

October 1, 2006 Revaluation

Questions & Answers

What is the purpose of this brochure?

This brochure serves to inform you that the Town of Hebron has conducted a revaluation of all property for the Grand List of October 1, 2006

Why are we conducting this Revaluation?



A revaluation does not raise revenues; it *redistributes* the tax burden based on the current value of the property. The last revaluation was conducted in 2001. Since that time, changes in economic conditions have created inequities. Therefore, the State of Connecticut, pursuant to Section 12-62 of the General Statutes, require that the Town of Hebron conduct this revaluation for the Grand List of October 1, 2006 and further requires that the Town perform assessment updates every five years thereafter.



What exactly is a revaluation?

Taking a complete inventory of each property in town, noting such features as lot size, location, square feet of living area, quality of construction and additions such as decks, porches and garages. Interior items which motivate buyers are also noted such as fireplaces, baths, and finished basement area. Other items which affect the desirability and marketability of a property can only be ascertained following an interior inspection. These items include the general condition, the layout and the extent of remodeling.

- After this inventory is complete, a careful analysis of *recent selling prices* is conducted to identify and quantify the features that have motivated buyers and sellers in the Hebron real estate market

- This analysis results in the creation of schedules which will then be used to value all of the property in the Town of Hebron

- These schedules are then statistically tested to verify their ability to accurately and equitably predict estimates of current *fair market value*.



What is fair market value?

The American Institute of Real Estate Appraisers defines fair market value as “the most probable price for which a property will sell in a competitive market with the buyer and seller each acting prudently, knowledgeably, and for self interest and assuming that neither is under undue duress”. Sales such as foreclosures and family sales are not considered to be “arms-length” of fair market transactions.



After I receive my notice of assessment change what can I do if I disagree with the new assessment value?

An assessment appeal is not a complaint about taxes or how much your assessment has changed. It is an attempt to prove that your property’s estimated market value is inaccurate or unfair based on recent sales of comparable properties.

Whether you agree or disagree with the estimated market value you should schedule a hearing with the revaluation company. At your hearing, revaluation staff will be available to explain the procedures used to value your property and all the information on your property record card. If you are not satisfied with the results of the hearing, the Board of Assessment Appeals will be meeting in the spring of 2007 to hear all appeals on the Grand List of October 1, 2006. Your final appeal is before the courts under Section 12-117a of the Connecticut General Statutes.



If I appeal my assessment to the revaluation company will that affect any appeal I make to the Board of Assessment Appeals?

No. On the contrary, if you don’t appeal to the revaluation company and the appeal is about a factual error listed on the property record card as well as the market value of the property. All factual errors should be handled by the revaluation company if possible.

The Board of Assessment Appeals members are three citizens elected by the voters to hear appeals concerning property assessments. They are not real estate appraisers or assessors. They volunteer their time to hear these appeals and review the documentation that is presented to them for consideration. You do not have to have an appraisal but it certainly helps in trying to prove that your property is over assessed.



Does an appeal to the Board of Appeals have to be in writing?

Yes. Section 12-111 of the Connecticut General Statutes states you must make a written request to the Board of Assessment Appeals for a hearing no later than **March 20, 2007**. Appeal forms may be obtained at the Assessor's Office.



What can I do if the Board of Assessment Appeals changes my assessment but not to a level that I feel is fair and equitable?

Within two months from the date of the mailing of the notice from the Board of Assessment Appeals you must appeal to Superior Court for Tolland County.



REVALUATION SCHEDULE:

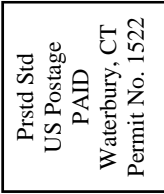
Informal Hearings With Revaluation Company:
February 2007

Board of Assessment Appeals:
April 2007

Mill Rate Set:
May 2007

Tax Bills Due:
July 2007

To View Properties On-Line Go To:
www.TotalValuation.com



Assessor's Office
Hebron Town Hall
15 Gilead Street
Hebron, CT 06248-1501

Town of Hebron

Questions And Answers

About The 2006 Revaluation



Assessor's Office
15 Gilead Street
Hebron, CT 06248-1501
(860) 228-5971
www.hebronct.com

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Link to view properties on-line:

www.totalvaluation.com

Select: 1 – Town Pages
 2 – Hebron

TOWN OF HEBRON

APPLICATION TO: BOARD OF ASSESSMENT APPEALS

REGULAR LIST OF OCTOBER 1, 20__

Supplemental Motor Vehicle List of 20__

- INSTRUCTIONS:
- i) Please print or write clearly and answer ALL questions.
 - ii) A separate form must be filed for each parcel or account.
 - iii) Form MUST be signed.

1. TYPE OF PETITION: REALTY () PERSONALTY () MOTOR VEHICLE () OTHER _____
(specify)

2. OWNER OF RECORD: _____

3. PROPERTY LOCATION: _____

(FOR VEHICLES) YEAR: _____ MAKE: _____ MODEL: _____

ENGINE TYPE: _____ VEHICLE ID# _____

4. PETITIONER'S NAME AND RELATIONSHIP TO OWNER: _____

5. MAILING ADDRESS OF PETITIONER: _____

6. IF YOU ARE SEEKING A REDUCTION IN THE AMOUNT OF ASSESSED VALUE, WHAT IS YOUR OPINION OF THE MARKET VALUE OF THE APPEALED PROPERTY AS OF THE ABOVE ASSESSMENT DATE?

7. PERSON TO CALL TO ARRANGE FOR INSPECTION: _____

8. USE THE SPACE BELOW TO STATE YOUR REASON(S) FOR CLAIMING TO BE AGGRIEVED BY THE DOINGS OF THE ASSESSOR. YOU MAY ATTACH ADDITIONAL SHEETS AND/OR OTHER MATERIALS YOU WOULD LIKE THE BOARD TO CONSIDER. (IMPORTANT! All submitted materials, unless specifically exempted by law, are subject to public disclosure.)

I do hereby declare under penalty of false statement that the above statement, according to the best of my knowledge, remembrance and belief, is a true statement.

Date: _____ Petitioner's Signature: _____