



# City of New Haven Revaluation Public Information Sessions

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December 2011

**NEW HAVEN** IT ALL HAPPENS HERE



# What is Revaluation?

- 47% of the city's revenue comes from property taxes
- State law mandates revaluation of land and buildings – real estate - (field review) at least every five years and a visual revaluation (full inspection) once every ten years. (CGS 12-62)
  - Personal Property and Motor Vehicles are assessed each year.
  - Grand list changes also occur as a result of property being added or subtracted from the grand list each year.





# Why do we have revaluations?

- The purpose of revaluation is to ensure that the city Grand List is based on fair market values of each property regardless of the owners income or how long they have lived in the property.
- That assessment (70% of fair market value) is then multiplied by the mill rate to determine how much in taxes you owe.





# How do assessments relate to taxes?

- The mill rate is the multiplier against the taxable grand list used to finance the city budget.
- Your assessment determines what share of the total tax budget you are responsible for paying.

## Example:

Total Budget: \$400,000,000  
Other Funding: (\$200,000,000)  
Tax Budget: \$200,000,000

Total of All Assessments:  
5,000,000,000

Mill Rate=  $\frac{200,000,000}{5,000,000,000} = .040$

Assessment: \$100,000  
Taxes: \$100,000 \* .040 = \$4,000



# Revaluation History

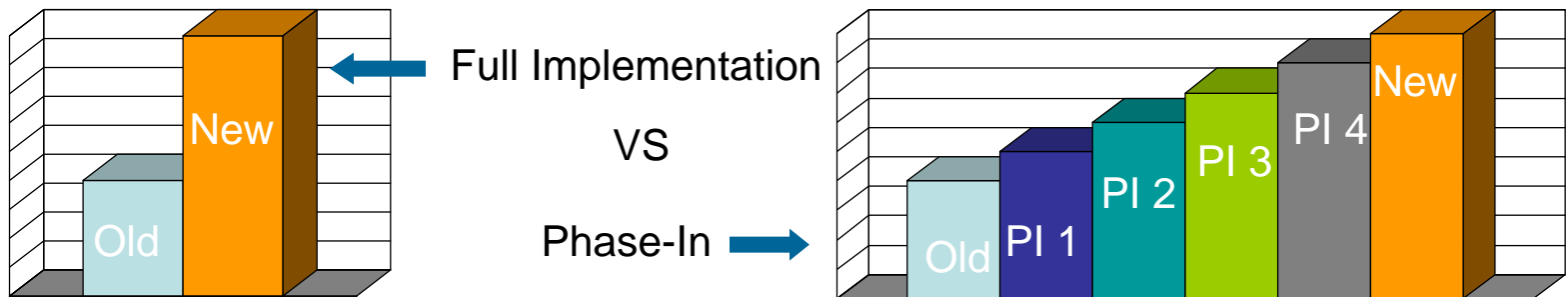
- Revaluation 1978
- Revaluation 1991 (Implemented 1996)
- Revaluation 2001 (Exterior Visual)
- Revaluation 2006 (Statistical) – Only 2 Years (40%) Phased In
- Revaluation 2011 (Visual – Interior & Exterior)



# What is Phase In?

- State statute permits either the full implementation of a revaluation; or, a five year phase in of the change in assessment allowing for a gradual change from old to new values (20% of the difference each year).
- Each year of the phase in looks like this:

$(\text{New Value} - \text{Old Value}) \times 0.2 \times \text{Year of Phase In} + \text{Old Value} = \text{Phase In Value}$



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# Why implement phase-in?

- In 2006 residential values grew faster than commercial values so the overall tax burden shifted toward homeowners. The phase-in was used to mitigate these shifts and soften the impact on homeowners.
- In 2009 the City requested state enabling legislation to freeze the phase in at year 2 to recognize the changes that occurred when the market collapsed in 2008.
- Current values are 40% of the difference between 2001 and 2006 assessments.



