

2023 Revaluation

An Important Public Service Announcement To The Taxpayers of Hampton:

In accordance with Connecticut law, the Town of Hampton has begun the process of revaluing all real property in the Town as part of the 2023 Revaluation Project. The State of Connecticut mandates that Cities and Towns revalue all property every five years (CT Gen Stat § 12-62).

The primary purpose of a revaluation is to eliminate any assessment inequities that may have developed since the previous revaluation. The last revaluation in Hampton was conducted in 2018. Since that time, changes in economic conditions have created inequities. Revaluation balances the Town's real property tax burden among its taxpayers, based on fair market value. A certified revaluation company, Vision Government Solutions Inc, has been hired by the Town to assist the assessing department.

During the first phase of the project, Vision Government Solutions will visit properties that have sold during the last year to gather information about the property. The data collectors will introduce themselves when they visit a property and request your help in reviewing the record card for accuracy of the interior information and sale. If no one is home at the time, they will verify exterior measurements, and then, at a later date, the property owner will receive a letter requesting verification of the interior information as well as the sale. It is important to note that no valuation decisions are made at the time of inspection. Vision employees will carry identification badges with photos and their automobiles will be registered with the police department. Inspections take approximately 10-15 minutes. Inspections have begun and will continue through fall of 2023.

The valuation stage of the project will occur later in the year. Field reviewers will be reviewing all properties from the road to ensure that the data is accurate and determine if there are any other valuation factors that need to be accounted and place any remaining factors to determine a fair market value.

Property owners will be notified of their new assessments in November 2023; they will have an opportunity to meet with representatives of Vision to discuss their property values. The revaluation process will be complete in January of 2024. Please be advised that the mill rate will change based on the revaluation and budget process and will not be determined until Spring of 2024.

For any questions regarding this revaluation project, property owners are welcome to call the Town of Hampton Assessor's Office at 860-455-9132 extension 5. There will soon be a Q&A document posted for viewing as well.