

May 2021

Colchester, CT Revaluation Update

Pursuant to Connecticut State Law, every municipality must complete a new town-wide revaluation every five (5) years. Colchester last implemented a town-wide revaluation for the October 1, 2016 Grand List and therefore is required to implement a new town-wide revaluation for the October 1, 2021 Grand List which will be implemented in January of 2022.

The Town went out to bid for both “Commercial” and “Residential” Revaluation Services last year. After receiving all the bids, the “Commercial” project was awarded to Lawrence Revaluation Services (LRS) and the “Residential” project was awarded to Vision Government Solutions (VGSI). Both have prior experience in Colchester as VGSI was the vendor who completed revaluations in Colchester for the 2001, 2006, 2011, and 2016 Grand Lists. Similarly, Jason Lawrence, of LRS, prior to going out on his own, was the Senior Commercial Appraiser employed by VGSI and worked personally on Colchester’s Commercial appraisals for the 2006, 2011 & 2016 Grand Lists.

The majority of the revaluation regulations and process are governed by state statute and at least once every ten years, each town must “fully inspect” each property. Connecticut General Statutes Sec. 12-62 defines “fully inspect” as “viewing the inside of each property”.

Pursuant to C.G.S. Sec. 12-62(b) (4) the Assessor may accept a Data Mailer Questionnaire in lieu of inspecting the interior of the property and, as part of this 2021 revaluation project, Colchester has opted to send out Data Mailer Questionnaires rather than ask our property owners to allow us inside their property in the middle of the COVID-19 world-wide pandemic.

Data Mailers were sent out to all property owners on March 17, 2021 and we asked that property owners return them immediately, or within five (5) days of having received them. If you received your Data Mailer, and have yet to return it to the vendor, or the Colchester Assessor’s Office, it is not too late.

For each property owner who does not return the Data Mailer Questionnaire, and whose property has not been fully inspected in the last ten years, Connecticut law will require our vendors to send a Data Collector Employee out to the property and request that they be allowed to inspect the interior. Pursuant to our contracts with our vendors, the Town of Colchester will incur additional expenses for every property in which requires the vendor to visit and inspect the interior of the property.

Therefore, Town Assessor John Chaponis is asking all property owners to assist the town in keeping the expenses to a minimum and please fully complete and return the Data Mailer as soon as possible.

Property owners merely need to review and compare the actual current data of their property versus the current town assessment records included with the mailer.

FULLY COMPLETED Data Mailer Questionnaires can be mailed back to VGSI at the address provided, or they may be dropped off at the town hall either a.) in the Assessor's Office, or b.) in the "night drop box" just to the left of the Town Hall Front Door (pictured below)



There are five (5) phases of a revaluation. Data Collection, which includes the "full inspection" or "Data Mailer" process, is the first phase. The other four phases are: Market Analysis, Valuation, Field Review, and Informal Hearings.

The second phase, Market Analysis, began in December of 2020. As part of Market Analysis, the vendors will be looking at all the "Sale properties" (those which have sold between October 2020 – September 2021). These properties will be used to determine the fair market value of every other property in town as of October 1, 2021. Since many times a new owner will make changes to the property they recently purchased, it is imperative that we get a snapshot of exactly what sold in close proximity to the sale date.

It is not uncommon for new home owners to see someone taking a photo of their home in the six months after they purchase it. Many times the Assessor's office will want to drive by and look at the home but also real estate appraisers try to use comparable sales of no longer than six months old when they are performing appraisals and they will drive by and take their own photos.

Both Town of Colchester town employees and VGSI staff carry photo identification. VGSI staff also carry a letter of introduction from the Town Assessor on Colchester letterhead. If property owners wish to verify the VGSI or Town Employee who come to their property, they may do so by contacting the assessor's office at (860) 537-7205.

If anyone has any questions or concerns regarding any phase of the revaluation process, please feel free to contact Town Assessor John Chaponis directly.