NADA price guide.

Grand List Comparison

October 1, 2023
vs
October 1, 2024

| Roll | 2023 Grand List (BAA) | 2024 Grand List | Difference |
|--------------------------|-----------------------|-----------------------|--------------------|
| Real Estate | 24,360,431,158 | 24,430,530,605 | 70,099,447 |
| Personal Property | 1,375,704,290 | 1,716,578,094 | 340,873,804 |
| Motor Vehicle | 1,353,450,411 | 1,195,098,530 | (158,351,881) |
| | | | |
| Total Net Taxable | 27,089,585,859 | 27,342,207,229 | 252,621,370 |

**Total Net Taxable represents an increase of 0.93% YOY*

Thank You!