



Town of Manchester
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FOR IMMEDIATE RELEASE

Manchester Revaluation Update

MANCHESTER, CT, **February 25, 2021** – Work on Manchester’s 2021 revaluation, which began in July 2020, continues.

In early March 2021, Vision Government Solutions, the vendor assisting the Town of Manchester in this revaluation, will send informational “Verification Report” data mailers to Manchester property owners. These are single-sided sheets of paper that list pertinent information about the owner’s property (such as year built, number of bedrooms, number of bathrooms, fireplaces, basement finish, heat and air conditioning types, etc.).

The purpose of these mailings is so that property owners have an opportunity to verify what is listed for their property. Owners are asked to review this information. If everything listed is correct, the owner does not have to take any action, and does not have to return the form. If there is incorrect information listed, the owner is asked to correct that information and return the form by mail, email or fax.

It should only take a few minutes to review the data mailer, make corrections if needed, and return the data mailer. With this revaluation occurring during the COVID-19, when no interior revaluation inspections were undertaken, this is an additional, important part of the revaluation process. The Town of Manchester and Vision hope that Manchester property owners will participate in this process as it will help ensure accuracy. Manchester has sent data mailers like these in the past, and the Manchester community has always been very helpful with them.

This revaluation will determine the fair market value of every property in town and equalize the values of all properties for the purpose of a fair distribution of the tax burden.

More information is available on the Town of Manchester’s website at this link:

<http://assessmentandcollection1.townofmanchester.org/index.cfm/2021-revaluation-information/>

Additional information will be available on the Town of Manchester’s social media pages.



You can visit the Vision Government Solutions website for information explaining each stage of the revaluation process as well as answers to Frequently Asked Questions at this link:

<https://www.vgsi.com/taxpayer-revaluation-information/>

Information will be updated throughout the revaluation project.

Specific questions regarding current assessments (based on Manchester's 2016 revaluation) and taxes due should be directed to the Town of Manchester Office of Assessment & Collection at 860-647-3016.

Although new values will not be known until late 2021, it is worth noting that most revaluations typically experience a shift in the tax burden between commercial and residential real estate, and a shift within those categories as well. The main purpose of a revaluation is to correct inequalities in the tax burden that have developed since the last revaluation. Revaluation is a revenue neutral process. When a municipality conducts a revaluation, the tax levy is not changed by the revaluation, thus the total amount of taxes the Town will need to collect will be the same, regardless of whether or not a revaluation takes place. What does change in a revaluation is the amount of taxes individual taxpayers pay, not the total amount of taxes paid.

In July 2022 the first tax payments under this revaluation will be due.

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