

# 2013-2014 Annual Report

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## ASSESSOR'S OFFICE

The Office of the Assessor is responsible for discovering, listing and valuing taxable and exempt real and personal property within the corporate limits of the Town of Colchester. We appraise real estate based on the market value and maintain a "street card" on every parcel. State statutes govern almost every function and responsibility of the Assessor's Office, including the requirement to perform revaluations every five years. Colchester completed a town-wide revaluation for the October 1, 2011 Grand List.

We also are responsible for assessing Business Personal Property, registered and unregistered Motor Vehicles. Pursuant to State Statutes, motor vehicles are valued NOT based on their market value, but solely on 100% of the average retail book value.

The 2013 Grand List indicates 6,412 real property accounts, 1000 personal property accounts, and 16,080 registered motor vehicles.

It is our responsibility to update the street cards when any changes occur. In the 2013-2014 fiscal year there were numerous changes in both ownership and condition. Subdivisions bring new streets, new building lots, new owners, new homes and additional motor vehicles. The Assessor must inspect and value all newly created lots and newly constructed homes, as well as any changes, improvements or additions to existing properties.

Our office also implements exemption programs for the blind, disabled, elderly, veterans who served during wartime, and disabled veterans. The elderly and disabled programs are income qualified. For more information on exemption programs you may check our website at <http://www.colchesterct.gov> or contact our office.