

# Andover, CT Revaluation History & Current Update

## **HISTORIC DATA & CURRENT REQUIREMENTS:**

Pursuant to Connecticut State Law, every municipality must complete a new town-wide revaluation every five (5) years. At least once every ten years, each town must “fully inspect” each property. Connecticut General Statutes Sec. 12-62 defines “fully inspect” as “viewing the inside of each property”.

The inspection process, also known as “Data Collection” is one of the five major phases in a revaluation. The other four phases are: Market Analysis, Valuation, Field Review, and Informal Hearings. Pursuant to C.G.S. Sec. 12-62(b) (4) the Assessor may accept a data mailer questionnaire in lieu of inspecting the interior of the property and, for the 2011 revaluation, Andover property owners received data mailer questionnaires requiring them to review and compare the actual current data of their property versus the current town assessment records.

In August of 2015, Chaponis released an RFP (request for proposals) on Andover’s 2016 townwide revaluation contract. Bids were received, reviewed, and on December 2, 2015 the Board of Selectman voted unanimously to award the bid to the low bidder, VGSI (Vision Government Solutions, Inc.) out of Northboro, MA. The amount of the contract was \$39,700.

VGSI, formally Vision Appraisal Technology, Inc., also completed town-wide revaluations for Andover in 2001, 2006, & 2011. “There is a certain comfort level in that I will be working with the same exact VGSI staff that I had in 2011” Town Assessor John Chaponis stated. “They are already familiar with our town and they know exactly what I expect of them”.

## **CURRENT UPDATE: DECEMBER 2016**

The October 1, 2016 town-wide revaluation officially began in January 2016 with employees from VGSI working in Andover inspecting “sale properties”. The 2016 revaluation will not include full interior inspections of every property in town and will not include data mailer questionnaires being sent to property owners. However, every “sale property” as well as a few hundred randomly selected properties that have not been inspected in the last ten years, will be slated for full interior inspections.

“Sale properties” are those in which have been sold between September 2015 – September 2016. These properties will be used to determine the fair market value of every other property in town as of October 1, 2016. For that reason, it is imperative that we get out to those properties in order to get a snap shot of exactly what sold before a new owner makes any changes, improvements, or renovations to the property.

For those property owners who were able to accommodate us, I would like to personally thank you. Your cooperation in allowing these data collectors access to their property, assisted us and helped to ensure a more accurate and fair end product.

There are five major phases in a municipal revaluation and Andover recently completed the fourth phase, valuation, and property owners were mailed “assessment change notices” on November 25, 2016. The other four phases are Data Collection, Market Analysis, Field Review and Informal Hearings.

Property owners wishing to have their new assessments reviewed with a member of Revaluation Company can call and schedule an appointment online at [www.vgsi.com/schedules](http://www.vgsi.com/schedules) or by calling 1-888-844-4300.

Property owners who wish to appeal their assessment after the informal hearing process with Vision Government Solutions, Inc. is complete, must file a written appeal to the Board of Assessment Appeals on the prescribed Board of Assessment Appeals Application Appeal form on or before February 16, 2017.