

## **Revaluation -2021 Enfield Project**

Vision is working closely with more than 100 municipalities across New England to successfully adapt our revaluation procedures, practices, and policies to align with the social distancing and public health & safety protocols recommended by federal, state, and local authorities in both 2020 and 2021 revaluation cycles.

Over the last two months, Vision has directly consulted with the Office of Policy & Management for the State of Connecticut, as well as numerous Connecticut communities currently undergoing 2020 revaluation or preparing for 2021 revaluation. In addition, Vision has studied Executive Orders and legislative updates from across New England in order to develop a process for ensuring two separate and critical goals:

- (a) The utmost safety of our data collectors, customers, and taxpayers
- (b) Data accuracy and equity in what is likely to be a substantial upcoming market shift

In our ongoing 2020 revaluations, Vision data collectors and field review personnel are considered essential workers. We have provided our personnel with personal protective equipment, including masks and gloves. We have also put in place social distancing protocols to ensure that our data collectors are properly observing CDC guidelines.

For our 2021 projects, it is difficult to predict when and how the stay at home order in Connecticut will be lifted. To that end, we recommend that a 2021 revaluation proceed in two phases. The first phase would achieve the majority of exterior inspections and measurement, enabling the project to stay on track no matter which future scenario occurs. The second phase would then focus on callbacks and interior inspections. This provides our communities with the flexibility to develop a customized plan for Phase 2 as we gather more information on coronavirus impact and spread, without delaying project start in Phase 1. It also prevents the need for any interior inspections until after social distancing protocols are loosened.

Based on these conversations, Vision is recommending the following approach for the Town of Enfield:

- **Phase 1:** During the stay at home order in Connecticut, 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.
- **Phase 2:** After the ‘stay at home’ order in Connecticut is lifted, Vision will transition to focusing on callback letters and interior inspections. If it is possible to proceed with physical inspections, Vision will do so. If it is not possible to proceed with physical inspections, Vision will offer phone interviews with taxpayers to review property details. Vision will also offer the option to supplement these more traditional phone call interviews with videoconferencing software to enable visual inspection without physical presence. Together, the Town and Vision will jointly determine the appropriate course of action for callback letters.



We are confident that if we start Phase 1 by June 2020, we will be able to complete the entirety of the project without delay. Phase 2 will begin in 2021, which gives us ample time to make a go-forward decision on the approach for interior data collection.

Please do not hesitate to reach out directly to discuss options. Each community is different, and it is our goal to develop a customized plan for each community, which is in full compliance with State and OPM protocols.