



Elliott B. Pollack

Member

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Elliott B. Pollack represents commercial property valuation clients in ad valorem valuation and eminent domain litigation. He also assists his clients in negotiating tax and assessment fixing agreements and in projecting taxes as part of their pre-acquisition due diligence efforts.

Elliott has litigated or settled *ad valorem* and eminent domain cases totaling values of more than two billion dollars.

Practice Areas

Property Valuation; Health Care; Hospitals and Health Care Institutions; Physicians and Other Health Care Practitioners; Nonprofit Organizations; Professional Liability

Experience

Bridgeport Wheelabrator trash to energy facility (Connecticut Supreme Court)

Two million square foot distribution center (3 separate cases)

Continuing care retirement centers (Connecticut Supreme Court)

Virtually all Hartford and many other Connecticut municipalities CBD office buildings

Four million square foot industrial complex

Many shopping centers and retail assets

Many eminent domain valuation challenges including fuel and terminal and inverse taking claims (Connecticut Supreme Court)

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BRIDGEPORT 203.330.2000	HARTFORD 860.424.4300	SPRINGFIELD 413.314.6160	STAMFORD 203.324.5000	WATERBURY 203.573.9700	WESTPORT 203.254.5000	WHITE PLAINS 914.705.5355
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Elliott B. Pollack

Bar and Court Admissions

Connecticut

U.S. District Court, District of Connecticut

U.S. Court of Appeals for the Second Circuit

U.S. Supreme Court

Clerkships

Law clerk to former Associate Justice Howard W. Alcorn of the Connecticut Supreme Court

Education

Columbia Law School, LL.B.

Columbia College, A.B.

Publications

2019 Connecticut Chapter of American Bar Association Property Tax Deskbook and Eminent Domain Compendium Revaluations are on Their Way
REFA-CT 2019 Winter Newsletter, 12.2019

"Elevated Property Values in Florida" Published in
REFA-CT 2019 Summer Newsletter, 07.2019

"The Tenant's Assessment Appeal," Published in REFA-CT 2019 Winter Newsletter
REFA-CT 2019 Winter Newsletter, 07.2019

Chance to recognize condemnation value rule lost
Originally published in the New England Real Estate Journal, 05.10.2019

A (Tax) Tale of Two Campuses
National Real Estate Investor, 07.22.2015

A Précis On The American Property Tax System
Corporate Real Estate Journal, 02.2015

Real Estate Purchases From Nonprofits Can Pose Challenges
Hartford Business Journal, 11.10.2014

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The Price of Air

Commercial Property Executive, 10.24.2013

Actual Expenses Establish Low-Income Housing Value in Dispute

Affordable Housing Finance Newsletter, 06.17.2013

The Supreme Court Speaks; Some Taxpayers Shudder

Commercial Property Executive, 01.16.2013

Alerts and Newsletters

Challenges to New Real Estate Revaluation Assessments Are Now Due

02.11.2021

MA Property Tax Alert: What to Do If You Disagree with Your FY2021 Assessment

08.21.2020

Upcoming 2020 Municipal Revaluations in Connecticut

08.20.2020

Professional Affiliations

Connecticut Bar Association - James Cooper Fellow

Hartford County Bar Association

American Bar Association

Building Owners and Managers Association

Connecticut Association of Assessing Officers

International Property Tax Institute

International Association of Assessing Officers

Real Estate Finance Association

Community Involvement

The Hartford Dispensary/Root Center - former president, vice president and member board of directors

Bushnell Park Foundation - former board member

Greater Hartford Legal Aid Foundation - past president

Hartford Stage Company - past board member

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Honors & Recognitions

Received the highest peer review rating by Martindale-Hubbell (AV)

Named 2017 "Member of the Year" by Building Owners and Managers Association/Greater Hartford Chapter