



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Assessor

< Simsbury Resident >
< Address >

< Date >

Dear < Simsbury Resident >

The enclosed brochure serves to inform you that the Town of Simsbury will be conducting a revaluation of all property for the grand list of 10/1/2012.

The Town of Simsbury has hired a Connecticut based revaluation company, eQuality Valuation Services, LLC to assist the town with the state mandated town-wide revaluation effective October 1, 2012. The first phase is the data collection process. Home inspections (including an exterior walk around) will soon begin in your area of town. The staff from eQuality's Appraisal Department will be taking a complete inventory of each property in the town. On the exterior, they will be verifying existing dimensions and recording features such as decks, porches, garages, and pools.

With your appreciated cooperation, an interior inspection will also be made in which the appraisal staff will record items such as fireplaces, room and bath counts, interior finish types and finished basement areas. Such items, which may or may not affect the desirability and marketability of a property, can only be ascertained by performing an interior inspection. These items include the general interior conditions, they layout and the extent of remodeling. Inspections will continue in your area until all homes have been inspected and measured.

The interior inspection will take approximately 10 to 20 minutes depending on size and complexity. If the eQuality staff finds no one at home on the first attempt, they may perform the exterior portion of the property inspection and subsequently send you a letter in order to arrange for an appointment. The appointment will be scheduled as much as your convenience as possible.

Following the data collection process, a careful analysis of recent selling prices will be conducted to identify and quantify the features that have motivated buyers and sellers in the Simsbury real estate market.

The staff of eQuality will have photo identification. A background check of each member of the field staff was made by the Town of Simsbury Police Department. If there are any questions or concerns, please call the Assessor's office at 860-658-3251.

Sincerely,

David Gardner, C.C.M.A II
Assessor

Telephone (860) 658-3281
Facsimile (860) 658-3206

<http://www.simsbury-ct.gov/>

An Equal Opportunity Employer
8:30 a.m. - 7:00 p.m. Monday
8:30 a.m. - 4:30 p.m. Tuesday through Friday