

The Town of Canaan, CT begins the 2022 Revaluation

Revaluation Summary

The Town of Canaan has selected Vision Government Solutions to assist with the town-wide 2022 revaluation project. Vision's Appraisal division will be working closely with the Assessing Department to make the process successful for the Town.

The last statistical update was completed in 2012 and a revaluation was done in 2017. Connecticut state law requires 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 Spring 2022, Data Collection will begin. Vision will proceed with exterior data collection of current sales and open permits. 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.

To ensure continued accuracy in data, data collectors will physically inspect the exterior and interior 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. 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.

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 a virtual interior inspection (via facetime or equivalent) at a future date.

Market analysis and valuation has begun, 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 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) 824-0707 or assessor@canaanfallsvillage.org