



**Town of Fairfield  
2015 Revaluation  
Informational Meeting**

**AGENDA**

**INTRODUCTION – Donald Ross – Assessor Town of Fairfield**

**POWERPOINT PRESENTATION – David Arnold - Vice President Director of Appraisal Operations**

**Vision Government Solutions Inc.**

**June Perry –District Manager & Project Manager for Fairfield’s  
Revaluation**

**The Company**

- Incorporated in 1975
- Staff of 140 people
- Appraisal staff of approximately 80 people
- 457 Software Installations in 12 States

**Revaluation**

- Mandated By State Of Connecticut
- Full Revaluation Every 10 Years
- Valuation Update Every 5 Years
- Property Is Assessed At 70% Of Revaluation Year Market Value

**Benefits Of A Revaluation**

- Correct Disproportionate Taxation
- Adjust Value For Market Shifts
- Capture All New Construction
- Provide Computerized Access To Property Information
- Achieve 70% State Mandated Assessment Ratio

**Fairfield Revaluation Flowchart**

**Data Collection and Verification of Sales**

- Building and Land Characteristics

**Accurate Measurements**

**Exterior Inspection**

- Outbuildings

**Homeowner Participation**

**Interior Inspection**

**Sales Analysis**

- Town Market Determines Values
- No Preconceived Estimates of Value

**Three Approaches To Value**

- Cost Approach
- Sales Comparison Approach
- Income Approach

**Valuation**

Analysis of Market Information

Sales Verification

Commercial/Industrial Income & Expense Information

**Informal Hearings**

**Using the Web for Public Relations**

**Internet Use During Revaluation**

Questions