

**Town of Bethel**  
**2025 Annual Income and Expense Report**

**Notice:** In order to equitably assess your real property, income and expense information is required. *Connecticut General Statutes* 12-63(c) requires all owners of rental real property to annually file this report. **The information filed and furnished with this report will remain confidential, and it is not open for public inspection.** Any information related to the actual rental and operating expenses is considered privileged and **shall not** be public record; such information is legally exempt from Freedom of Information Act and is **not** subject to the provisions of *Section 1-210* (Freedom of Information) of the *Connecticut General Statutes*.

**Filing Instructions:** Please complete and return this report to the assessor's office on or before **June 2, 2026**. **FAILURE TO FILE THIS FORM ALONG WITH THE REQUIRED IRS DOCUMENTS IN A TIMELY MANNER WILL RESULT IN A PENALTY OF TEN PERCENT (10%) INCREASE IN YOUR ASSESSMENT.** You **MUST ATTACH** to the completed form, a copy of your **2025 Federal Income Tax Returns, Schedule E (Form 1040)**, Supplemental Income and Expenses and/or **Form 8825**, Rental Real Estate Income and Expenses of a Partnership, an S Corporation or Limited Liability Company (LLC) with the **Form K-1** attached. You need not provide other tax schedules not related to the rental activity. If filing an extension with the IRS, **attach the extension request form**. Upon filing your return send in one of the above attachments to the Assessor's Office.

**In accordance with section 12-63(c)(d) of the Connecticut Statutes, any owner of Rental Property who fails to file this form or files an incomplete or false form with the intent to defraud, shall be subject to a penalty assessment equal to a ten (10%) percent increase in the assessed value of such property. IF YOU FILE "SAME AS LAST YEAR "THERE WILL BE A 10% PENALTY.**

**Who Must File:** All individuals and businesses receiving this form **must** complete and return this form to the Assessor's office **on or before June 2, 2026**. Owners of all properties, which are rented or leased, including commercial, retail, industrial and residential property must complete this form, except owners of residential properties of four units or less in which the owner of such property also resides. If a non-residential property is partially rented and partially owner-occupied this report must be filed.

**OWNER-OCCUPIED PROPERTIES – If your property is 100% Owner-Occupied with NO real estate related income, please indicate by checking the following . Income and Expense relating to your Business Enterprise should NOT be included in this form. OWNER OCCUPIED \_\_\_\_\_**

**How to File:** Each summary page should reflect information for a single property for the calendar year indicated on the form. If you own more than one rental property, a separate report must be filed for each property.

An income and expense report summary page and the appropriate income schedule must be completed for each rental property. Income Schedule A must be filed for apartment rental property and Schedule B must be filed for all other rental properties.

A computer print-out is acceptable for Schedules A and B, provided that all the required information is included.

***Mail or Hand Deliver Report to:***

**Town of Bethel, Office of the Assessor, 1 School Street, Bethel, CT 06801**

**203-794-8507**

***Return to the Assessor's Office on or before Monday, June 1, 2026***

PLEASE NOTE:

DO **NOT** RETURN THE ENTIRE INCOME TAX RETURN. COPY & RETURN THE SPECIFIC FORMS LISTED ABOVE. PACKETS RETURNED WITHOUT THE SPECIFIED TAX FORMS WILL BE CONSIDERED **INCOMPLETE AND** SUBJECT TO PENALTY.

IF AN **EXTENSION** WITH THE IRS HAS BEEN FILED, INCLUDE A COPY OF THE EXTENSION FORM WITH YOUR RETURNED I&E PACKET.

**POSTAGE STAMPS DATED AFTER 6/1 ARE LATE AND WILL BE SUBJECT TO A 10% PENALTY.**

NAME:

PHYSICAL ADDRESS:

MAP/BLOCK/LOT:





**VERIFICATION OF PURCHASE PRICE**

Purchase price \$ \_\_\_\_\_ Down payment \$ \_\_\_\_\_ Date of Purchase \_\_\_\_\_

First Mortgage \$ \_\_\_\_\_ Interest Rate \_\_\_\_\_ % Payment term \_\_\_\_\_ years

Fixed	Variable

Second Mortgage \$ \_\_\_\_\_ Interest Rate \_\_\_\_\_ % Payment term \_\_\_\_\_ years

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other \$ \_\_\_\_\_ Interest Rate \_\_\_\_\_ % Payment term \_\_\_\_\_ years

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chattel mortgage \$ \_\_\_\_\_ Interest Rate \_\_\_\_\_ % Payment term \_\_\_\_\_ years

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Did the purchase price include a payment for : \$ \_\_\_\_\_ Declared value Equipment \$ \_\_\_\_\_ Declared value

Was an appraisal used in the purchase or financing? Check one 

Yes	No

 Name of Appraiser \_\_\_\_\_

Has the property been listed for sale since your purchase? Check one 

Yes	No

 Name of Broker \_\_\_\_\_

If yes, list the asking price \_\_\_\_\_ Date Listed \_\_\_\_\_

Broker \_\_\_\_\_

Remarks-Please explain any special circumstances or reasons concerning your purchase(i.e., vacancy, conditons of sale. Etc.)

\_\_\_\_\_

**Affidavit**

I do hearby declare under penalties of false statement that the foregoing information , according to the best of my knowledge, remembrance and belief, is a complete and true statement of all the income and expenses attributable to the above identified property.

Signature \_\_\_\_\_ Name (Print) \_\_\_\_\_ Date: \_\_\_\_\_

Title \_\_\_\_\_ Telephone # \_\_\_\_\_ email: \_\_\_\_\_