



TOWN OF LISBON

OFFICE OF THE ASSESSOR

1 Newent Rd

Lisbon, CT 06351

860-376-5115

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Revaluation Update

October 26, 2021

Pursuant to Connecticut State Law, every municipality must complete a town-wide revaluation every five years. For Lisbon's October 1, 2021 revaluation, the town joined a regional revaluation contract hosted by NECCOG which was awarded to Vision Government Solutions, Inc. The revaluation began in early 2021 with property inspections conducted by VGSI employees. We have now completed four of the five major phases which are: data collection, market analysis, valuation, and field review. The last phase, informal hearings, will begin in early November.

Notices of new assessments will be mailed out to all property owners on October 28, 2021. The notices will include directions on scheduling an informal hearing. All hearings with VGSI employees will be conducted over the phone.

Property owners who wish to appeal their assessment once the informal hearings are complete can file a written appeal to the Board of Assessment Appeals on or before February 20, 2022. The application to appeal will be available in early 2022 after the signing of the Grand List.

The Assessor's Office would like to personally thank everyone who accommodated our request to allow data collectors access to their property and/or returned a data mailer questionnaire. This aided in our goal of ensuring an accurate and fair revaluation.

Gail Gwiazdowski, Assessor

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REVALUATION

The Town of Lisbon is undergoing a State mandated revaluation of all real estate parcels, which will be effective for the October 1, 2021 Grand List. We have contracted with Vision Government Solutions to assist the Assessor's Office with this project.

Pursuant to Connecticut State Law, every municipality must complete a town-wide revaluation every five (5) years. A revaluation determines the current fair market value of all real estate in town, both commercial and residential. It equalizes the values of all properties for the purpose of a fair distribution of the tax burden.

A revaluation consists of five (5) phases which include: Data Collection, Market Analysis, Valuation, Field Review and Informal Hearings. The Data Collection phase will begin during February 2021. A detailed explanation of the revaluation process, as well as answers to frequently asked questions, may be found on the Vision Government Solutions website at www.vgsi.com

DATA COLLECTION:

Data Mailers will be sent to all residential improved property owners. We ask that you review and verify the information on these data mailers and note any changes prior to returning the form as instructed.

Approximately 50% of all properties will be visited by Vision Data Collectors. At this time, data collectors will physically inspect the *exterior only*, to verify the measurements of each building as needed. Building size, condition, quality of construction, improvements, topography, utilities, and numerous other characteristics will be noted.

Data collectors will be wearing an identification badge and will have written documentation from the Town stating their affiliation with the project and will travel in registered vehicles with an 'Assessor's Office' sign in the window. All Vision representatives and their vehicles will be registered with the CT State Police Troop E and the Town Hall. If a homeowner has a question as to the identity of a data collector, they may call the Resident Trooper at 860/848-6500 x5128 or the Assessor's office at 860/376-5115 for further confirmation.

COVID 19:

The Town of Lisbon continues to actively monitor the evolving health situation regarding COVID-19 (coronavirus) and is deeply committed to the continued health and safety of our residents. Based on the recommended social distancing protocols established by the Center for Disease Control, the Town will be delaying interior inspections until it is deemed safe again to resume these procedures. This approach accomplishes the goal of ensuring the utmost safety of our residents and data collectors.

Updates and information can be found on the Assessor's webpage at www.lisbonct.com Your cooperation is greatly appreciated.

Gail Gwiazdowski, CCMA I
Lisbon Assessor