



The Town of Enfield CT begins the 2021 Revaluation

Revaluation Summary

The Town of Enfield has selected Vision Government Solutions to assist with the town-wide 2021 revaluation project. Vision's Appraisal division will be working closely with the Assessing Department to make the process successful for the Town.

The last revaluation was completed in 2011 and a statistical update was done in 2016, state laws require towns to revalue every five years. A revaluation will determine the fair market value of every property in town and equalizes the values of all properties for the purpose of a fair distribution of the tax burden.

The major phases of a municipal revaluation are:

- Data Collection
- Market Analysis
- Valuation
- Field Review
- Informal Hearings

You can visit the Vision Government Solutions website for information explaining each stage of the revaluation process as well as answers to Frequently Asked Questions by clicking here:

<https://www.vgsi.com/taxpayer-revaluation-information/>

Beginning Phase 1 of the Revaluation

Starting in June, Data Collection will begin. Vision will proceed with exterior data collection. This data collection is critical, as it enables us to ensure accurate measurements both on main structures and outbuildings and to visually verify exterior characteristics of the property and condition. This is the most time-intensive phase of the project, but the most critical for data accuracy and integrity.

The Town of Enfield continues to actively monitor the evolving health situation regarding COVID-19 (coronavirus) and is deeply committed to the continued health and safety of our residents. Based on the

recommended social distancing protocols established by the Center for Disease Control, the Town will be delaying interior inspections until it is deemed safe again to resume these procedures. This approach accomplishes the goal of ensuring the utmost safety of our residents and data collectors by aligning with the social distancing protocols that are recommended at a federal and state level.

In order to ensure continued accuracy in data, data collectors will go to each property and physically inspect the exterior only, to verify the measurements of each building as needed. The data collector will note a building's size, condition, quality of construction, improvements, topography, utilities, and numerous other characteristics. Data collectors will not enter any structure. All data collectors will be wearing reflective clothing, carry an identification badge and a letter of introduction, have an "Assessor's Office" sign posted in the vehicle window, and their cars will be registered with the Police as well as the Assessor's Office in the Town Hall.

The Town will continue to delay all interior inspections, until the Department of Public Health and local officials have advised that special precautions to limit the exposure of the novel coronavirus are no longer necessary.

Vision Government Solutions will send a letter to the property owner of properties having received an exterior inspection during this period requesting that the property owner call to arrange for an interior inspection at a future date.

After the initial Data Collection phase, market analysis and valuation will begin, followed by field review of properties to check and re-check values to ensure uniformity and accuracy of information. This will be followed by a Notice of New Values mailed to each property owner and an Informal Hearings phase, which enables anyone with questions concerning the revaluation process an opportunity to meet with a member of Vision's staff to discuss their property value.

If you have any questions about the revaluation process or need additional information, please contact the Assessor's Office at (860)-253-6339 or assessor@enfield.org

Sincerely,

Della J. Froment. CCMA II
Assessor & Supervisor of Assessment & Revenue Collection