

Revaluation: Individual Results

- As previously noted, the proposed budget requires no increase to the FY20 mil rate. Individual properties will see tax increases or decreases based on revaluation results.
- For individual property owner impacts of the revaluation, you are able to locate you 2019 and 2018 assessments online through Vision Appraisal at:
<http://gis.vgsi.com/coventryct/Search.aspx>
- Then use the property tax impact calculator at:
<https://www.coventryct.org/DocumentCenter/View/3827/2019-Reval-Impact>

Revaluation: Individual Results

South Street SubStation's appraisal information per Vision:

The top of the screen will show the 2019 Grand List:

Coventry, CT **VISION**
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1645 SOUTH ST [Sales](#) [Print](#) [Map It](#)

Location 1645 SOUTH ST **Mblu** 43-1// 155//

Acct# R30403 **Owner** COVENTRY VOLUNTEER FIRE ASSOC

PBN **Assessment** \$394,500

Appraisal \$563,400 **PID** 6673

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$429,900	\$133,500	\$563,400

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$301,000	\$93,500	\$394,500

Make sure
to use
"Assessment"



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South Street SubStation's appraisal information per Vision:

You will need to scroll down to the bottom of the screen to get the 2018 Grand List historical information:

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$402,700	\$143,900	\$546,600
2018	\$402,700	\$143,900	\$546,600
2017	\$402,700	\$143,900	\$546,600

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$281,900	\$100,800	\$382,700
2018	\$281,900	\$100,800	\$382,700
2017	\$281,900	\$100,800	\$382,700

Make sure
to use
"Assessment"



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Then enter the two years of assessments into the tax calculator:

Tax Calculation Form
for 2019 Revaluation

This calculator compares the mil rate adopted in May 2019, restated for the impact of the 2019 revaluation, with the mil rate proposed for FY 2020-21

The restated mil rate shown below is the rate that would have to be used to generate the same tax revenue in FY 2020/21 as in the FY 2019/20 budget. It is provided to assist the individual tax payer to evaluate the impact of revaluation. **The final mil rate for this budget will be determined after the budgets are finalized and all revenue sources are identified.**

Known: Old Mil Rate before Revaluation 32.20
Known: New Mil Rate after Revaluation 32.20

Input the Following: (numbers ONLY, no commas or \$)

(A) Your Home's Assessed Value BEFORE Reval.

(B) Your Home's Assessed Value AFTER Reval.

Your new assessed value can be located by clicking here [2019 Revaluation Data](#). Hard copies of your assessment information are also available at the Library, and Town Assessor's Office.

(Results Appear Below)

Results: (Do not enter any information below this box)

2018 Assessment

2019 Assessment

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One entered hit calculate and you will see the % and \$ change:

Percentage (%) Change in Your Assessment:

Calculation is made using the following formula:

(B) New Assessment - (A) Old Assessment divided by (A) Old Assessment

3.09

%

← % Change

Tax Information

Description of Taxes

Old Taxes Due

(A) Your Assessment Before Reval. multiplied by 32.20, then divided by 1,000.

	Annual	Monthly
Old Taxes Due	12322.94	\$ 1026.92
New Taxes Due Included	12702.9	\$ 1058.58
New Proposed Mil Rate 32.20	12702.9	\$ 1058.58

New Taxes Due Included

(B) Your Assessment After Reval. multiplied by 32.20, then divided by 1,000.

New Proposed Mil Rate 32.20

Tax Change:

	Annual	Monthly
Tax Change	379.96	\$ 31.67

← \$ Change