

## Roxanne Maher

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**From:** Fred Allyn, III  
**Sent:** Monday, December 8, 2025 10:44 AM  
**To:** Gary St. Vil  
**Cc:** Roxanne Maher  
**Subject:** RE: Briefing Request on Revaluation and Tax Impact

Good morning Chairman,

Thank you for the email on this subject. I have our Tax Assessor working on a 1-2 page summary of the statutorily required revaluation and how it impacts values across the various real estate segments, how it would impact our budget if the FY 27 budget was exactly the same as the current FY budget and what the reduction to the current 37.14 mil rate would be, again if the budget remained as it is for FY27.

I will disseminate this information as soon as I have it.

Best,

Fred

*Fred B. Allyn III*



Mayor, Town of Ledyard, CT  
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[www.ledyardct.org](http://www.ledyardct.org)

NOTICE\* Effective June 11, 2018  
Town Hall hours are 7:30AM-4:45PM Mon-Thurs  
**CLOSED FRIDAYS**

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**From:** Gary St. Vil <GSVil@ledyardct.org>  
**Sent:** Sunday, December 7, 2025 8:52 PM  
**To:** Fred Allyn, III <mayor@ledyardct.org>  
**Cc:** Roxanne Maher <council@ledyardct.org>  
**Subject:** Briefing Request on Revaluation and Tax Impact

Hi Mayor Allyn,

I wanted to make you aware of a concern raised by a resident regarding the recently released property revaluations. The resident's assessment increased significantly, and they expressed worry about the

potential impact on their tax bill, as well as the broader affordability implications for neighbors who saw similar changes.

While the Finance Chair's FAQ helps clarify that the mill rate has not yet been set — and that the actual tax impact won't be known until the budget process in the spring — I think it would be helpful for the Town Council to receive a short briefing on how revised assessments typically translate into tax bills, and what residents should reasonably expect during a revaluation year.

Could you recommend the appropriate person to provide that overview at our next Town Council meeting on December 10? Whether it's the Assessor, the Finance Director, or someone else on your team, a concise explanation would help both the Council and the public better understand the process and the likely range of outcomes.

Thank you, and I appreciate your support on this.

Respectfully,

**Gary A. St. Vil**

Chairman, Ledyard Town Council  
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**From:** Gary St. Vil <[GSVil@ledyardct.org](mailto:GSVil@ledyardct.org)>  
**Sent:** Sunday, December 7, 2025 8:46 PM  
**To:** Anita Merando <[armerando@gmail.com](mailto:armerando@gmail.com)>  
**Cc:** Roxanne Maher <[council@ledyardct.org](mailto:council@ledyardct.org)>  
**Subject:** Re: Shocking assessments

Hello Mrs. Merando,

Thank you for reaching out and for sharing both your experience and your concern. I know the revaluation notice may have been unexpected, and you're absolutely right — we need to maintain a strong focus on affordability for all of our residents.

Our Finance Chair, Jessica Buhle, recently published an FAQ with a few key clarifications that may help:

**1. The new assessments do not translate directly into new tax bills.**

Although the revaluation is complete, the mill rate has *not* been set. That won't happen until mid-May 2026, after the Town Council completes the budget. Historically, when the grand list grows significantly after a revaluation, the mill rate typically drops to offset much of the increase. So while assessments may be higher, we don't yet know the actual tax impact.

**2. The assessments apply to the October 1, 2025 grand list, and tax bills using those values won't be issued until July 1, 2026.**

This gives us time to review the data and make informed decisions during the budget process.

3. **Programs for seniors and veterans remain in place**, including tax abatements and deferrals.
4. **Anyone who believes their new value is incorrect can request a review.**  
Instructions are included in the assessment letter, and appointments can be made through December 16. Residents may also contact the Assessor's Office directly for guidance:  
<https://www.ledyardct.org/75/Tax-Assessor>.

I truly appreciate you raising this and doing so in a constructive, solution-focused way. Please let me — or any Council member — know if you have additional questions or concerns.

Respectfully,

**Gary A. St. Vil**

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**From:** Anita Merando <[armerando@gmail.com](mailto:armerando@gmail.com)>

**Sent:** Saturday, December 6, 2025 2:17 PM

**To:** April Brunelle <[ABru@ledyardct.org](mailto:ABru@ledyardct.org)>; Jessica Buhle <[Jbuh@ledyardct.org](mailto:Jbuh@ledyardct.org)>; Carmen Garcia Irizarry <[CGIri@ledyardct.org](mailto:CGIri@ledyardct.org)>; Gary St. Vil <[GSVil@ledyardct.org](mailto:GSVil@ledyardct.org)>; Adrienne L. Parad <[AdrienneP@ledyardct.org](mailto:AdrienneP@ledyardct.org)>

**Subject:** Shocking assessments

Hi All,

I just opened my new assessment. It's shockingly higher than the previous one. Under normal circumstances, when the assessment goes up this much, the mill rate gets adjusted to help soften the tax increase. This increase is hitting hard. My taxes will go from \$5,100 to approx \$8,300. I supported the budget vote, and I appreciate that we are playing a game of catch up to take care of infrastructure that was let go under previous governance, but I also know that I wasn't prepared for this much of an increase, and neither are my neighbors.

Is there any adjustment to the mill rate that can be made after the fact to make this hit a little less? My neighbor is freaking out because her tax bill will go from \$8,300 to \$15,800. Her assessment doubled. She doesn't know if she can stay in her home. I'm determined to stay, but it won't be easy.

I'm encouraging us, as democrats who are concerned about affordability, to think creatively about this. It's a lot for people to take. I'm not complaining, but looking for a solution.

Best,

Anita