

**TOWN OF MANCHESTER,  
2021 REVALUATION**

Manchester's 2021 revaluation will update assessment values from Manchester's last revaluation date of October 1, 2016.

The primary purpose of a revaluation is to re-adjust assessments to current market values because property values do not change equally over time and inequalities in assessments build up. These inequalities are addressed through revaluation.

The amount of taxes the Town must raise is a function of the budget process. Revaluation changes the amount that each individual taxpayer pays. **Revaluation does not change the total amount of taxes raised by the Town.**



Vision Government Solutions was hired by the Town of Manchester through the RFP process to conduct the 2021 revaluation.

Vision has worked on Manchester's prior revaluations in 2000, 2006, 2011 and 2016.



**Connecticut municipalities are heavily dependent on property taxes as the primary means for financing municipal operations.**

By Statute, 2021 is a “full, measure and list” revaluation, meaning all of the nearly 19,000 properties in Manchester are being visited and re-measured.



The COVID-19 pandemic has resulted in some changes to the measure and list process for the 2021 revaluation.

No interior inspections are being conducted for the 2021 revaluation. Only exterior inspections are being performed.

Data mailers were sent for the 2021 revaluation.




The mandated assessment ratio is 70% of the market value, meaning that your assessment will be equal to 70% of the estimated full market value.

**Connecticut General Statutes current require that Connecticut municipalities conduct a revaluation every FIVE years.**

Preliminary revaluation notices should be sent in **November 2021**. It is important that people should not estimate their taxes after revaluation by using their after-revaluation assessment and the before-revaluation mill rate. The mill rate will change.

The first tax bills that will be calculated using the 2021 revaluation will be due in **July of 2022**.




Residential properties make up about 90% of the real estate accounts in Manchester:

# of residential taxable real estate parcels in Manchester = 16,463 (89.65%)

# of non-residential taxable real estate parcels in Manchester = 1,900 (10.34%)


Total # of taxable real estate parcels in Manchester = 18,363 (100.00%)





In 2020, and moving into 2021, residential sales activity has been brisk, and is showing significant appreciation, in Manchester, throughout Connecticut, and elsewhere in the country.

Commercial sales activity has been much less active, with some properties showing increases in value, and some showing decreases.



One factor that is a big issue in Manchester is defective concrete. Owners of homes with defective concrete are able to have their assessment reduced under Public Act 16-45 (CGS Section 29-265d).

As of October 1, 2020, Manchester has reduced 169 property assessments by a total of over \$12,437,900, equating to nearly \$500,000 in tax reduction.

So far, only 14 properties with defective concrete have been repaired in Manchester, but more repairs underway and planned for 2021.



## Sale Property Examples

A good means of comparison to determine potential revaluation impact is to examine properties that have recently sold, particularly if they sold around the time of our previous revaluation as well.



Sale Property Example #1: Single Family Dwelling, \$260,000 sale price



Location: Keeney Street area, Manchester, CT

1,388 SF Raised Ranch with 7 rooms, 3 bedrooms, 3 bathrooms. The house was built in 1976 and has gas, forced hot water heat and no air condition. The house sits on a 0.32-acre lot.

The Town of Manchester's estimated market value for this house as of 10/1/2016 was \$204,300.

This house sold on 09/28/15 for \$220,000 and again on 1/21/2021 for \$260,000.

The 1/21/2021 price represents an appreciation rate of 27.26% from the 10/1/2016 value.

Sale Property Example #2: Single Family Dwelling, \$187,000 sale price



Location: Porter Street area, Manchester, CT

1,590 SF Colonial with 7 rooms, 3 bedrooms, 1.5 bathrooms. The house was built in 1961 and has oil, forced air-duct and unit air condition. The house sits on a 0.16-acre (6,969± SF) lot.

The Town of Manchester's estimated market value for this house as of 10/1/2016 was \$167,800.

This house sold on 06/17/2017 for \$165,000 and again on 06/10/2020 for \$187,000.

The 3/24/2020 price represents an appreciation rate of 11.44% from the 10/1/2016 value.

Sale Property Example #3: Two-Family Dwelling, \$291,000 sale price





Location: Middle Turnpike West area, Manchester, CT

2,340 SF Two-family dwelling with 8 rooms, 4 bedrooms, 2 full and 2 half bathrooms. The house was built in 1963 and has gas, forced hot water heat and no air conditioning. The house sits on a 0.22-acre (9,583± SF) lot.

The Town of Manchester's estimated market value for this house as of 10/1/2016 was \$206,100.

This house sold on 04/22/2020 for \$291,000,

The 04/22/2020 price represents an appreciation rate of 41.19% from the 10/1/2016 value.



