

**Town of Middlebury
2011 Revaluation
Informational Meeting
November 3, 2010**

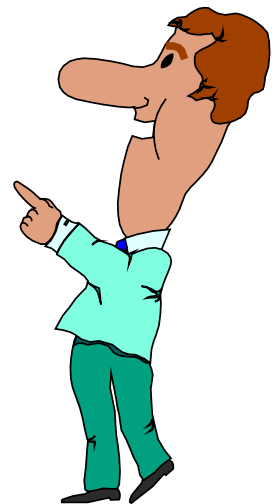
Revaluation

- Mandated By State Of Connecticut
- Full Revaluation Every 10 Years
- Interim Update Every 5 Years
- Property Is Assessed At 70% Of Value



Benefits Of A Revaluation

- Correct Disproportionate Taxation
- Adjust Value For Market Shifts
- Capture All New Construction
- Provide Computerized Access To Property Information
- Achieve 70% State Mandated Assessment Ratio



Data Collection

- Foundation of Project
- Information Collected
 - Interior Data
 - Exterior Data
 - Outbuildings
 - Land Characteristics
- Staff
 - Data Collectors
 - Supervisors/Quality Control



Sales Analysis

- Town Market Determines Values
- Review 1-2 Years Qualified Sales
- Develop Computer Models Based On Market
- Utilize Models To Determine Values



Three Approaches To Value

- Cost Approach
- Sales Comparison Approach
- Income Approach



Informal Hearings

- Notify Taxpayers Of New Assessment (November 2011)
- Property Owners Discuss Value
- Final Notices Sent (Jan 2012)
- Board of Assessment Appeals (March 2012)



Web Access

www.visionappraisal.com

Appraisal Vision Assessor's Database - Microsoft Internet Explorer

File Edit View Favorites Tools Help


Back Search Favorites Media

Address http://maps.visionappraisal.com/yarmouthma2/gismain.asp?GID=025.246&PID=1171

ASSESSORS ONLINE DATABASE For Yarmouth, MA

New Search | Hide Map | Map Help

Map type: Aerial Photo Print Map Only | Map and Data




WEST EAST NORTH SOUTH

Zoom to Parcel | Neighborhood | Community

Find Abutters within 50 feet Clear Abutters

25 SHORE SIDE DR



Click to enlarge

MBLU: 261142111
Location: 25 SHORE SIDE DR
Account Number: 0106300

Parcel Value

Item	Appraised Value	Assessed Value
Buildings	167,800	167,800
Extra Building Features	1,700	1,700
Outbuildings	0	0
Land	1,261,100	1,261,100
Total:	1,430,600	1,430,600

Ownership History

Book/Page	Sale Date	Sale Price
C160093	12/14/2000	450,000

Internet

Questions