



In accordance with Connecticut General Statutes, the Town of Groton is conducting a real property revaluation as required for the Grand List of October 1, 2021. This revaluation will correspond to the tax bills that will be due in July 2022.

The Town of Groton solicited bids through a Request for Proposal (RFP) process. Two bids were received and the selected bidder was Tyler Technologies of Moraine, Ohio. Tyler is the oldest and largest provider of revaluation services and has performed revaluations nationally since 1938. They have also performed Groton's prior five revaluation projects.

The revaluation will determine the fair market value of every property in town and will equalize the values of all properties for the purpose of a fair and equitable distribution of the tax burden.

The project is considered a 'full measure and list' revaluation, meaning that all building characteristics need to be verified for accuracy. The Assessment Division employed a Data Mailer program over the past three years to reduce the number of physical inspections necessary and to reduce the cost of the revaluation project. The savings for this project was approximately \$46,000 in reval data collection costs to the town. The data mailer process is supported by Connecticut statute.

Data collection is scheduled to begin in March 2021. Properties previously not mailed the data mailer by the Assessment Division and properties that did not return the data mailer will be visited for physical inspection. With Covid-19 protocols in mind, interior information will be requested to be confirmed at the front door. The Town of Groton and Tyler Technologies are committed to conducting this project with the health and safety of Groton residents in mind. We will continue to monitor the recommended social distancing protocols established by the Center for Disease Control and will be updating the public on data collection procedures on an on-going basis. Updates to the process will be posted on the Town's website at www.groton-ct.gov.

Data collectors will measure the exterior of the building and note the condition, quality of constructions, outbuildings, topography and numerous other characteristics. All data collectors will have identification badges and their vehicles will be registered with the Town, City and Groton Long Point Police Departments. Homeowners and commercial property owners are encouraged to ask for the identification badge. If a homeowner or business real estate owner has any questions as to the identity of a data collector, they may call their local Police Department (Town, City or GLP) or the Assessment Division at 860-441-6660 or Tyler Technologies at 860-207-7888.

After the initial data collection phase, market analysis and valuation will begin, followed by a field review of properties to check and re-check values to ensure uniformity and accuracy of information. All properties that have sold within the prior two years will also be visited for data verification.

Homeowners and commercial real estate owners are reminded that specific questions regarding their current assessment and taxes should be directed to the Groton Assessment Division or Tax Collection Division. Data Collectors are not prepared to answer questions concerning current values or taxes. The data collectors' sole purpose is to gather information and the actual appraised values will be determined later during the market analysis and valuation phases of the project.

Revaluation is considered a revenue neutral process. Most revaluations typically experience a shift in the tax burden between commercial and residential real estate and even shifts within those categories. The main purpose of revaluations is to correct inequalities in appraisals that have developed since the prior revaluation and re-align the distribution of taxes. When towns conduct revaluations, the tax levy is not changed by the revaluation and the total amount of taxes the town will need to collect will be the same. What does change is the amount of taxes individual taxpayers pay, not the total amount of taxes needed for municipal budgeting purposes.

The July 2022 tax bills will reflect the new appraisals and assessments under this revaluation.

The Town of Groton and the Assessment Division appreciate your cooperation and consideration during this large undertaking. Your participation is necessary to ensure a successful and fair outcome of the 2021 revaluation project.

Kind regards,
Mary Gardner, CCMA II
Assessor

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