

# REVALUATION

Facts, Questions, Answers  
and  
Property Assessment



# THE ASSESSMENT

**CONNECTICUT LAW REQUIRES ALL REAL ESTATE, CERTAIN TYPES OF PERSONAL PROPERTY, AND MOTOR VEHICLES TO BE ASSESSED AT 70% OF FAIR MARKET VALUE.**

**FAIR MARKET VALUE IS DEFINED AS THE PRICE ESTABLISHED BETWEEN A WILLING BUYER AND A WILLING SELLER TAKING INTO CONSIDERATION ALL THE USES TO WHICH A PROPERTY IS ADAPTED. CONNECTICUT STATUTES HAVE ESTABLISHED CRITERIA WHICH ASSESSORS MUST USE TO ESTABLISH MARKET VALUE.**

# Revaluation

- As mandated by state statute, the Town must conduct a revaluation effective October 1, 2011.
- Failure to conduct and implement such revaluation would result in forfeiture of State grants-to-aid to the Town.
- Revaluations are required to ensure uniformity in property valuations. The last revaluation was done on October 1, 2006.

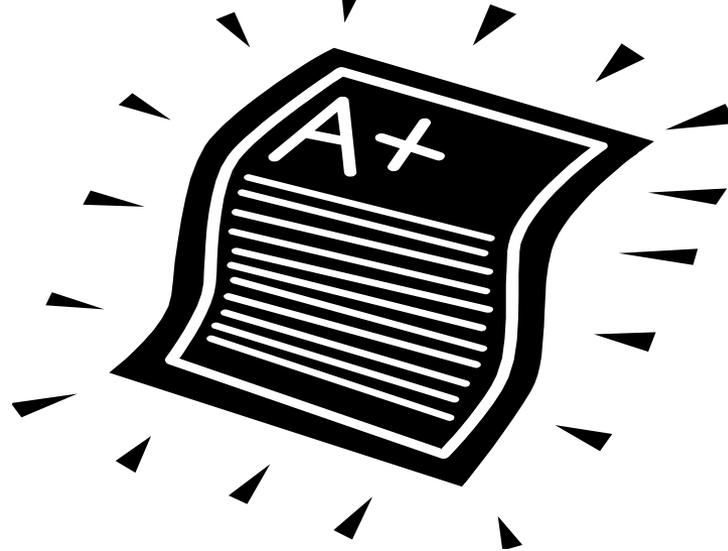
- The Town is utilizing a CAMA – Computer Assisted Mass Appraisal System to implement the 2011 Revaluation. Vision Appraisal Technologies is assisting the Assessor in a systematic process in which all data is verified, studied, and ultimately valued.
- The new value that is placed on each property is to be the most probable price the property would sell for on October 1, 2011 under fair market condition.

- New values are determined based on properties that have sold during the past year for comparison. These properties contain critical information about our current market value.



- There is a growing awareness local property taxes have become a significant part of the expenses in owning property.
- A successful program requires a significant effort be spent on careful research **to assure new values are accurate and that all property owners pay ONLY their EQUITABLE SHARE** of the property tax burden.

- The Revaluation Process has been the same since before 1973. The State performance standards for revaluation have become more stringent over the years. This requires the Town to pass testing standards to implement and accept the values of a revaluation.



- All residential property owners can expect to receive the new assessment the week after Thanksgiving. Commercial by December 6<sup>th</sup>.



# What to do if I think my assessment is wrong?

- **Contact Vision Appraisal at 1-888-844-4300 to schedule an appointment for review. Appointments will be available from November 29th to December 16th<sup>th</sup> for residential properties and commercial properties.**
- File written form for Board of Assessment Appeals by February 20, 2012 if review does not satisfy your questions and concerns. Forms are available at the Assessor's office.
- The final step in the appeals process, should you still disagree with the assessed value, is to appeal to the Superior Court under C.G.S 12-117a.

# The Grand List

- After individual property assessments have been determined, the assessor compiles a complete listing of all property: real estate, business personal property and motor vehicles.
- The total assessments of all listed property is called the Grand List

# Solution to Inequities

- It has been 5 years since the last complete revaluation. Meanwhile, constantly changing economic conditions have caused inequities to develop. The solution to this problem is to reappraise all real estate bringing assessments up to date with present day values.
- **Revaluations returns all properties to current market values and to the fair-share basis.**

# Property Tax Rate

- The annual budget determines the amount of property taxes needed to operate the town.
- The tax rate or mill rate is determined by dividing the amount of property taxes needed to operate the Town by the taxable Grand List.

# Who determines the value of the property?

- The Market determines the value of your property. The public determined the market value through their buying and selling of real estate in Town.
- The Assessor is ultimately responsible for the valuation set on your property for your assessment.
- Vision Appraisal and the assessor's office have been researching sales and reviewing data for all properties.

# When will the assessments be effective?

- The revalued assessments will be used to create the October 1, 2011 Grand List. The bill you receive in June of 2012 will be based on your new assessment.

# Why can't someone tell me what my taxes will be?



- Until a total Grand List including all new values (real estate, motor vehicles and certain personal property) is completed AND a new budget is adopted, the tax rate cannot be determined.
- The Town budget and the mill rate will not be adopted until May 2012.

# Exemptions

- Assessment exemptions for Veterans, blind, disabled are **not** reflected on your notices.
- The notice is for a value of the property and the exemptions are specific to a person.
- All exemptions will be applied to your account prior to you receiving your bill in June 2012.

