



To: All Home Owners

October 17, 2011

The Town of Avon Assessor's are in the process of completing a cyclical re-inspection program by June 1, 2013.

#### WHAT IS A CYCLICAL INSPECTION?

This is to be in compliance with the Department of Revenue and Massachusetts General Law to maintain a reinspection program of properties within the community. The program requires that all properties in Avon be inspected once every ten years i.e. Cyclical Inspection.

#### WHY ARE WE DOING A CYCLICAL INSPECTION?

The Board of Assessors is responsible to maintain a full and fair market value of all properties in Avon. This can only be accomplished if the data we have is accurate. The collection and maintenance of current and accurate property inventory data is a critical element in determining uniform, fair market value.

#### HOW ARE WE DOING A CYCLICAL INSPECTION?

An inspection will be completed to all properties in town unless the property has been visited **within the last four years**. Currently Fifty-five percent of properties in Avon have been inspected since the beginning of 2007. This leaves roughly forty-five percent that have to be done by June 1, 2013. We will attempt to inspect the properties that have not been inspected prior to 2007 in the next twenty months. If we are unable to find you at home, a card will be left stating that we were there and asking that you contact the Assessor's office at 508-588-0414 ext. 27, to set up an appointment to view your property.

If you fail to contact us, or refuse entry, this could result in the loss of appeal and can, in some cases, result in the estimation of your value without an interior inspection. The estimation would be based on what is typical of the style of home you have, compared to the properties of the same style that have been inspected.

#### WHAT IS THE END RESULT OF A CYCLICAL INSPECTION?

The final goal is uniform, fair market value of all properties in Avon. In other words, a fair assessment of your property.

The Board of Assessors asks for your cooperation in helping us complete this inspection program. If you have any questions, please call the Assessor's Office at (508) 588-0414, ext 27.

Thank You!

Avon Board of Assessors

Warren B. Lane, Chairperson

Cynthia A. Bernasconi

Patricia A. Hatch