# Revaluation Process – Part 1

1. Revaluation RFP Summer 2009



2. Proposals Received October 2009

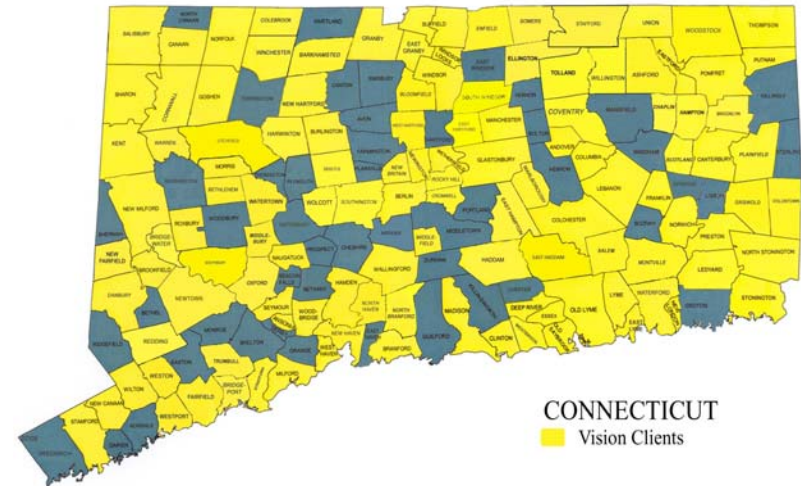


3. Awarded to Vision Government Services selected December 2009, contract executed June 2010



# Who is Vision?

- One of three assessment firms working in the state.
- Over 50% of the revaluations in state.
- Boston, NYC, DC
- Incorporated in 1975
- Staff of 125 people
- 40 to 50 appraisal projects per year





# Revaluation Process Part 2

4. Inspections Started Summer 2010



5. Requests for inspections and data verification mailings were mailed for properties with no responses from visits – Summer 2010 to Summer 2011



6. Sales data compiled & analyzed Autumn 2010 – September 30, 2011



7. Preliminary Values Established, Notices mailed November – December 2011



# How are properties valued?

## Residential

- The process is similar to when you get an appraisal for your mortgage.
- First a field check is done confirming the size, type, features and condition of your property.
- Then a second field check is done to commence appraisal. Once this is done recent sales of comparable properties in the area in which the property is located are considered.



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# Exterior Inspection

- Style
- Grade
- Story Height
- Roof Structure
- Roof Covering
- Wall Construction
- Year Built





# Interior Inspection

- Room Count
- Baths Count
- Wall Finish
- Floor Finish
- Heating
- Bath Style
- Kitchen Style





# How is other property valued?

## Commercial

- Commercial property is valued using various established techniques including income analysis, cost estimates, and sales data comparisons.

## Personal Property

- Personal property values are determined by annual declarations of value, less depreciation. Discovery is essential to ensuring that businesses accurately report these assets.

