

The Town of Barkhamsted, CT begins the 2023 Revaluation

The town of Barkhamsted has selected Vision Government Solutions to assist with the town-wide 2023 revaluation project. Vision's Appraisal division will be working closely with the Assessor's department.

The last revaluation in Barkhamsted was done in 2018. Connecticut state law requires towns to revalue all parcels 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/>

Phase 1 Data Collection

Starting in December of 2022, Data Mailers will be sent to property owners of residential improved properties. We need property owners to review this information, mark any corrections, and return the data mailers to the Assessor *with or without changes*. Note, in most cases completing, signing and returning the Data Mailer to the Assessor's office will negate the need for an additional inspection for the revaluation.

Vision will then proceed with physical inspections for current sales, open permits and a selection of other parcels as needed. Data collectors will physically inspect the exterior and interior to measure and verify the information. The data collector will note a building's size, condition, quality of construction, improvements, topography, utilities and numerous other characteristics. 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.

Phase 2 Market Analysis, Valuation, Field Review and Informal Hearings

Market analysis and valuation will begin early 2023, to be followed by field review of properties to check and re-check values to ensure uniformity and accuracy of information. This will be followed in Fall 2023 by a Notice of New Values mailed to each property owner and Informal Hearings, which enables anyone with questions concerning their property revaluation an opportunity to meet with a member of Vision's staff to discuss their property value.

If you have any questions or concerns about the revaluation process, please contact the Assessor's office at (860) 379-3600 or reval2023@barkhamsted.us

Sincerely,

Carmen Smith, Assessor