

Wallingford 2026 Reappraisal Wrap Up

How will it affect my property taxes?

The Reappraisal inspections are complete. The Preliminary or Abstract 2026 Grand List was lodged with the Town Clerk and the Change of Appraisal Notice booklets were mailed out on May 7, 2026. The informal informational meetings were held at the Wallingford Town Hall on May 18, 19, and 20, 2026. The owners of 71 properties met with the NEMRC Assessors to discuss their property and have their questions answered. Formal Grievance hearings are June 8, 9, and 10, 2026, by appointment at the Town Hall.

One often asked question: “How is this going to affect my property taxes?”

This concern is understandable given that most assessed values increased by 60% or more compared to their prior value from the 2018 reappraisal.

It is important to remember that a change in assessment does not directly translate to an equivalent change in taxes. The overall grand list also changed from the reappraisal. The 2025 As Billed Grand List total was \$235,802,900. Currently the 2026 Abstract Grand List total stands at \$430,551,900 before formal grievances.

Another result of the reappraisal, the Town’s CLA (Common Level of Appraisal) will be back at 100%. In December 2025, Wallingford’s CLA was 59.52%. The CLA is calculated by comparing the sale price of valid sales over the past three years to their assessed values. A CLA around 100% means the assessed values reflect current market sale prices. The state uses the CLA to adjust the education tax rate to equalize the amount of taxes collected to be same as if properties were assessed at 100% of fair market value.

Towns with a CLA below 80% before a reappraisal typically see property tax rates drop after the reappraisal is completed. The amount that your property’s assessed value went up or down, does not automatically mean your property tax bill will increase or decrease by that same proportion. The town budget determines the total taxes to be raised, and the tax rate adjusts accordingly. The State sets the education tax rate in July. If you qualify for a Homestead credit, your taxes may be adjusted based on your income.