

Roxanne Maher

From: Adrianna Hedwall
Sent: Wednesday, March 4, 2026 12:25 PM
To: Jessica Buhle
Cc: Roxanne Maher
Subject: RE: Veterans Exemption Questions

While I did find an error in my data entry, this summary was prepared with data extracted from my database regarding timely approved applications. Prior analysis included anticipated numbers as well. There are still avenues for veterans to use to claim this benefit after the deadline, and this has occurred twice thus far.

Many apologies. Please see corrections in this prepared summary:

ESTIMATED MILL RATE = 26.05 (all tax estimates are rounded)

Assessed Value	NO EXEMPTIONS	\$33,011,298	Taxes	\$860,000
Assessed Value	AS PER CURRENT			
STATUTE	\$ 6,395,338	Taxes	\$166,500	
Assessed Value	WITH 2AC ADDED	\$ 35,000	Taxes	\$ 900
Assessed Value	WITH CAP	\$ 9,323,098	Taxes	\$242,900
Assessed Value	WITH CAP & 2AC	\$ 7,209,724	Taxes	\$187,800

108 APPROVED APPLICANTS

55 applicants would fall under the median cap of \$250,100

29 applicants would fall under the median cap if additional 2AC of land was adopted.

11 applicants would have a small assessment due to excess land if additional 2AC of land was adopted.

Please let me know if there is anything else, as I will be leaving the office by 2PM.

Adrianna

Adrianna S. Hedwall, CCMA II



Assessor, Town of Ledyard

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***** EFFECTIVE JUNE 11, 2018 OUR NEW OFFICE HOURS WILL BE: *****
MON – THURS 7:30AM TO 4:45PM
TOWN HALL WILL BE CLOSED ON FRIDAYS

From: Jessica Buhle <Jbuh@ledyardct.org>
Sent: Wednesday, March 04, 2026 11:42 AM
To: Adrianna Hedwall <assessor@ledyardct.org>
Cc: Roxanne Maher <council@ledyardct.org>
Subject: Re: Veterans Exemption Questions

Hi Adrianna,

The original email you sent noted a difference of \$3,303,300 in additional grand list value if the cap were adopted. Information below shows an increase of \$1,868,486. Is there a reason for the difference in these two numbers, and which is correct?

Thank you.

Best,

Jessica Buhle
Ledyard Town Council
jessicab@ledyardct.org

On Mar 4, 2026, at 10:45 AM, Adrianna Hedwall <assessor@ledyardct.org> wrote:

Good afternoon, **Good Morning.**

Apologies for the late questions, but I wanted to ask a few follow up questions just to have all of the information before tomorrow's meeting if possible.

1. If the town were to pursue the option to exempt up to 2 acres of land as well for those who qualify for the 100% P&T exemption, are you able to provide an estimate of the grand list value that would additionally be exempted? (An estimate is fine. I'm already assuming most property in town is assessed between the \$45k-70k mark, and with 117(?) exemptions, it would probably be between \$550k-700k, but I wanted to see if you have a better estimate.) **I believe the following info should answer most of your questions....**

I have done analysis on the 108 RE accounts that this exemption was applied to prior to signing the Grand List.

If there were no exemptions whatsoever, the assessed value would be \$33,011,298. If the mill rate were 26.05, this would generate \$860K in tax revenue.

With the current exemptions, the total net assessment is \$6,392,338, which would generate \$166K at the same mill rate.

If the cap was included, the new total net assessment would be \$8,260,824, generating \$216K.

If we adopt the 2AC, the net assessed value would be \$35K, generating \$900.

If we adopt the median cap and the 2AC, net assessed value \$7,209,724, generating \$188K

2. If the town were to pursue the option to exempt surviving spouses per the updates to the law, do you have any estimated impact of that addition? Have you had any surviving spouses apply that do not qualify, but would qualify if that provision were adopted? **There are probably about a handful in town. I can think of 3 off the top of my head.**

3. Previously, you provided the total grand list value that would no longer be exempt if this ordinance were adopted. Are you able to provide the raw number of exempt properties that are valued above the median assessed value for residential real property? (i.e. how many properties are combined to make the \$3,303,300 value?) **With just the cap, about 60 fall under the median. With the 2AC and the cap, about 30 fall under the median.**

Lastly, I saw your letter in support of Raised Bill 5407. Thank you for speaking up for our town and our residents. I sincerely appreciate it and your work on this. **I will keep sending in testimony as long as hearings are happening.**

Best,

Jessica Buhle
Ledyard Town Council
jessicab@ledyardct.org

On Feb 17, 2026, at 12:48 PM, Adrianna Hedwall <assessor@ledyardct.org> wrote:

Good morning, "HELLO"

During a recent finance meeting, we discussed drafting an ordinance that would limit the 100% P&T exemption to the median of property taxes in Ledyard. I plan to add discussion regarding this topic to the February 18th finance agenda, and would like to have some additional information to add before then.

Can you provide the following information?

1. The median assessed value for residential real estate in Ledyard. \$250,100
2. The median assessed value for all properties claiming 100% P&T exemptions. \$296,600
3. The total 2025 Grand List value for the 100% P&T exemptions. \$28,226,960
4. The estimated grand list value that would no longer be exempt if this ordinance were adopted. \$3,303,300

Thank you this information. You are welcome to join the finance meeting on February 18th if you like to be a part of the discussion. "UNFORTUNATELY, I'M STILL RECOVERING FROM SURGERY, SO I WILL NOT BE ABLE TO ATTEND THE MEETING."

Best,

Jessica Buhle
Ledyard Town Council
jessicab@ledyardct.org