

WILL A REVALUATION INCREASE TAXES?

A Revaluation may result in an increase or decrease of individual assessments; however, it does not mean that all property taxes will increase. You may be saying, 'SURE!' but remember, assessments are only the base used to determine the Tax Burden. The Tax Burden is the amount that the Municipality must raise to operate the local government and support the many services each of us has come to expect, such as schools, police, etc. If the same amount of money is to be raised after the Revaluation as the previous year and each assessment doubles, the tax rate would merely be cut in half.

DO I HAVE TO LET THE ASSESSOR'S OFFICE INSPECT MY PROPERTY?

No, you don't have to let them in; this is a request, not a court order. However, if you choose not to let the assessor's office in, they will be forced to estimate the interior of the property. There are three scenarios that can occur. The first is that the assessor's office will estimate correctly, and your assessment will be accurate. The second is the assessor's office will estimate incorrectly, and you will receive an inaccurate assessment. The third scenario is that the taxpayer made improvements to the house, and the new assessment does not reflect the improvements. If you want an accurate assessment of your property, the best approach is to let the assessor's office inspect the property.



HOW WILL I KNOW IF MY ASSESSMENT IS EQUITABLE?

There are two very good methods to determine this. First, compare your properties to similar properties that sold in the previous year. Your value should be in line with these sale prices. Second, if no recent sales are available, compare your assessment to other similar properties in your area using the Street Listing of Values available in the Assessors Office. Your value should be in line with these similar properties. Remember, very few properties are exactly alike. Your value should be comparable, but it seldom will be exactly the same as what seems to be a similar property.

WHY DID LAND VALUE CHANGE DIFFERENTLY THAN BUILDING VALUE?

Since the last Revaluation, Real Estate Values have changed significantly. Over the same period, building construction costs have increased at a much slower rate. Since building costs have not increased as much as total values, the bulk of the total increase, if any, is attributable to land. This makes perfect economic sense, as it is land that is limited supply.

WHAT IS AN INFORMAL HEARING?

Towards the end of the Revaluation, every homeowner receives a notice of their proposed valuation based on the analysis performed. These values are not final; only after the hearings will values be final. When a homeowner has a question or concern about the proposed valuation, they are asked to call the firm, and a date and time to meet will be set to discuss the valuation process and answer any questions the homeowner may have. An informal hearing is not a forum to discuss taxes; it is strictly meant to answer questions on the property valuations. Homeowners are asked to come prepared with questions and to have compared their property to other comparable ones in their neighborhood. A Hearing Officer will determine if a review of the property is necessary. All changes to value that occur due to a hearing will be reflected in the change notice that is sent after hearings are complete.

Revaluation Question and Answers excerpt from the CAAO, Inc. Website: <https://caao.com/revaluation/>

REVALUATION FREQUENTLY ASKED QUESTIONS



MANSFIELD
REVALUATION

October 1, 2024



Frequently Asked Questions During Revaluation:

WHAT IS A REVALUATION?

A Revaluation is the process of conducting Data Collection and Market Analysis necessary to equalize the values of all properties within a municipality for the purpose of a fair distribution of the tax burden.

WHAT HAPPENS DURING A REVALUATION?

A physical inspection of both the interior and exterior of each property is conducted where building dimensions and characteristics are noted. This is the Data Collection phase of the project. While the Data Collection phase is going on, Appraisers are studying the sales and determining where the actual increases and decreases in value are occurring. This study of recent property sales allows comparisons to be made and Appraisers establish parameters to estimate the value of the property that has not been sold. The Appraisers then review this collected data and apply the determining factors of the sales analysis to come up with a value of each property.

HOW WILL THE PROPERTY OWNER BE NOTIFIED OF THE NEW ASSESSMENT?

Each homeowner, at the completion of the project, will receive an individual notice of the new assessment. Property owners can then review the entire public assessed values, so that the property owner can see what the values are around his/her property. All property owners are given the opportunity to discuss their values with the Appraisal Staff at an appointed time which will be publicly announced (Hearings) towards the end of the Revaluation. At a hearing the property owner can voice concerns, discuss inaccuracies or discrepancies with a qualified Appraiser who will review the property record card and explain the value. Should an inspection or re-valuation need to be done the Appraiser will make that determination and any changes that result will be sent to the property owner.

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Town of Mansfield Property Reassessment

The Town of Mansfield has entered into a contract with Tyler Technologies to facilitate the compilation of the October 1, 2024, Town-Wide Revaluation, as mandated by the Connecticut General Statutes.

Mansfield Residential Property owners can expect data mailers to arrive in their mailboxes in early February 2024. Upon receiving the data mailer, property owners are asked to fill and return the verification form using the included stamped envelope. It is crucial for the success of this project that we receive a 100% return of these mailers. Regardless of whether changes are needed or not, please sign and return the form. This step is critical in the assessment process, as accurate data ensures the most precise valuation of your property.

In addition to the data mailers, property owners should be aware that our data collectors commence their work starting April 1, 2024.

Please respond to data mailers if you do not wish to have a property inspection by data collectors.

They will conduct building permit inspections, examine recently sold properties, perform field reviews, and capture updated photos. Data collectors may also pose several questions to residents or occupants about a property.

The goal is to gather comprehensive information about each property, enabling our teams to accurately calculate the value of every parcel. This process is expected to continue through May 2024.

Once all data mailers are returned and reviewed, and all other relevant information is collected, Tyler Technologies will collaborate with the Assessor to analyze the data. Valuation conclusions will be established and tested against acceptable technical standards. Mansfield property owners can anticipate receiving their tentative assessment notices in November 2024. Property owners interested in scheduling an informal review of their tentative values with Tyler Technologies should follow the instructions provided on their notice.

For more information, please check out our project microsite: <https://empower.tylertech.com/Mansfield-Connecticut.html>

Key dates, along with pictures of the data collectors, will be uploaded to this website. If you have questions about whether a data collector is in your area, please feel free to call the Mansfield Town Assessor at (860) 429-3311 or email assessor@mansfieldct.org.

Check out the Assessor page of the Town of Mansfield website for all Property Assessment needs:

Town of Mansfield, Assessor
<https://www.mansfieldct.gov/180/Assessor>