# Elderly Tax Credit

- Tax relief is provided to qualifying residents over the age of 65 or totally disabled.
- The filing period for this program is February 1<sup>st</sup> thru May 15<sup>th</sup>.
- The Income limits determined by the State are \$32,300 for single and \$39,500 for married.
- Please contact the Assessor's office at 860-253-6339 or Neighborhood Services at 860-253-6396 for guidelines and forms.

# Online Access for Property Data Review



# VALUES OF ALL PROPERTIES

- All properties in Town will be available through the Town of Enfield's website [www.enfield-ct.gov](http://www.enfield-ct.gov)
- From the home page and the assessor's page will be a link to Vision Appraisal.

# Online Property Data for Assessment

- The website links to Vision Government Solutions to access the new assessment Values [www.vgsi.com](http://www.vgsi.com)
- Then search by “Online Databases”

# To access Property Information

**VISION**  
GOVERNMENT SOLUTIONS

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## Online Databases

home | site map | contact

### Connecticut

**ONLINE DATABASE HELP**

For any Online Database help, please send your questions to Customer Support: [Click here to E-mail Support](#)

Counties, Cities, or Towns with maps will have a (M) next to them.

County / City / Town Name	Last Updated
Andover, CT	04/04/2011
Ashford, CT	11/08/2011
Berlin, CT	09/07/2011
Barkhamsted, CT	05/30/2011
Bethlehem, CT	01/24/2011
Bloomfield, CT (M)	11/09/2011
Branford, CT	07/31/2011
Bridgeport, CT	06/22/2011
Bristol, CT	11/07/2011

**TAXPAYER REVALUATION INFO**

# Welcome Page– click on “Enter online Database”

The screenshot shows a Windows Internet Explorer browser window displaying the 'Assessors Online Database For Salem, CT' website. The browser's address bar shows the URL 'http://data.visionappraisal.com/SalemCT/DEFAULT.asp'. The website has a blue header with the title 'Assessors Online Database For Salem, CT' and a navigation menu with links for 'Welcome', 'Revaluation Q&A', 'Help', 'What's New', and 'Feedback'. The main content area features a 'Welcome' heading and several paragraphs of text. A prominent button labeled 'Enter ONLINE DATABASE' is visible, along with a link that says 'Click Here To enter the Assessor's Online Database'. The footer of the page states 'Powered by Vision Appraisal Technology' and 'Latest Version of Microsoft Internet Explorer or Netscape Navigator required'. The browser's Favorites list is visible on the left side of the window.

Assessors Online Database  
For Salem, CT

Welcome Revaluation Q&A Help What's New Feedback

## Welcome

Welcome to the Salem Ct. online Assessor's Website. This database provides you with information on each parcel of real estate in Salem. It also provides the user with an explanation of the revaluation process.

The assessments reflected in this database represent the proposed new values as of the 10/1/2011 revaluation. Please do not use the current mill rate to estimate your taxes, a new mill rate will be established once the grand list is finalized and the budget completed.

If you wish to review your new assessment with a Vision Appraisal representative, please follow the instructions outlined in your assessment notice.

We appreciate your cooperation.

Thank you for visiting our website.

Enter  
ONLINE DATABASE

Click Here To enter the Assessor's Online Database

Powered by Vision Appraisal Technology  
Latest Version of Microsoft Internet Explorer or Netscape Navigator required

# You may now search by a specific address, street, owner name or map and lot number

The screenshot shows a web browser window titled "Appraisal Vision Assessor's Database - Windows Internet Explorer". The address bar shows the URL "http://data.visionappraisal.com/SalemCT/search.asp". The browser's Favorites bar includes "msnbc.com - Breaking news...", "Google (2)", "The Town of Enfield, Conne...", and "Home - Enfield Team Work". The website's header features a blue banner with the text "Assessors Online Database For Salem, CT" and a navigation menu with "Parcel Lookup", "Sales Search", "Street Listing", and "Log Out".

The main content area is titled "Property Assessment Search | Salem, CT" and contains the following text: "Please use one of the Search options below to find the Property you are looking for".

**Query By Location:**

Street Number:  Street Name:

Hint: Do not abbreviate the street suffix.  
(e.g. enter "SALMON BROOK STREET" and not "SALMON BROOK ST")

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**Query By Owner Name:**

Owner Name:

Hint: Enter Last Name (space) First Name (e.g. "SMITH JOHNI")

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**Query By Map-Lot-Unit :**

Map:   Block:   Lot:   Unit:

\_\_\_\_\_

**Query By Account Number:**

\_\_\_\_\_

# Maps Available

- Maps of a particular property or area will be available through the Town's GIS / Maps on the Town's Homepage under Popular Pages as well as through Vision's website.

# Verification

- It is strongly urged for all property owners to visit this website to ensure that the data reflected is an accurate description of your structure
- This is the means **to ensure new values are accurate and that all property owners pay ONLY their EQUITABLE SHARE** of the property tax burden.

# Vision Appraisal Informal Hearings

- For review of your new assessment please contact Vision Appraisal for an appointment.
- **1-888-844-4300**
- Informal hearing appointments will be held at the Town Hall from December 5th through December 17th



# Website addresses

- Town of Enfield
  - [www.enfield-ct.gov](http://www.enfield-ct.gov)
  
- Vision Appraisal Technologies
  - [www.vgsi.com](http://www.vgsi.com)