Sale Property Example #4: Condominium, \$182,000 sale price



Location: Lydall street area, Manchester, CT

1,464 SF dwelling with 5 rooms, 3 bedrooms, 2 full and 2 half bathrooms. This unit was built in 1973 and has gas, force air-due heat and central air conditioning.

The Town of Manchester's estimated market value for this unit as of 10/1/2016 was \$121,000.

This unit sold on 03/25/2021 for \$182,000.

The 03/25/21 price represents an appreciation rate of 50.41% from the 10/1/2016 value.



Sale Property Example #5: Commercial Property, \$200,000 sale price



Location: Middle Turnpike area, Manchester, CT

2,046 SF Retail/Office multi-tenanted building. The building was built in 1928 and has gas, forced hot air heat with central air conditioning. The building sits on a 0.24 acres (10,454± SF) lot.

The Town of Manchester's estimated market value for this unit as of 10/1/2016 was \$220,300

This property sold on 01/17/2020 for \$200,000.

The 01/17/2020 price represents an appreciation rate of -9.21% from the 10/1/2016 value.



Sale Property Example #6 Commercial Property, \$310,000 sale price



Location: Middle Turnpike area, Manchester, CT

1,710 SF Retail. The building was built in 1976 and has oil, forced hot air heat with central air conditioning. The building sits on a 0.34 acres 14,810± SF) lot.

The Town of Manchester's estimated market value for this unit as of 10/1/2016 was \$279,400

This property sold on 09/17/2020 for \$310,000

The 09/17/2020 price represents an appreciation rate of 10.9% from the 10/1/2016 value.

Typically in revaluations, a “value shift” occurs. We anticipate that a value shift will occur in Manchester’s 2021 revaluation as residential sales have shown values significantly in price in 2020 and 2021.

While some commercial properties have shown increasing values, many have shown decreasing values.

This indicates a value shift towards residential properties.





As a property owner in Manchester, what should I do?

We recommend you examine what you feel your property is worth prior to when you receive your first revaluation value notice in November 2021.

You can find your property's assessment information online at:

<https://assessmentandcollection.townofmanchester.org/>

You can make sure your property's information is accurate. If it is not accurate, you can let the Office of Assessment & Collection, or Vision Government Solutions know.

You can search for sales of similar properties online as well.

This can help you estimate what you think your property is worth.



Then when you get your first revaluation notice in November 2021, you can compare your value estimate to the revaluation value estimate.

If you feel your revaluation value is incorrect, you have multiple levels to appeal your value.

The first, and easiest way to appeal your value is to go an informal hearing with Vision Government Solutions. These will be held in November and December 2021.



You can attend your informal hearing, and present Vision with information as to why you feel the value is not correct.

Vision will review that information, and they may revise your revaluation value.

A second revaluation value notice will be sent after the informal hearings.

These notices will be sent only to properties where the values are re-examined during the informal hearing process.



The 2021 Grand List will then be finalized in January 2022.

The Grand List includes not only real estate, but motor vehicles and personal property as well.


After the Grand List is signed, an assessment notices will be sent to all real estate owners. This notice will indicate your final, new assessment after the revaluation.



The notice sent after the Grand List is finalized will also notify property owners of their right to appeal their assessment to the Board of Assessment Appeals by February 20, 2022.

The Board of Assessment Appeals is an appointed board, which supersedes the Assessment & Collection Office.

You should prepare for your appeal hearing in advance, and provide documentation to support what you feel your property's value should be revised to.



The Board of Assessment Appeals will hear your appeal, deliberate, and render a decision.

You will be notified of the decision in your appeal by Certified Mail.

You have the right to file a further appeal to the Superior Court within two months of date of your Board of Assessment Appeals hearing decision notice.



# What else should I do?

Though not related to the revaluation, you may want to see if you qualify for any of the assessment or property tax relief programs that are available to Manchester residents.

Manchester has many programs available to seniors, veterans and taxpayers with disabilities.





Information on assessment and tax relief programs can be found online at this link:

<http://assessmentandcollection1.townofmanchester.org/index.cfm/property-tax-relief-for-veterans-seniors-and-disabled/>

You can also contact the Office of Assessment & Collection.



The Office of Assessment & Collection is located at Town Hall at 41 Center Street and is open weekdays from 8:30 AM to 5:00 PM.

We can be reached at:

860-647-3016 or 860-647-3011

Or at: [Collector@manchesterct.gov](mailto:Collector@manchesterct.gov)

Thank you for attending this workshop, please contact us if you have any questions.

