

Town of North Branford Revaluation

Town of North Branford Field Staff

Diane Anderson,
Field Inspector



Maroon 2002
Pontiac Grand Prix
CTLIC 860UBK

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Bronze 2001
Saturn SW2
CT LIC 334PSO

February 2010

- Project Start-up

February to March 2010

- Data mailers mailed to all residential property owners
- Photos taken of all properties

April to July 2010

- Data collection of commercial properties
- Data collection of residential properties that did not return a data mailer

April to October 2010

- Analysis of recent sales
- Build valuation models in CAMA system
- Preliminary values produced and reviewed by company appraisers and the Assessor

November 2010

- Property owners notified of new assessments
- Informal taxpayer reviews with Tyler appraisers

December 2010

- Assessor reviews Tyler's recommendations
- Final value notices mailed to property owners

Town of North Branford 2010 Revaluation

Frequently Asked Questions



Phone: 203.484.1034

Q: What is a revaluation?

A: A revaluation, or reassessment, means that Tyler, along with the Assessor, will determine the current fair market value of every property in the Town. When the revaluation is complete, your new assessment will be equal to 70% of the market value of your property.

Q: Why is the Town reassessing all properties?

A: The State of CT mandates all towns and cities to revalue all properties every 5 years and because property values have changed so much over the years, inequities have emerged. A revaluation addresses the inequities so that each property owner pays only his or her fair share of the tax burden.

Q: Does this mean the Town is going to collect more taxes as a result of the revaluation?

A: No. A revaluation neither increases nor decreases tax revenue, it more equitably redistributes the total tax burden.

Q: Right now my assessment is more than 70% of the current full market value. Does this mean I am over-assessed and will pay less taxes?

A: Not necessarily. Since many properties in the Town are assessed at

more than 70% of current market value, those assessments will decrease. Once the budget is approved after the revaluation, individual taxes will change based on their fair share of the grand list from before to after revaluation.

Q: How will the value of my property be determined?

A: Based upon the data collected at your property, along with an analysis of recent sales of similar homes in your neighborhood, Tyler will utilize a computer assisted mass appraisal process to estimate your home's current market value. Values will be reviewed by both Tyler and the Assessor.

Q: What will a data collector do when he/she comes to my door?

A:

They will:

- Ask you questions about the property, such as year built, number of rooms, etc;
- Ask permission to view the interior of the property;
- Measure the outside dimensions of the residence and any other structures;

They will NOT:

- Collect any information on personal property, such as artwork, furniture or appliances;
- Be able to answer questions about the current value or assessment.

Q: How long will the inspection take?

A: Inspections typically take 10 to 15 minutes to complete. You are welcome to accompany the data collector during the inspection as they verify the data currently listed for your property.

Q: Do I have to cooperate with Tyler?

A: It is in every taxpayer's best interest to ensure the new assessments are based on accurate data. The best way to achieve this is to allow the data collector to inspect your property. It is critical to the success of the program that everyone participate to verify the quality of the project.

Q: Will every property be inspected?

A: No. Property owners that did not return a data mailer will be subject to inspection. Property owners can request an inspection if they believe the information currently on record is not accurate. Also, any properties that have or will be applying for a building permit, will be inspected.

Q: What if I'm not home when the data collector visit?

A: The data collector will verify the exterior measurements of all buildings on the property and estimate the interior elements based on the best information available.