



# TOWN OF HAMDEN

## OFFICE OF THE MAYOR

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### *Media Release*

For Immediate Release  
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## State Mandated 2015 Revaluation Process

**Hamden** - The Town of Hamden has conducted a real property revaluation as is required by the CT General Statutes for the Grand List of October 1, 2015. This revaluation will correspond to the tax bills issued for July 2016. The project started in the spring of 2015 and was completed in February 2016. Revaluations are required to be conducted (by the State) every 5 years with a full measure and list of all properties conducted every 10 years. This revaluation did not include a full measure and list, which was completed during the 2010 revaluation.

Taxation in Connecticut is “Ad Valorem” or based on value, this means the more valuable a property is the greater their share of the tax burden will be. The main purpose of a revaluation is to develop accurate and uniform assessments among real estate, based on fair market value. This, in turn, will generate an equitable tax base throughout the town to ensure that the tax burden is fairly distributed. The revaluation does not cause an increase in total taxes collected but will redistribute, based on value, how they are allocated. An individual taxpayer’s bill may go down, up, or stay the same. July 2016 will be the first tax payments that are reflected by this revaluation and our goal is to put similar information on the tax bill itself to help keep the information understandable for all taxpayers.

The revaluation process began in the spring of 2014 when the Town of Hamden undertook a Request for Proposal (RFP) to solicit proposals from state certified revaluation firms. The company selected was Vision Government Solutions Inc. (Vision) of Northboro, Massachusetts. Vision also performed Hamden’s revaluations in 2005 and 2010, has been in business for over 30 years, and has performed over one hundred Connecticut revaluations.

Vision began the revaluation process by collecting data on all sold properties for the one year period prior to October 1, 2015. They also visited all properties that had changes made during that same time period. Once all the data had been collected and reviewed for accuracy, appraisers analyzed the data and built a pricing model in our Computer Aided Mass Appraisal (CAMA) system. The data was then validated against the sold properties and once we were satisfied with the results it was applied to the unsold properties. Experienced appraisers then performed a field review; this is a method of

checking and re-checking both determined value and the collected data. During this review, properties were viewed in the field to check uniformity and accuracy of information.

This process was completed in December and notices were mailed to all property owners informing them of their new assessment and value. All assessments are available online to allow taxpayers to view surrounding properties or other properties of interest.

Taxpayers had the opportunity to participate in an informal hearing with Vision staff members if they wished to discuss their new assessments. The informal hearing is the first step in the appeal process if the property owner feels their assessment is inaccurate. All owners who attended an informal hearing were sent a notice indicating the results of that hearing. Notices were also sent to any property owner whose value was **changed during our continuing review process**.

If a taxpayer would still like to question their assessment, they may do so by appealing to the Hamden Board of Assessment Appeals (BAA). The Board of Assessment Appeals is a Town Board made up of citizens of both political parties who are appointed by the Legislative Council. This is a more formal process and requires the taxpayer to file an application to meet with the BAA. **By state statute the application must be received by March 18<sup>th</sup>, 2016, postmarks cannot be accepted.** This is one month later than previously announced, due to an extension for finalizing the Grand List. A final notice will be sent the week of February 22, 2016 advising property owners of these dates.

Applications will be available from the Assessor's web site, [www.hamden.com/assessor](http://www.hamden.com/assessor), by visiting the Assessor's Office or at the three Hamden Public Libraries. The BAA will hold their hearings in April and applicants will be notified by mail of the date and time of their hearing. Taxpayers will need to submit documentation to support their opinion of value.

If you have questions about the revaluation process or about the Assessor's Office in general, please feel free to call us at 203-287-7128.