

Board of Selectmen
SPECIAL MEETING
October 28, 2008 - 4:00 PM
Town Hall

MINUTES

1.0 The meeting was called to order by First Selectman Joyce Okonuk at 4:03 PM. Selectmen John Bendoraitis and Russ Blakeslee were present. Audience: 3

2.0 Melissa Baer, a state certified assessor from Tyler Technology and Lebanon Assessor Claire Foltz asked to meet with the Selectmen to provide an overview of the state-mandated revaluation program progress to date. Melissa explained that CGS 12-62 requires each town and city perform a revaluation of all real property at least every five years. Lebanon's last revaluation was done for the October 1, 2003 Grand List but the last interior inspection of properties was done in 1999. The revaluation underway will be conducted for the October 1, 2008 Grand List. The next revaluation will be done in 2013.

Melissa and Claire detailed all the steps done in the revaluation process from collecting and quality controlling data, reviewing properties in the field and finally conducting informal taxpayer reviews. Tyler Technology staff collected information for every parcel in town gaining entry or information from the owner on 1,761 properties, or 58%. Formal quality control was done for 96 commercial and residential properties. Quality control involves a thorough review by the on-site group leader and may also include a full re-list and interview with the owner.

Property sales recorded between October 1, 2006 and September 30, 2008 were carefully reviewed to ensure accurate data in the Assessor's database. It appears as though the value of PA 490 land will be going down and the value of building lots has increased.

By late November each taxpayer in Lebanon will be mailed a notice of change in assessment with the notice listing both new and prior assessments. The prior assessments are based on 2003 market value. The difference in assessment reflects five years of market change, not a single year. All properties will be available on-line as of the mailing date. Residents wishing to contest the assessment may contact the staff at Tyler Technologies or ask to be heard by the Board of Assessment Appeals. In addition, a detailed overview of revaluation will be placed on the Town's web site.

3.0 No action as no correspondence was received.

4.0 Moved by John, seconded by Russ to adjourn the meeting at 5:27 P.M.

Respectfully submitted,

Joyce Okonuk, First Selectman

