



Assessor's Office

5 Haven Road
Pomfret Center, Connecticut 06259
860.974.1674
860.974.3950 (fax)
www.pomfretct.gov

October 15, 2019

Data collection for the Town of Pomfret's 2020 Revaluation has begun. Data collectors will be going door to door, asking to conduct both an interior and exterior inspection. They will verify information about the property, such as age, type of basement, number of rooms, baths, type of heat, interior finish components, and anything that is unique to the building. Data collectors will not attempt to enter a house if a responsible adult is not present.

Currently, the following individuals are in Pomfret visiting properties:

Ken Nadeau (grey Nissan Maxima with CT plate AT42975)
Yoshimi Anders-Mackie (white 2016 Subaru Forester with RI plate MACKIE)
David Mackie (black 2015 Toyota Camry with RI plate ZS-195)
Dave Boehm (grey 2016 Nissan Rogue with RI plate B-468)
Jim Williams (black 2015 Nissan Pathfinder with CT plate 191-YOW)

The following are common questions regarding the revaluation process.

Q: What is a revaluation?

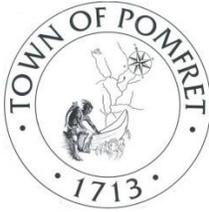
A: A revaluation is the process of determining the market value of every property in the Town. When the revaluation is complete, your new assessment will be equal to 70% of the market value of your property.

Q: Why is the Town reassessing all properties?

A: The State of CT mandates all towns and cities to revalue all properties every 5 years. Because property values have changed so much over the years, inequities have emerged. A revaluation addresses the inequities so that each property owner pays only his or her fair share of the tax burden.

Q: Does this mean the Town is going to collect more taxes as a result of the revaluation?

A: No. A revaluation neither increases nor decreases tax revenue; it merely redistributes the total tax burden more fairly.



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Q: How will the value of my property be determined?

A: Based upon the data collected at your property, along with an analysis of recent sales of similar homes in your neighborhood, we will utilize a computer assisted mass appraisal process to estimate your home's current market value. Values will be reviewed by the Assessor.

Q: What will a data collector do when he/she comes to my door?

- They will ask you questions about the property, such as year built, number of rooms, etc.
- Ask permission to view the interior of the property.
- Measure the outside dimensions of the residence and any other structures.
- They will **NOT** be collecting any information on personal property, such as artwork, furniture or appliances.
- They will **NOT** be able to answer questions about the current value or assessment.

Q: How long will the inspection take?

A: Inspections typically take 10 to 15 minutes to complete. You are encouraged to accompany the data collector during the inspection as they verify the data currently listed for your property.

Q: Do I have to cooperate with the data collector?

A: It is in every taxpayer's best interest to ensure the new assessments are based on accurate data. The best way to achieve this is to allow the data collector to inspect your property. It is critical to the success of the program that everyone participate to verify the quality of the project.

Q: Will every property be inspected?

A: No. Approximately half of the town will be inspected and the remaining 50% will be inspected in 5 years.



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Q: What if I'm not home when the data collector visits, and I haven't rescheduled my appointment?

A: The data collector will verify the exterior measurements of all buildings on the property only.

If you have any questions regarding the data collection or any portion of the revaluation process, please contact the Assessor's Office at 860-974-1674. The Assessor's Office is open Monday and Tuesday 8:30 AM to 2:30 PM, and Wednesday 8:30 AM to 6:00 PM.