

VISION APPRAISAL TECHNOLOGY TO CONDUCT SOMERS' REVALUATION

The Town of Somers has contracted Vision Appraisal Technology to assist in conducting a town-wide Revaluation Project, effective on the October 1, 2009 Grand List.

Inspections of recently sold properties will begin the week of July 22nd and last for approximately 4 months. During this phase, Listers go to each property that has sold within the past 2 years and physically inspect the interior and exterior of each building. These Listers note the location, size, age, quality of construction, improvements of the building(s), topography, utilities, zoning restrictions, if any, and numerous other characteristics both inside and out. To ensure and verify a home was inspected, the homeowner is asked to sign the data collection form. The entire process takes approximately 15 minutes.

Owners of the remaining properties in Town will receive data verification mailers via regular mail. Homeowners will be asked to verify the existing data, make any necessary corrections to the data and return the corrected mailers.

All Vision Representatives will carry Identification Cards and have their cars listed with both the Assessing Office and the Police Department.

While the physical data is being collected appraisal personnel will be analyzing recent sales that took place over the last few years to determine which market factors influenced property values.

The next phase of the project is to conduct a field review. During this review, properties are viewed in the field by experienced appraisers who double check for uniformity and accuracy of information. Vision will also be updating the assessment records with current photographs.

Once the field review is completed, a notice of new values will be mailed to each property owner. At this time anyone with questions concerning the revaluation process or about the data collected on their property has an opportunity to meet with a member of Vision's staff to discuss their property value. This phase is expected to take place in November.

Please visit our website at www.visionappraisal.com for further information on the revaluation process.