



Town of Griswold

Assessor's Office

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GRISWOLD CT REVALUATION UPDATE

What is a Revaluation and why is it done?

The State of Connecticut requires that all property be taxed “ad valorem” which is Latin for “according to value”. Every five years the Town is required to perform a new town-wide revaluation. All property in the Town will be revalued from the 2016 values to October 2021 market value. All properties will be assessed according to the property condition and the real estate market.

Revaluation is done in order to address changes in property condition as well as current market values and adjust property assessment based on those changes.

The State of Connecticut has conducted studies that a town-wide revaluation every year would be too costly, however it would not be equitable to wait longer than five years to adjust for changes in the market that have developed over time.

Current Requirements:

Pursuant to Connecticut State Law, every municipality must implement a new town-wide revaluation every five (5) years. These laws also require a municipality to “fully inspect” each property at least once every ten (10) years. By statutory definition:

Full inspection” or “fully inspect” means to measure and verify the exterior dimensions of a building or structure and to enter and examine the interior of such building or structure in order to observe and record or verify the characteristics and conditions hereof, provided permission to enter such interior is granted by the property owner or an adult occupant;

Griswold’s Schedule:

Griswold last town-wide revaluation was effective for October 1, 2016 Grand List which did not perform a full inspection of the interior of every parcel. Griswold is required by state law to perform a new town-wide revaluation for the October 1, 2021 Grand List that includes full inspections.

The Grand List (a listing of all taxable & exempt property in the Town) is based on October 1, 2021. It is completed and certified by the end of January and effects the tax bills issued in July 2022.

COVID-19:

Many residents may not feel comfortable to allow someone into their home at this time. We have receive guidance from the State, until there is a change in the law, or an executive order from the Governor relieving us from this requirement, we have no choice but to proceed attempting to complete interior inspections as required for this project.

The Town cannot afford to wait for the possibility of legislation to change the current requirements. We asked that you provide an interior inspection when it is safe and convenient for you. This will ensure the most accurate property assessment.

CURRENT 2021 Revaluation Status Update:

Vision employees have begun going door to door, visiting each property in town, in order to update all real estate which will provide fair and equitable value for every property in town.

All Vision employees will adhere to all CDC requirements, will have a Town provided photo ID, an introductory letter from the Griswold Town Assessor, Rosalyn Dupuis on Griswold Town Letterhead. Their names and vehicles are also listed with the Resident State Trooper and Town Assessor's Office.

Anyone who has any questions regarding Vision, their employees, or the revaluation project is encouraged to contact the Town's Assessor's Office at (860) 376-7060 extension 2103 or 2105 or via email at taxassessor@griswold-ct.org.