

2026 Municipal Revaluation Informational Packet

Prepared by eQuality Valuation Services LLC

Introduction

This informational packet is designed to provide municipalities and property owners in the State of Connecticut with a clear, comprehensive overview of the **2026 Municipal Revaluation process** as conducted by **eQuality Valuation Services LLC**. Our goal is to ensure transparency, accuracy, and fairness while delivering a legally compliant and professionally managed revaluation project.

About eQuality Valuation Services LLC

eQuality Valuation Services LLC specializes in municipal revaluation services and is committed to achieving **fair and equitable property assessments**. Our firm calibrates advanced valuation models using current market data and proven mass appraisal techniques.

Our appraisers possess extensive expertise in:

- Mass appraisal methodologies
- Single-property appraisal techniques
- Market, cost, and income valuation approaches

We tailor each revaluation project to the **specific needs of the municipality**, offering:

- **Full Revaluation Services**
- **Hybrid Revaluations**
- **Statistical Updates**

Our experienced management team and modern appraisal tools ensure that every project is delivered accurately, efficiently, and on schedule.

What Is a Revaluation?

A **revaluation** is the process of determining the **fair market value** of all real property within a municipality as of a specific assessment date. This is accomplished through comprehensive market analysis and systematic valuation procedures applied uniformly to every property.

Purpose of a Revaluation

- To ensure assessments reflect **current market conditions**
- To create **equity and uniformity** among property values
- To fairly distribute the local tax burden

Important: A revaluation does *not* increase or decrease the total amount of taxes collected. It redistributes the tax burden based on updated property values.

Overview of the Revaluation Process

1. Data Collection and Quality Control Procedures

During the data collection phase, trained Data Collectors from eQuality Valuation Services LLC may visit properties to verify and collect relevant property characteristics. Depending on project scope and cost considerations, physical inspections may not be required for every revaluation project. When conducted, inspections typically include an exterior inspection (required for all properties every 10 years), an interior inspection when requested or available, and property photography.

Data collected may include building size, age, and construction quality; number of bedrooms and bathrooms; interior and exterior improvements; topography and utilities; zoning or land-use restrictions; and, when applicable, recent sale information or rental and lease data for income-producing properties. Property owners are asked to sign a data collection form to confirm that the inspection occurred. A typical inspection takes approximately 5–15 minutes.

To ensure accuracy, consistency, and compliance with professional standards, supervisors from eQuality Valuation Services LLC and the municipality conduct random field reviews throughout the data collection process. All Data Collectors carry proper identification and are registered with the Assessor's Office and the local Police Department.

2. Questionnaires and Mailers

To supplement field inspections, property owners may receive **data mailers** requesting confirmation of existing property records, including:

- Property characteristics
- Sale conditions
- Lease and income data (commercial/industrial properties)

Returned mailers are reviewed and may be used to update the official **Property Record Card**.

3. Valuation

While data collection is ongoing, experienced appraisers analyze the real estate market using:

- Recent property sales
- Lease and income data
- Economic and neighborhood trends

Values are developed using one or more of the **three accepted appraisal approaches**:

- **Market (Sales Comparison) Approach**
- **Cost Approach**
- **Income Approach**

These methods ensure values reflect real-world market behavior.

4. Field Review

The appraisers conduct a **Field Review** to verify:

- Data accuracy
- Value uniformity
- Equity between similar properties

This step involves reviewing the most recent images either from street-level, aerial, and/or online.

5. Informal Hearings

After Field Review, **Notices of New Values** are mailed to property owners.

Property owners may schedule an **Informal Hearing** to:

- Ask questions about their assessment

- Review property data
- Discuss valuation methodology

Hearings provide an opportunity to resolve concerns **before values are finalized**.

6. Project Completion

Following hearings and final adjustments:

- The municipality formally **accepts the Grand List values**
 - All data and documentation are turned over to the Assessor
 - New values are used to calculate future tax bills based on a newly established mill rate
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Fair Market Value Explained

Fair Market Value is defined as:

The most probable price a property would sell for in a competitive and open market under conditions of a fair sale.

Conditions of a Fair Sale

1. Buyer and seller are typically motivated
 2. Both parties are well informed
 3. Adequate exposure time exists
 4. Payment is in cash or equivalent
 5. Price is unaffected by unusual financing or concessions
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How Property Values Are Determined

Property values are determined through **market analysis**, not individual sales alone. Appraisers analyze **all relevant sales**—typically from one to two years prior to the assessment date—to understand overall market trends.

The Assessor and revaluation appraisers work together to ensure that values are:

- Market-based
- Equitable
- Defensible

Will All Property Values Change?

Most properties will experience a change in value; however:

- Not all properties change at the same rate
- Some property types may increase more than others
- Some values may decrease

This variation reflects real market behavior and is a core purpose of revaluation.

Implementation of New Assessments (Connecticut)

For a 2026 Revaluation:

- Values will be effective on the **October 1, 2026 Grand List**
 - Taxes based on new values will be billed in **July 2027**
 - A new mill rate will be established by the municipality prior to billing
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Commitment to Transparency and Equity

eQuality Valuation Services LLC is committed to:

- Open communication with municipalities and property owners
- Professional standards compliant with Connecticut statutes
- Fair, uniform, and equitable assessments

We believe an informed public is essential to a successful revaluation.