

Dear Sherman Taxpayer:

By now you probably have heard something about the 2008 revaluation that the Town of Sherman has begun to undertake. The following is a list of the most frequently asked questions we receive in connection with the October 1, 2008 revaluation. If you should have any additional questions, please feel free to call me at 860.355.0376.

Yours truly,
Alfred Garzi
Assessor, CCMA II

Why is the Town of Sherman through the Assessor's Office conducting a revaluation?

The State of Connecticut, pursuant to Section 12-62 of the General Statutes requires that the Town of Sherman conduct this revaluation for the Grand List of October 1, 2008 and further requires that the Town of Sherman perform assessment updates every five years.

What is the name of the Company working with the Assessor's Office to assist in the completion of the State mandated revaluation?

J.F. Ryan Associates, Inc., a State certified Revaluation Company has been retained to aid the Assessor, Al Garzi, in performing the October 1, 2008 revaluation.

What exactly is a revaluation?

A revaluation, under Connecticut law, requires the Town of Sherman to estimate a property's market value as of the assessment date (October 1, 2008). Once the value is estimated, the Town of Sherman is required to take 70% of the estimated value to determine each property's assessed value.

How and when will my taxes be affected by this revaluation?

The revaluation will first affect your July 2009 tax bill. The amount of your new tax bill is calculated by multiplying your new assessed value times the new mill rate.

Since the new mill rate will not be established until the budgetary process has been completed around May of 2009, it is not possible to estimate your new tax

When will I be notified of my new assessed value?

The revaluation company will send out assessment notices in November or December of 2008. The assessment notices will reflect 70% of the property's market value as of October 1, 2008.

Does this revaluation affect my October 1, 2007 assessment and my July 2008 tax bill?

No.

As in any other non-revaluation year, unless you make improvements to your property, your assessment will remain unchanged from the October 1, 2007 Grand List.

The mill rate for the 2007 Grand List will be established around May of 2008 and your July 2008 tax bill will be calculated based on your current non-revaluation assessment.

Does all this mean that the Town of Sherman wants to inspect the interior of my property?

Yes.

Accurate assessments are a result of accurate data. The Town of Sherman has recently contracted J.F. Ryan Associates, Inc. a State-Certified Revaluation Company, to assist the Assessor, Al Garzi, in this revaluation project. Appraisers from J.F. Ryan Associates, Inc. will be conducting physical inspections through September of 2008.

How long will this field inspection (or property inventory) take?

The inspection time varies according to the size and complexity of your home but in most cases will take less than fifteen minutes.

Will the appraisers from J.F. Ryan Associates, Inc., be identified?

Yes.

Each appraiser will have an official photo identification prominently displayed. You may also call the Assessor's Office or the Resident State Trooper to verify their identity and their vehicle's make, model and tag number.

What happens if I am not at home when the appraiser from J.F. Ryan Associates, Inc., visits my home?

The appraiser will make two attempts to complete an on-site review of your property Monday through Saturday typically between 9AM and 5PM. If you are not home during these visits, you will be sent a notice requesting that you arrange for an appointment with the Company or the Assessor's Office.

Why can't the revaluation company schedule individual appointments prior to these unannounced visits?

Attempting to schedule individual appointments results in an inefficient use of resources which would result in higher costs to the Town of Sherman. It would also result in the inability to complete this project in a timely manner.

After I receive my notice in November or December 2008, what can I do if I have questions about my new assessed value?

Around November or December of 2008, informal hearings will be available for all taxpayers that have questions about how their assessment was calculated. Also, throughout the entire revaluation process the Assessor, Al Garzi, will be available to address any concerns a taxpayer might have.