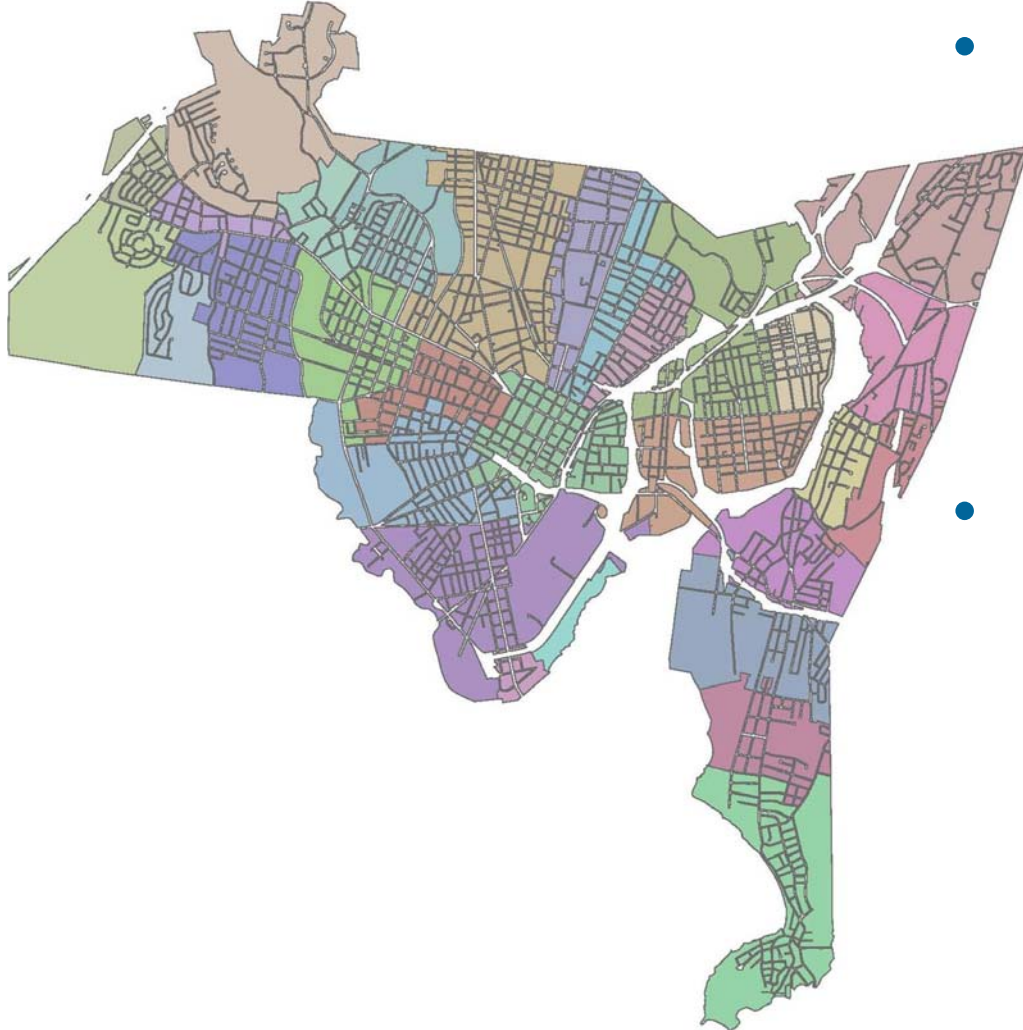


## Motor Vehicles

- Motor Vehicle data is provided by the CT DMV. Values are then checked against the latest data available from the National Dealer Association (NADA) for an average vehicle of that make and model. Based upon the market vehicles can either depreciate or appreciate in value.



# Neighborhoods for Comparison



- Assessment “neighborhoods” do not follow ward, policing district or other commonly used boundaries. These neighborhoods group similar property types and characteristics.
- This is done because values across the city are not uniform. Different neighborhoods depreciate and appreciate at different rates as driven by the sales market.



# Recent Sales: Overview

Sales from 10/01/09 - 09/30/11

Neighborhood	Multi-Fam 2-4 Sales	Res. Condo's Sales	Sing. Fam Sales
Morris Cove	6	3	56
East Shore	3	8	28
Annex	12	4	20
Riverview	5	7	10
Lower Fair Haven Heights	9	12	8
Upper Fair Haven Heights	0	0	10
Bella Vista	6	16	5
Foxon	1	51	23
Fair Haven North	31	3	9
Fair Haven Dover Beach	18	0	10
Fair Haven South	23	7	4
East Rock East	23	4	11
East Rock West	12	23	16
Down Town/ Wooster Square	9	36	2
Prospect Hill	0	29	16

Neighborhood	Multi-Fam 2-4 Sales	Res. Condo's Sales	Sing. Fam Sales
Newhallville	58	1	22
Science Hill (Newhallville)	2	1	1
Beaver Hills	1	0	34
Chapel West	14	1	4
North Hill	18	1	3
South Hill	19	1	11
City Point	2	4	3
Edgewood Park	26	0	5
Westville Proper	0	4	4
West Forest	12	10	48
East Amityville	7	4	4
Valley	8	7	4
West Amityville	0	4	14
Brooklawn	0	0	32
Ambrose Grove	0	0	27
<b>TOTAL</b>	<b>325</b>	<b>246</b>	<b>445</b>



