

Press Release, November 10, 2016

Town of Manchester revaluation preliminary assessment notices to be sent.

The Town of Manchester and Vision Government Solutions will send preliminary assessment notices of the new assessments for the revaluation date of October 1, 2016 beginning later today. Most Manchester property owners will likely receive their notices in the mail by early next week.

The notices will contain both the assessed value for 10/1/2011 (the previous revaluation) and the 10/1/2016 revaluation. Assessments are equal to 70% of the estimated full market value in accordance with Connecticut State Statute.

The notices will contain information for property owners who wish to appeal their new assessments. The first step in the appeal process is an informal hearing with Vision Government Solutions. Property owners wishing to schedule an informal hearing appointment may go to www.vgsi.com/schedules and follow the instructions to schedule an informal hearing. You will need the Parcel ID number (PID#), which can be found at the top of the 2016 revaluation assessment notice, or on the online database. If you wish to schedule an informal hearing for two or more properties, please do not schedule your hearings online, and please call Vision Government Solutions at 1-888-844-4300. If you do not have access to a computer, or prefer to call for an appointment time, instead of scheduling your informal hearing online, you may call 1-888-844-4300 between the hours of 9:00 AM and 4:00 PM, Monday through Friday, excluding state holidays. *The last day to schedule an appointment is December 5, 2016.*

Property owners are advised that in Connecticut, it is the assessment of the property that is appealed at this point in the process, not the taxes due on the property because the tax amounts will not be known for several months. During the first few days after the notices are mailed, it is likely that the 888 number and the website will experience a high volume of calls, and it is possible that all phone lines will be busy at various points in time. Property owners are asked not to contact the Town of Manchester to schedule an informal hearing as informal hearings must be scheduled through Vision Government Solutions. Property owners who wish to appeal their assessments after the informal hearings may file an appeal with the Board of Assessment Appeals by February 20, 2017. Property owners are not required to attend an informal hearing in order to file an appeal with the Board of Assessment Appeals, but it is recommended that property owners consider attending an informal hearing if they feel their assessment is incorrect.

In addition to the notices sent to property owners, the preliminary 2016 assessment data will be listed online. Property owners who wish to do research on their new assessment and compare it to similar properties or recently sold properties may do so online at <http://gis.vgsi.com/manchesterct/>. For property owners who do not have Internet access or who would rather perform their research at Town Hall, the Town of Manchester Office of Assessment and Collection is available to assist in research. The Office is located at the Manchester Town Hall at 41 Center Street, and the office is open weekdays from 8:30 AM until 5:00 PM, additional arrangements can be made if taxpayers wish to go to Town Hall before or after hours to perform research to prepare for their informal hearing.

The first tax bills using the 2016 revaluation assessments will be mailed in June 2017, and due in July 2017. The Town of Manchester's current mill (tax) rates cannot be used to calculate June 2017 tax bills. The mill rate changes every year, and the changes are based on several factors, including the revaluation.

Although revaluation does not change the total amount of tax revenue the Town will need to raise, it does change individual tax bills. Connecticut municipalities have a high dependence on property taxes in order to operate as municipalities. However, the property tax is the tax that municipalities in Connecticut must use in order to raise the revenue required to operate the municipality. Municipalities in Connecticut, under Connecticut law, are not allowed to institute a local income tax or local sales tax.

