

Todd Helems, CCMA II, CCMC, SPA



Todd Helems is an accomplished municipal assessment professional with more than 20 years of experience in property valuation, tax administration, mass appraisal, and municipal leadership throughout Connecticut and New England. He currently serves as the Assessor for the Town of Vernon, Connecticut, where he oversees all aspects of real estate, personal property, and motor vehicle assessments while directing the operations of the Assessment Division.

Throughout his career, Todd has held senior leadership positions including Assessor for the Town of Bloomfield and Supervisor of Assessment and Revenue Collection for the Town of Enfield. In these roles, he has successfully managed municipal revaluations, supervised assessment and tax collection operations, developed departmental policies and budgets, implemented technology improvements, and represented municipalities during assessment appeals and litigation. His expertise includes statistical analysis, GIS integration, CAMA systems, property valuation, tax exemption administration, and assessment equity.

Prior to his municipal leadership roles, Todd served as a Property Appraiser for the Town of Wallingford and spent eight years with Vision Government Solutions, where he performed residential and commercial mass appraisal projects throughout Connecticut, Massachusetts, Rhode Island, New Hampshire, and New York. His extensive field experience has provided him with a comprehensive understanding of valuation methodologies and assessment administration across diverse property types and jurisdictions.

In addition to his public service career, Todd owned and managed Cedar Ridge Landscaping for nearly four decades, overseeing business operations, contract management, project design, budgeting, and a workforce of more than twenty employees. This entrepreneurial experience has strengthened his leadership, project management, financial management, and customer service skills.

Todd has completed extensive professional education through the International Association of Assessing Officers (IAAO), the Appraisal Institute, the Connecticut Association of Assessing Officers (CAAO), and the University of Connecticut Assessors School. He holds Connecticut certifications as a Certified Assessor (CCMA II) and Certified Tax Collector (CCMC), along with residential, land, and commercial appraisal certifications. He is also only two courses away from earning the prestigious Certified Assessment Evaluator (CAE) designation from the IAAO.

An active leader within the profession, Todd has and continues to serve on several Connecticut assessment and tax committees, including the Information Technology, Legislative, PA 490, and Education Committees. He previously served as Co-Chair of the CAAO Revaluation Committee and as a member of the CAAO Education Committee and currently serves on the IAAO Recognition & Awards Committee. Beyond his professional service, Todd has served as Treasurer for two nonprofit organizations for the past several years, providing financial oversight and organizational leadership. In 2025, he helped organize and manage a successful four-day charitable conference that generated approximately \$30,000 in donations benefiting veterans' organizations, animal shelters, and homeless assistance programs. His dedication to public service extends beyond his municipal career, reflecting a strong commitment to giving back to the communities he serves.

Todd is committed to advancing assessment practices through education, technology, collaboration, and ethical leadership while ensuring fair and equitable property taxation for the communities he serves.