# Median Sales

	Multi Family	Condos	Single Family
Morris Cove	\$ 236,500	\$ 125,000	\$ 201,500
East Shore	\$ 225,000	\$ 160,500	\$ 232,750
Annex	\$ 225,750	\$ 148,000	\$ 166,950
Riverview	\$ 176,800	\$ 128,000	\$ 150,500
Lower Fair Haven Heights	\$ 185,000	\$ 134,000	\$ 195,950
Upper Fair Haven Heights	-	-	\$ 207,500
Bella Vista	\$ 233,500	\$ 157,500	\$ 105,000
Foxon	\$ 165,000	\$ 130,000	\$ 147,500
Fair Haven North	\$ 105,000	\$ 30,250	\$ 70,000
Fair Haven Dover Beach	\$ 149,750	-	\$ 192,500
Fair Haven South	\$ 79,000	\$ 155,000	\$ 117,500
East Rock East	\$ 410,000	\$ 377,000	\$ 335,000
East Rock West	\$ 591,250	\$ 382,000	\$ 738,250
Down Town/ Wooster Square	\$ 314,000	\$ 245,750	\$ 460,000
Prospect Hill	-	\$ 270,000	\$ 880,500

	Multi Family	Condos	Single Family
Newhallville	\$ 111,500	\$ 105,000	\$ 90,750
Beaver Hills	\$ 199,500	-	\$ 225,000
Chapel West	\$ 101,500	\$ 80,000	\$ 205,000
North Hill	\$ 89,700	\$ 80,000	\$ 110,000
South Hill	\$ 75,000	\$ 53,500	\$ 50,000
City Point	\$ 137,500	\$ 233,000	\$ 172,500
Edgewood Park	\$ 187,000	-	\$ 275,000
Westville Proper	-	\$ 103,750	\$ 122,600
West Forest	\$ 253,000	\$ 150,000	\$ 320,000
East Amityville	\$ 227,000	\$ 158,500	\$ 177,450
Valley	\$ 75,000	\$ 100,000	\$ 124,950
West Amityville	-	\$ 54,500	\$ 142,500
Brooklawn	-	-	\$ 208,000
Ambrose Grove	-	-	\$ 251,000



# Recent Sales: Summary

- 1,017 Sales between Oct 1, 2009 and Sept 30, 2011\*
- Minimum sale \$22,500
- Maximum Sale \$1,745,250
- Median Sale \$180,000
- Average Sale \$219,783
- 6 Sales of Over \$1,000,000
- 56 Sales between \$500,000 and \$1,000,000



\* This excludes foreclosures.

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# Example Sale

**Street:** Livingston Street

**Property Type:** Single Family

**Sale Date:** 9/15/2010



	Full Value	70% Assessment
2001 Grand List	\$871,700	\$610,190
2006 Grand List	\$1,177,700	\$824,390
2010 Phase In (40% of Change)	\$994,100	\$695,870
Sale Price	\$1,745,250	
Preliminary Value	\$1,724,000	\$1,206,800



# Example Sale

**Street:** Sherman Parkway

**Property Type:** Multi-Family

**Sale Date:** 7/30/2010



	Full Value	70% Assessment
2001 Grand List	\$136,660	\$95,620
2006 Grand List	\$244,300	\$171,010
2010 Phase In (40% of Change)	\$179,680	\$125,776
Sale Price	\$80,000	
Preliminary Value	\$67,600	\$47,320



# Example Sale

**Street:** Girard Ave

**Property Type:** Single Family

**Sale Date:** 1/31/2011



	Full Value	70% Assessment
2001 Grand List	\$120,757	\$84,530
2006 Grand List	\$210,000	\$147,000
2010 Phase In (40% of Change)	\$156,540	\$109,578
Sale Price	\$180,000	
Preliminary Value	\$170,300	\$119,210



