



Town of Manchester
41 Center Street
Manchester, CT 06040
860-647-3011

FOR IMMEDIATE RELEASE

Manchester, November 5, 2021, preliminary revaluation notices to be sent.

The Town of Manchester and Vision Government Solutions will send preliminary assessment notices of the new assessments for the revaluation date of October 1, 2021 beginning on Friday, November 5, 2021. Most Manchester property owners will likely receive their notices in the mail by early next week.

The notices will contain both the assessed value for 10/1/2016 (the previous revaluation) and the new assessed value from the 10/1/2021 revaluation. Assessments are equal to 70% of the estimated full market value in accordance with Connecticut State Statute. Please note that the P.A. 490 use value for farm and forest is shown for those in that program, and that these values reflect the revised state recommended values set in 2020. Exemptions to assessments, such as Veteran's exemptions, are not shown as part of this notice, but will be applied to the final assessments. **Do not apply the current tax rate to your new assessment, as doing so will result in an inaccurate calculation. The new mill rate will be determined by the Town in the spring of 2022. The tax bill will be sent in June 2022.**

Taxpayers may review their new assessments on the Vision Government Solutions, Inc. web site: www.vgsi.com. This site will allow inquiry access to the Assessor's database, including value summary, property data, and general revaluation information. Property owners wishing to have their new assessments reviewed with a representative of Vision Government Solutions may do so by scheduling an appointment online. The Town of Manchester continues to actively monitor the evolving health situation regarding the COVID-19 (Coronavirus) Pandemic and is deeply committed to the continued health and safety of our residents. Based on recommended social distancing protocols established by the Center for Disease Control, our office is modifying the way we gather information for the 2021 Revaluation. For public safety meetings will be held by phone. When scheduling, you will be assigned a one-hour window, but the actual phone interview will only take 10 to 15 minutes.

Any taxpayer wishing to schedule an appointment for an informal hearing may go to: www.vgsi.com/schedules and follow the instructions. Taxpayers will need the Parcel ID number (PID#) at the top of their letter in order to book an appointment. Taxpayers who have more than two parcels they wish to discuss are asked not to schedule online, instead call to schedule an informal hearing. In addition, taxpayers who do not have access to a computer, you may call Vision Government Solutions at 1-888-844-4300 between the hours of 9:00 AM and 4:00 PM Monday-Friday excluding public holidays. Please book your appointment within five days of receipt of their notice. Please do not call the Town of Manchester to schedule appointments.



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