



TOWN OF GROTON

DEPARTMENT OF FINANCE

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June 2010

Dear Groton Property Owner:

The town-wide revaluation project is underway for the October 1, 2011 Grand List. In accordance with Section 12-62 of the Connecticut State Statutes, a data collector will be visiting every property in your neighborhood during the next few months to gather information necessary for this important project. Data collectors have been hired, trained and will be supervised by Tyler Technologies | CLT Appraisal Services, the firm contracted by the town to conduct the revaluation.

The data collector will carry an official photo identification badge. If it is not visible, ask to see it. **Do not permit anyone to enter your home without proper ID.** Data collectors will ask permission to inspect your property. They will briefly inspect the interior of your home, take exterior building measurements, and ask questions about your property, such as recent sales information.

Although you are not required to allow the data collector inside your home, your cooperation is important to the overall success of this project and will ensure a more accurate appraisal of your property. You will be asked to sign the data collection form to verify that you either allowed or refused the inspection.

If your property is leased or rented, please notify all tenants that a revaluation project data collector will be in the area in the next few months.

If you are not at home on the initial visit, the data collector will measure the exterior of all buildings. Tyler will later mail a letter to you requesting that you call and set up an appointment for an inspection.

Data collectors will visit your property only to verify and record its physical characteristics. They have not been trained to answer questions concerning value, assessments, or taxes.

Please refer to "**Questions and Answers About Revaluation**" on the next two pages for further information.

If you have any further questions regarding the data collection phase of the project, please contact Tyler at:
Tyler Technologies | CLT Appraisal Services 741 Flanders Road; Groton, CT 06340;
(860)536-5697.

We look forward to your cooperation in this very important project.

Sincerely,

John S. Philip, CCMA II, Assessor

Debra Christy, Area Manager
Tyler Technologies | CLT Appraisal Services

John S. Philip
Assessor
(860) 441-6660

John F. Piacenza
Purchasing Agent
(860) 441-6680

Nancy L. Dytko
Tax Collector
(860) 441-6670

Cindy R. Landry
Treasurer/Accounting Manager
(860) 441-6609

QUESTIONS AND ANSWERS ABOUT THE 2011 GROTON REVALUATION

A town-wide revaluation project is underway. Here are some commonly asked questions and responses.

1) **What is a revaluation?**

A revaluation involves the reappraisal and reassessment of all real estate in the town, in order to bring about uniformity in property assessments and to assure all property owners that they are paying only their fair share of the cost for community services. Revaluation is NOT intended to raise revenues; its purpose is to value all property by the same standards at the same point in time to equalize the local property tax burden.

2) **Why is the town revaluing all properties?**

The last revaluation was conducted in 2006. Because property values have changed since 2006, inequities have emerged. The State of Connecticut recognizes the need for periodic revaluations and pursuant to Section 12-62 of the General Statutes requires the Town of Groton to conduct this revaluation for the Grand List of October 1, 2011.

3) **Will this mean the town is going to collect more taxes as a result of revaluation?**

No. The purpose of a revaluation is to redistribute the property tax burden by assessing all taxable property at the same time and at the same level of value. The amount of local property taxes raised depends on local expenditures and the level of other sources of revenue, such as state and federal aid, as quantified during the annual budget process.

4) **Right now my assessment is based on a value that is higher than what my house is worth. Does this mean I am over-assessed and my tax bill will drop after the revaluation?**

Some real estate tax bills will decrease as a result of the revaluation. However, the effect of the revaluation on an individual tax bill will not be known until the grand list is tallied at the end of January, 2012. Although many assessments will probably fall as a result of the revaluation, if the entire grand list drops by say 10 percent, an individual assessment that falls less than the 10 percent drop in the grand list will result in a tax increase for that particular property. On the other hand, if an individual assessment falls proportionately more than the entire grand list falls, the tax burden for that property will decrease. The revaluation will redistribute the overall tax burden in town. If the entire grand list falls, the mill rate will have to be raised to maintain the same level of funding.

5) **What will a data collector do when he/she comes to my door?**

- A) Ask you questions about the property.
- B) Verify any recent sales of the property.
- C) Ask permission to view the interior of the property.
- D) Measure the outside dimensions of the residence and other structures.

Data collectors are trained only to collect physical information. They cannot answer questions about property value or taxes.

QUESTIONS AND ANSWERS ABOUT THE 2011 GROTON REVALUATION

- 6) **Why is it necessary for a data collector to inspect the inside of my house?**
It has been 10 years since the physical inventory of all real estate in town was verified and standardized. An interior inspection will help ensure that the reassessment of your property is based on the most accurate information available.
- 7) **How will I know when a data collector will be in my neighborhood?**
Tyler will announce to the press areas scheduled for data collection on a periodic basis. Periodic project updates will be posted on the Town of Groton's website at www.town.groton.ct.us. Project updates will also appear on Groton Municipal Television (GMTV) Channel 2, the town's local cable channel.
- 8) **What measures have been taken to ensure my security with this activity?**
Security of residents is a high priority. All project personnel will have a photo ID card. Each worker will have undergone a background check. Workers' cars (model, license number, etc.) will be registered with the Police Departments and the Assessment Division of the Finance Department. Data collectors are instructed not to enter any house unless an adult is present and the adult has given permission to do an interior inspection. Please contact Tyler Technologies, the Assessment Division or one of the Police Departments to verify the authenticity of any worker.
- 9) **Do I have to let the data collector in my home?**
No. If you do not wish the data collector to come into your home, only exterior data will be collected and the interior data will be estimated.
- 10) **What can I do if I disagree with the new assessment to be implemented?**
After the data is collected, analyzed and property valuation determined, a valuation notice will be mailed to all property owners. If you disagree with the new assessment, you are welcome to schedule an appointment with Tyler | CLT Appraisal Services during the informal review process beginning in November 2011.
- 11) **When will the reassessment first appear in tax bills?**
The reassessment will be reflected in tax bills due on July 1, 2012. The amount of your new tax bill will be calculated by multiplying your new assessed value times the new mill rate. Since the new mill rate will not be established until June of 2012 at the conclusion of the annual budget process, it will not be possible to estimate your new tax bill when you receive your new valuation notice. These new assessed values will be used to apply the July 1, 2012 mill rates applicable to the town, political subdivisions and fire districts.
- 12) **If I have more questions, whom should I contact?**
Please contact Debra Christy at Tyler Technologies | CLT Appraisal Services Groton project office at 860-536-5697.

Thank you in advance for you cooperation.

October 1, 2011 Revaluation Timetable

Data Collection

June 2010 to September 2011

Effective Date of Revaluation

October 1, 2011

Notices of New Values Mailed

November 2011

Informal Hearings Conducted by Tyler Technologies | CLT Appraisal Services

November & December 2011

Results of Informal Hearing Mailed to All Who Appealed

January 2012

Board of Assessment Appeals Meets

March 2012

Board of Assessment Appeals Decisions Mailed

April 2012

Town Budget Process

March 2012 to May 2012

Mill Rate Established

June 2012

Tax Bills Based on New Values and New Mill Rate Mailed

June 2012

Tax Bills Due and Payable

July 1, 2012

Still have questions?

Call the Assessor's Office at:

441-6660

or

The Revaluation Company of

Tyler Technologies | CLT Appraisal Services:

860-536-5697