

# THE HARSH REALITY OF BAD DECISIONS ON MIDDLEBURY

And This Isn't Ending Anytime Soon.

The 2025 revaluation is complete — and the numbers expose exactly what Bill Pizzuto, Joan Hartley and the MSTA have done to Middlebury.

<p>764 SOUTHFORD &amp; 199 BENSON RD</p> <p><b>-60% / -68%</b></p> <p>tax decreases — Pizzuto/Hartley law</p>	<p>YALE AVENUE — 81 HOMES</p> <p><b>+16.87%</b></p> <p>average tax INCREASE</p>	<p>ALL MIDDLEBURY — 3,097 HOMES</p> <p><b>+10.4%</b></p> <p>average residential tax increase</p>
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SOUTHFORD PARK — 764 SOUTHFORD RD	COMMERCIAL PROPERTY
<p>ASSESSMENT</p> <p><b>\$6,497,800 → \$3,063,060 ↓</b></p> <p>ANNUAL TAX</p> <p><b>\$211,308 → \$81,354 ↓</b></p> <p><b>-\$129,954/yr TAX DECREASE — DOWN 60%</b></p> <p>Due to Pizzuto/Hartley 8-3m law</p>	

199 BENSON ROAD	COMMERCIAL PROPERTY
<p>ASSESSMENT</p> <p><b>\$9,911,800 → \$3,884,230 ↓</b></p> <p>ANNUAL TAX</p> <p><b>\$322,332 → \$103,165 ↓</b></p> <p><b>-\$219,167/yr TAX DECREASE — DOWN 68%</b></p> <p>Due to Pizzuto/Hartley 8-3m law</p>	

68 ABBOTT FARM RD	MSTA FOUNDER
<p>ASSESSMENT</p> <p><b>\$1,005,400 → \$1,225,210 ↑</b></p> <p>ANNUAL TAX</p> <p><b>\$32,696 → \$32,542 ↓</b></p> <p><b>-\$154/yr TAX DECREASE — DOWN 0.47%</b></p> <p>While neighbors pay 17% more</p>	

YALE AVENUE — 81 HOMES	TYPICAL MIDDLEBURY FAMILIES
<p>ASSESSMENT</p> <p><b>\$193,627 → \$276,006 ↑</b></p> <p>ANNUAL TAX</p> <p><b>\$6,293 → \$7,331 ↑</b></p> <p><b>+\$1,038/yr TAX INCREASE — UP 16.87%</b></p> <p>Home values up 43%, taxes up 17%</p>	

**AND IT'S NOT OVER: THE \$224M SCHOOL BOND ADDS MORE TO YOUR BILL STARTING 2027**

COMBINED IMPACT — AVG MIDDLEBURY HOME

**+23%**

revaluation (+10.4%) + school bond (+\$946/yr) | [gis.vgsi.com/middleburyct](https://gis.vgsi.com/middleburyct) to find your value

## WHAT'S LOCKED IN — AND WHAT COULD STILL BE COMING IN 2027

THIS YEAR — LOCKED IN
<p><b>+10.4%</b></p> <p>Avg home taxes: +\$1,038/yr Mill rate: 26.46 Southbury: 24.2 • Oxford: 20.01 Most families cannot absorb this.</p>

NEW SCHOOLS — STARTING 2027
<p><b>+\$946/yr</b></p> <p>Avg home (\$394,296 assessed) Peaks at +\$1,266/yr ca. 2032 Your formula: value ÷ \$100K × \$240 This is already guaranteed.</p>

FUTURE BUDGETS — POSSIBLE 2027+
<p><b>More?</b></p> <p>Middlebury pays 33% of Region 15 2026: lucky — owed only 10% Town budget cut from +12% to +4% THEY MAY NOT BE SO LUCKY IN 2027</p>

**Yale Ave families pay \$1,038 more this year — add the school bond starting 2027 — and possible additional budget increases in 2027 and beyond.**

**This is what happens when the wrong people make the wrong decisions.**

Sources: Town of Middlebury assessment records (Vision Government Solutions). Grand List public records. Yale Avenue: 81-property sample. Region 15 \$224M bond approved May 6, 2026. Phoenix Advisors amortization schedule March 9, 2026. Bee-Intelligencer May 6, 2026. Southbury, Oxford, Woodbury mill rates: CT OPM municipal data.