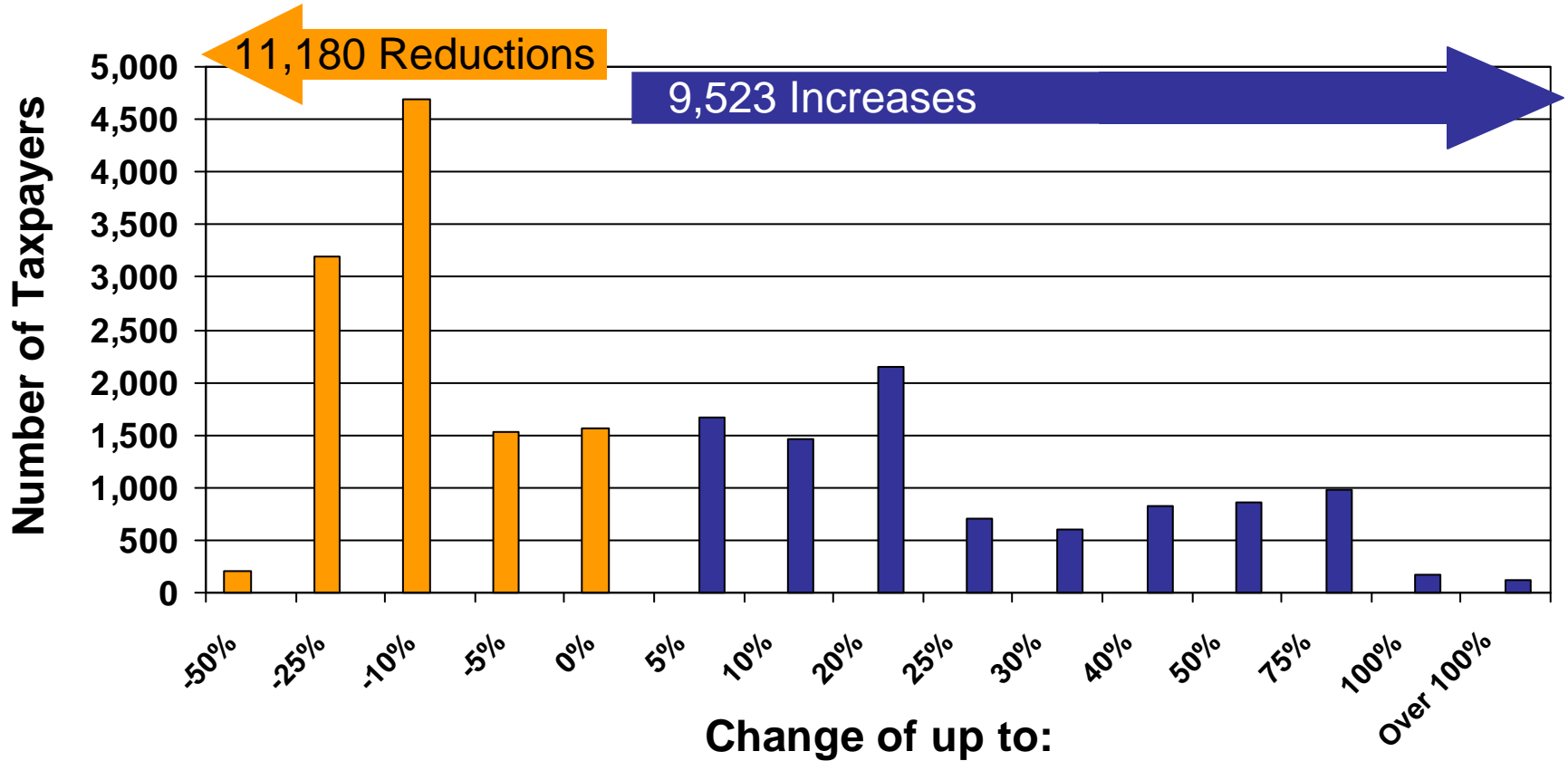
# 2011 Grand List: Summary Changes Residential

