

## **2018 REVALUATION**

CT General Statue 12-62(b)(3) requires each property in a town to be fully inspected by the assessor or their designee at least once every 10 years. Vision Government Solutions is the assessor's designee. Fifty percent of the improved properties in town are being inspected for the 2018 revaluation, with the other 50% to be inspected in 2023. The last revaluation, in 2013, was a statistical revaluation, meaning sales data was used to determine values, with few inspections done. The 50% of improved properties to be inspected include those owned by the town, non-profits and commercial businesses.

“Full inspection” or “fully inspect” means to measure or verify the exterior dimensions of a building or structure and to enter and examine the interior of such building or structure in order to observe and record or verify the characteristics and conditions thereof, provided permission to enter such interior is granted by the property owner or an adult occupant. (CGS 12-62(a)(3)).

To inspect properties, Vision data collectors are knocking on the doors of the 50% of improved properties asking to verify property data and, with your permission, inspect the interior. If no one is home, the data collector will measure the exterior of the building(s) to verify the town's data is correct. Two follow-up letters will also be sent, asking you to make an appointment for an inspection at a convenient time. The inspections typically take no more than 10 minutes.

All improved property owners whether or not on the inspection schedule, will receive a data mailer from Vision asking them to review the data in town assessment records, make corrections and return the signed mailers. Returned mailers can substitute for an on-site inspection (CGS 12-62(b)(4)).

Data collectors are driving Scotland roads, intermittently stopping in front of properties to verify that data on the property record cards is correct, make notes and take exterior photos. The front photo is the only picture available for public viewing and the only one printed on the property card.

If a property owner prefers, the assessor, Kara Fishman, is available, by appointment, to make the inspection or accompany the data collectors.

The data collectors do not enter locked gates or properties with no trespassing signs.

There will be a public information meeting on Wednesday, December 6, 2017, at 7 pm, in the Community Room of the SVFD, 47 Brook Road. Vision representatives will be available to answer questions.