

Press Release

Town of Colchester
Office of the Assessor

Subject: 2016 town-wide revaluation

Pursuant to Connecticut General Statutes Sec. 12-62 every Connecticut municipality must perform a town-wide revaluation every five years and the town of Colchester is required to complete a town-wide revaluation for the October 1, 2016 Grand List.

Colchester went out to bid for revaluation services in August 2015 and Town Assessor, John Chaponis, announced recently that the town has entered into a contract with the low bidder, Vision Governmental Solutions, Inc. of Northboro, MA.

VGSI, formally Vision Appraisal Technology, Inc., also completed revaluations for Colchester in 2001, 2006, & 2011. "There is a certain comfort level in that I will be working with the same exact VGSI staff that I had in 2011" Chaponis stated. "They are already familiar with our town and they know exactly what I expect of them".

There are five major phases of a municipal revaluation; Data Collection, Market Analysis, Valuation, Field Review & Informal Hearings. The contract calls for the valuation portion of VGSI's work to be completed by November of 2016 with assessment change notices being mailed in mid-November. There will be an informal hearing process in late November for any property owners who have questions about their new value and wish to discuss such with VGSI staff.

Colchester began the Data Collection phase of the revaluation this week and has both VGSI staff and town employees in the field looking at properties. "Currently we are inspecting any property that sold recently so we can get a snapshot of the condition of the property at the time of sale" Chaponis added "properties that sell between September 2014 - September 2015 will be utilized to appraise every property in town".

All VGSI staff whom are working in Colchester have a signed letter from Chaponis, carry a VGSI Photo ID, and have their name listed on the town's website.

All town employees have town issued photo identification and their names are listed on the town website under the assessor's department"

http://www.colchesterct.gov/Pages/ColchesterCT_Dept/TA/index

Additionally, during the project, there will be a "revaluation" section on the town of Colchester's website that can be found at

http://www.colchesterct.gov/Pages/ColchesterCT_Dept/TA/revaluation This section will be which will be used to keep residents informed as to the progress and status of the project and will contain the names of all town and VGSI staff assigned to the project.