



TOWN OF THOMASTON

158 Main St. Thomaston, CT 06787

Assessor's Office



Ed Mone
First Selectman

Robert Dudek
Town Assessor

RE: Town of Thomaston Reassessment Project – Commercial Property Revaluation

Dear Commercial Property Owner(s):

As you may already be aware, the Town of Thomaston is conducting a town-wide reassessment of all real property. Tyler Technologies is the firm that has been hired to perform this important project, which will culminate in new assessments for ALL properties for the October 1, 2021 Grand List.

The purpose of a reassessment is to create equity so that each taxpayer pays only his/her fair share of the tax burden. The market is continually changing and not every property is impacted equally. Fair market value is affected by a number of factors including location, property type (residential, commercial, industrial), individual property characteristics/desirability, and market supply and demand. The goal is to estimate the current fair market value of every property. The new assessment will reflect 70% of the fair market value. Once the new assessments are determined, a notice will be mailed to you in November 2021 indicating the prior assessment and the new assessment. The new assessed values will be reflected on the October 1, 2021 Grand List and will affect tax bills starting in July 2022.

This letter is to inform you that as part of the first phase of the reassessment process, data collectors from Tyler Technologies will be visiting your property in the next few months. Their physical inspection will include measuring the exterior and inspecting the interior of each structure on the property. Data collectors will be wearing bright yellow vests and are required to display their identification upon initial greeting at your door. If you have tenants, please inform them that they should cooperate throughout this process to ensure that your property is correctly assessed. Each employee has undergone a criminal background check; however, if you have any questions regarding the data collector's identity or the process itself, you may contact Tyler at **860-283-0305**. If Tyler arrives at an inconvenient time, please call them to schedule an appointment.

The reverse side of this letter identifies key dates and descriptions of the phases of the reassessment project. If you have any questions concerning this letter or the process itself, please feel free to contact Tyler at **860-283-0305**. You can also visit the Town of Thomaston website (www.thomastonct.org/assessor) to review the process, watch the progress, find forms, and familiarize yourself with the data collectors. Thank you in advance for your cooperation to achieve a successful reassessment of all real property in the Town of Thomaston.

Sincerely,

Edmond V. Mone
First Selectmen

Robert A. Dudek
Assessor

***Step 1: Collect Information about Select Properties
December 2020 to May 2021***

Data collectors will visit each property to verify information such as story height, room counts (where applicable), heating system, basement type, and building dimensions. The data collector will measure the outside of your property and any other buildings on site and will request permission to inspect the interior as well. Furniture, fixtures, and equipment will not be noted, as these do not influence the assessed value of a property. In addition, the data collector will take one or more pictures of the exterior only.

There will be two attempts to inspect the interior of commercial properties. If you do not respond or refuse an interior/exterior inspection, the data collector will estimate the features based on similar properties in your market area and existing assessment records.

***Step 2: Determine Values
June 2021 to October 2021***

Experienced valuers will review the data collected and utilize IAAO (International Association of Assessing Officers) approved approaches to value in order to determine an assessed value estimate for each property. CAMA (Computer Assisted Mass Appraisal) modeling will also be used to determine assessed values.

***Step 3: Mail Assessed Value Change Notices and Schedule Informal Review Meetings
November 2021***

Once the values have been determined, you will receive a notice of the new tentative assessed value, based on 70% of current fair market value. Property owners are encouraged to evaluate whether the assessment appears to be reasonable and if it is, no further action is required. If it is believed that the proposed value is not an accurate appraisal of market value, instructions will be provided with the notice on how to arrange an informal review of the value with Tyler. These reviews give the property owner a simple and efficient means for resolving any discrepancies.

***Step 4: If Necessary, Schedule Board of Assessment Appeals
March 2021***

If property owners do not schedule an informal review or are not satisfied with the results, they will be able to appeal the assessment through the Board of Assessment Appeals process. Complaints on Assessment may be filed NO later than February 20, 2021.