

**NEWS RELEASE**

Town of Vernon  
Revaluation 2006 Update

August 1, 2006

*The Town of Vernon Assessor and staff are working on the state mandated 2006 Revaluation Project. (Connecticut General Statute 12-62) The revaluation will become effective for the October 1, 2006 Grand List. Members of the Assessor staff are continuing field inspections as a result of building permits and data mailer information. Town Assessor David Wheeler will be inspecting all properties that have sold within the last two years by neighborhood. The purpose of this inspection is to verify information and to review the condition and quality grade of construction. Adjustments will be made for negative or positive site influences.*

*When the Assessor or designated staff member arrives at your property, they shall request permission to inspect the property. This shall include an interior inspection as well as measuring all improvements of the exterior. If a property owner is not at home, the inspector shall measure the exterior of the home and any out buildings. They will leave a card indicating they were there and will attempt to contact the property owner shortly thereafter.*

*If a property owner does not wish the exterior of their home inspected without being present, please call the Assessor's Office at (860) 870-3625 and other arrangements will be made.*

*We appreciate the public's cooperation with this project and do not wish to cause any inconvenience. It is very important to have accurate information when performing a town wide mass appraisal.*

*When all field inspections have been completed and the data analyzed, the assessor will send out notices to everyone indicating their new property value. Homeowners that disagree with the value will have an opportunity to attend an informal hearing to discuss the property value. This will likely occur in late October or early November 2006.*

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*If the homeowner has an appraisal that will support their claim, it would prove beneficial to bring that or any other supporting documentation to the hearing. All information will be considered and a final decision made in February 2007.*

*The last revaluation was completed for the October 1, 2000 grand list. The October 1, 2006 grand list valuations will be reflected in the July 1, 2007 tax bills.*

***It is important to understand** that after a revaluation, the budget process allows for adjustments to the mil-rate in order to reflect differences in value fluctuation and the costs associated with operating the town. I will continue to update property owners of the revaluation progress through town council meetings and the mayor's office.*

***What does Revaluation mean to me?***

*Though much has been publicized about Revaluations, there is still a general misconception about what a Revaluation is, why it is done and its effects. The main purpose of a Revaluation is to analyze changes within the real estate market and to reflect those influences in the assessments of real property. The burden of taxes should be evenly distributed between all types of property based on value. This means a fair and equitable evaluation of all town properties.*

*Questions can be directed to the Assessor's Office at (860) 870-3625*

*Sincerely,*

David A. Wheeler, CCMA1  
Town Assessor