

## 2017 REVALUATION – UPDATE

Vision Government Solutions will begin working in the field this month. All of the Vision employees will carry a letter signed by Assessor, with a picture of them and a description of their motor vehicle. They will be knocking on the doors of the 50% of the properties that were not inspected during the 2012 revaluation. Owners of properties scheduled for inspection will receive a pre-inspection letter from the Assessor's office. The list of Vision employee vehicle information has been distributed to town hall employees and is posted on the Town website.

Some Frequently Asked Revaluation Questions:

### **Q: What is a revaluation?**

A: A revaluation, or reassessment, is the process of performing all the necessary market analysis and valuation steps to determine the current fair market value of every property in the Town. When the revaluation is complete, your new assessment will be equal to 70% of the fair market value of your property. The purpose of a Revaluation is not to raise taxes. It is to create an equitable distribution of the tax load.

### **Q: Why is the Town reassessing all properties?**

A: The State of CT mandates towns and cities to revalue all properties at least every 5 years and because property values change over time, inequities can occur. A revaluation addresses the inequities so that each property owner pays only his or her fair share of the tax burden.

### **Q: What will a data collector do when he/she comes to my door?**

- They will ask you questions about the property, such as year built, number of rooms, etc.
- Ask permission to view the interior of the property.
- Measure the outside dimensions of the residence and any other structures.
- They will **NOT** be collecting any information on personal property, such as artwork, furniture or appliances.
- They will **NOT** be able to answer questions about the current value or assessment.

### **Q: How long will the inspection take?**

A: Inspections typically take 10 to 15 minutes to complete. You are encouraged to accompany the data collector during the inspection as they verify the data currently listed for your property.

### **Q: What if I'm not home when the data collector visits?**

A: The data collector will verify the exterior measurements of all buildings on the property only and the interior information will be estimated based on the best information available. A second visit will be made on a different day and if an inspection has still not been completed, a

letter requesting an inspection will be sent.

For more information, call the Vision Government Solutions at (1-800-628-1013) or the Sprague Assessor's Office at 860-822-3000 x222