		No-Phase In		Phase In		Preliminary 10/1/2011		AVERAGE CHANGE	
		10/1/2006		10/1/2010					
Use Description	Number	AVERAGE	MEDIAN	AVERAGE	MEDIAN	AVERAGE	MEDIAN	No Phase-in to 2011	Phase-In to 2011
Single Family	9,090	\$170,778	\$147,245	\$129,200	\$110,236	\$144,873	\$115,990	-15.17%	12.13%
Two Family	4,659	\$162,962	\$149,240	\$114,344	\$104,188	\$103,376	\$79,520	-36.56%	-9.59%
Three Family	2,962	\$197,982	\$181,195	\$137,604	\$124,075	\$132,182	\$102,235	-33.24%	-3.94%
Four Family	440	\$233,949	\$222,600	\$162,119	\$150,717	\$166,578	\$125,580	-28.80%	2.75%
Condominium	3,494	\$153,014	\$102,620	\$117,334	\$69,272	\$134,443	\$87,010	-12.14%	14.58%



# 2011 Grand List: Value Changes

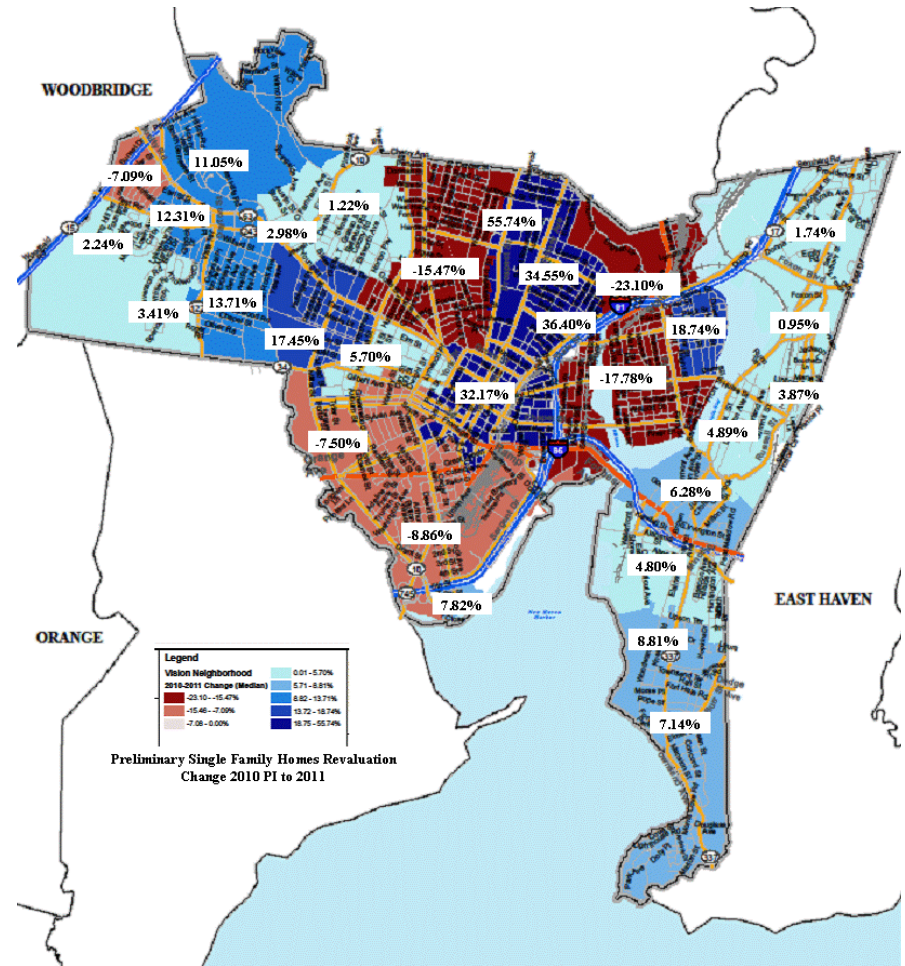
## Assessment Changes, Phase in to New Values





