



# City of Middletown

## OFFICE OF THE MAYOR

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October 21, 2021

For Immediate Release

Contact: Mayor Benjamin D. Florsheim, (860) 638-4801

### **CITY AWARDS REVALUATION CONTRACT TO MUNICIPAL VALUATION SERVICES, LLC Data collection to begin soon**

Middletown, CT – The City of Middletown is about to commence the state-mandated revaluation project of 2022 with the assistance of Municipal Valuations Services, LLC (Munival) of Fairfield, CT. Munival is the revaluation company hired through a competitive bidding process to assist the City with the revaluation. This process will take place from October 1st, 2021 thru October 1st, 2022.

Representatives from Municipal Valuation Services will begin visiting properties throughout the City of Middletown taking exterior photos of each property, and inspecting the exterior and interior of residential and commercial properties. This means you will see company representatives knocking on taxpayers' doors asking questions.

All Munival employees will have a City badge and a company badge. They will also have magnets on their vehicles and the company logo on their attire. All vehicles are registered with the Middletown Police Department and the Assessor's office. Assessor Damon Braasch suggests that homeowners request identification before granting anyone permission to enter their home, adding: "Munival follows all CDC guidelines as well as any State or Local policies in place regarding COVID-19. All employees are equipped with and will be wearing face masks while outside their vehicle and when speaking with taxpayers. All data collection staff will practice proper social distancing protocols when performing any on-site inspections."

According to Braasch, Middletown's last revaluation was in 2017. The last time properties were inspected was during the 2013 revaluation. Revaluations are required by the State to equalize the assessments to reflect current market trends. "The market has not treated all property the same, some areas have appreciated differently than others. The revaluation is done to recalibrate the assessments to reflect the market value as of the assessment date, October 1, 2022," Braasch said.

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During this initial phase of the municipal revaluation, listers will visit properties to measure the building's exterior and—with permission from the owner—view the building's interior. Building characteristics such as number of rooms, bathrooms, finished area, number of living units, property location, size, age, quality of construction, improvements, topography, utilities, etc. are noted.

To ensure a home has been viewed, the homeowner is asked to sign a data collection form to verify the inspection. The entire process takes approximately 15 minutes. Listers generally work between 8:30 AM - 7:00 PM Monday through Saturday. Two separate attempts are usually made to enter a property; if no one is home on those occasions a letter will be sent to homeowners to call and schedule an appointment or verify the existing property record. All property record information is currently available for the public to review by visiting the City of Middletown's website: <http://gis.vgsi.com/middletownct/>

Braasch noted that cooperation from the City's homeowners is both necessary and appreciated, because accurate data is vital to determining an accurate assessment. He added: "If a lister is unable to perform an interior inspection of the property they will be required to estimate building characteristics such as condition, room count, or finished area, which could result in an inaccurate or excessive assessment."

Because inaccurate information on the property record could lead to errors in the assessment of the property, all homeowners will be sent a summary of the data collected. By law, it is the homeowner's responsibility to verify the record for their property are accurate, and if any errors are found they are encouraged to follow mailer instructions to correct the data.

In addition to listing properties, photographs of the exterior of each property will be updated for the revaluation project.

Please call Municipal Valuation Services at 203-292-5500 with any questions or to verify a lister is working in your neighborhood. The Middletown Police Department can be reached at 860-344-3200 or 860-347-6941.

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