# 2011 Grand List: Neighborhood Impacts

- This map shows by neighborhood changes in single family home values from 2010 Phase-in to the 2011 Values.
- The red neighborhoods saw declines, the blue, increases. The average change City wide was 9.2%.
- Changes above 9.2% will see a shift in the tax burden toward them. Changes below 9.2% (the two lightest shades of blue and all the red) will see the tax burden shift away.
- These are just averages, individual properties within these areas will see changes based upon their specific property characteristics.





# Revaluation Process Part 3

8. December 12<sup>th</sup> – 21<sup>st</sup> Vision Appraisal Informal Hearings



9. Late January 2012 – Final Value Notices Mailed



10. February 1-20<sup>th</sup>, 2012 – Application Period for Board of Assessment Appeals



11. March 2012 – Board of Assessment Appeals Meets, Decisions mailed in April



# 2011 Grand List: Overview

Final List will be signed by January 30, 2012

We anticipate:

1. Flat Personal Property and Motor Vehicle Values
2. 26% Drop in Residential Values – this drop is mitigated by the effects of Phase-In.
3. 0.39% Increase in Commercial Values
4. 9.2% Increase in total Grand List when effects of phase in are considered.



# Make sure we have it right.

- Check your field card at: <http://data.visionappraisal.com/NewHavenCT>
- Check the square footage and characteristics.
- Know comparable sales prices. Available on Vision or the City's website.
- Let us know if we got something wrong. Informal hearings December 12<sup>th</sup> – 21<sup>st</sup>.

**Assessors Online Database For New Haven, CT**

32 GIRARD AV

**MBLU:** 026/ 0903/ 02700/ //

**Location:** 32 GIRARD AV

**Owner Name:** YOUSEY-HINDES JOHN BENJAMIN &

**Account Number:**

Click to enlarge

**SEARCH FOR SIMILAR SALE PROPERTIES**

**Parcel Value**

Item	Current Assessed Value	FY 2006 Assessed Value
Buildings	76,790	83,790
Extra Building Features	0	0
Outbuildings	2,240	2,310
Land	40,180	60,900
<b>Total:</b>	<b>119,210</b>	<b>147,000</b>

**Owner of Record**

YOUSEY-HINDES JOHN BENJAMIN &  
KIMBERLY M

**Ownership History**

Owner Name	Book Page	Sale Date	Sale Price
YOUSEY-HINDES JOHN BENJAMIN &	8651/ 242	1/31/2011	180,000
STANISH LILLIAN (EST)	8651/ 241	1/31/2011	0
STANISH LILLIAN H	8520/ 112	3/30/2010	0
STANISH JOHN LILLIAN & SURV	2811/ 163	10/11/1979	25,000



# Prepare for Informal Hearing

## What you can bring:

1. Comparable Sales



2. Photos of Specific Concerns

a) If you have yet to have a visual inspection and data is wrong a visit may be required to confirm the information.

3. If Commercial Bring Income Data



# Available Programs

- Senior – Local Tax Freeze
- Senior – Circuit Breaker
- Disabled Exemptions
- Veterans (Active Service) Exemptions
- ROOF – Real Options for Overcoming Foreclosure





# Remember: Going Forward

- December 12-21<sup>st</sup> – Informal Hearings with Vision (Call 888-844-4300 to schedule)
- Grand List Finalized & Notices Mailed Late January 2012
- Board of Assessment Appeals – Applications February 1<sup>st</sup> – February 20<sup>th</sup>
- Board of Assessment Appeals Hearings March 2012
- Board of Aldermen finalize budget & adopts mill rate – May 2012
- Tax Bills mailed June 2012
- More information – Blog / Discussions on Web <http://www.cityofnewhaven.com/>

