

121 Mattatuck Heights Road
Waterbury, CT 06705

Tel: 203.346.1000
Fax: 203.574.4360

www.equalitycam.com



June 5, 2025

Dear Mr. Bryan Hall,

Thank you for the opportunity to submit a proposal for the October 1, 2025, Revaluation for the City of Derby.

We have carefully reviewed the RFP specifications for the revaluation to be completed for the October 2025 Grand List. Enclosed is our proposal outlining our approach, methodology, and commitment to delivering a comprehensive and successful revaluation.

As your current software provider, we value our ongoing relationship with the City and look forward to the opportunity to partner with you on this important project. We are confident that our experience, combined with our deep understanding of your systems and processes, uniquely positions us to deliver a seamless and efficient revaluation.

Thank you for your consideration. We look forward to the possibility of working with you on this project.

Sincerely,

Vincent Crudele
Equality Valuation Services, LLC
President
121 Mattatuck Heights Road
Waterbury, Ct 06705
203-346-1000

PROPOSAL FORM FOR 2025 REVALUATION

THE REVALUATION OF ALL REAL PROPERTY
(TAXABLE AND EXEMPT), LOCATED WITHIN
THE CITY OF DERBY, CONNECTICUT,
EFFECTIVE OCTOBER 1, 2025.

The undersigned Proposer affirms and declares:

1. That this PROPOSAL is executed by said Proposer with full knowledge and acceptance of the CONTRACT (including the Reappraisal and Revaluation Specifications) enclosed with the REQUEST FOR PROPOSALS on the subject project.

2. That should this PROPOSAL be accepted in writing by the Finance Director of the City of Derby, Connecticut, said Proposer will furnish the services for which this PROPOSAL is submitted at the price bid and in compliance with the provisions of said CONTRACT.

3. That this PROPOSAL is accompanied by surety in the form and amount indicated below:

_____	Bid Proposal Bond	Amount	\$ 10,000
_____	Certified Check	Amount	_____

4. That the Proposer or their representative has visited the City of Derby; is familiar with its geography, general character of houses and its commercial and industrial areas; has examined the quality and condition of the ASSESSOR'S records; verified the parcel counts and has met with the ASSESSOR to make himself or herself knowledgeable of those matters and conditions in the CITY which would influence this bid proposal.

5. That all items, documents and information required to accompany this PROPOSAL for the aforesaid CONTRACT are enclosed herewith.

6. That the Proposer proposes to furnish the services and materials required to complete the subject project in accordance with the aforesaid CONTRACT for the following amount:

Proposal Requirement \$ 100,000

7. Proposed scheduled prices for aforementioned proposals are valid for sixty (60) days.

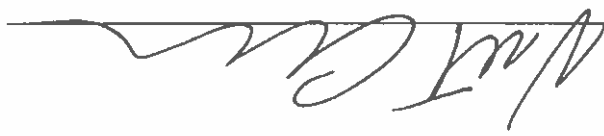
8.

That the Proposer understands and accepts that, although the proposed price is a major factor for consideration, the CITY reserves the right to award the contract to other than the low-cost Proposer after an analysis of the additional factors outlined in the aforesaid CONTRACT.

FIRM NAME OF PROPOSER:

eQuality Valuation Services, LLC

BY: SIGNATURE:



TYPE NAME:

Vincent Crudele

TITLE:

President

DATE:

June 5, 2025

Derby 2025 Revaluation

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1. Transmittal Form

This proposal is effective for sixty (60) days from June 1, 2025.

Contact Information

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Director of Product Development
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Project as Outlined

This proposal is for eQuality Software and Services and includes the following services:

- Collection:
 - Commercial buildings to ensure the quality and accuracy of valuation.
 - Building Permits not to exceed 300.
- Images of all properties.
- Field Review using eQuality Field Review Application with new Images.
- 2 years of Sales Verification forms mailed and analyzed.
- 2 years of Income and Expense forms entered for valuation purposes.

Optional Data Mailer Service

To ensure the success of this project, it is critical that we begin with accurate and complete building data. To support this, we propose sending a building data mailer to property owners. While this process involves added time and resources, we are willing to absorb part of the cost to ensure data quality. We will provide printed mailers, return envelopes, and access to our secure online mailer response portal, which has proven to increase response rates. Your office would be responsible only for the initial mailing postage. The return envelopes will not be pre-stamped, so the taxpayer will be required to pay the postage to mail the data mailer back to our office. This approach minimizes your costs while maximizing response and data reliability.

- Data Mailers are sent to all Residential properties.
 - Condominiums are not mailed
 - Return Envelopes are included without return postage.
 - All returned Data Mailers to be attached to each parcel.
 - Postage is to be paid by the CITY. For budgeting purposes, it is estimated to be \$1,700.
- eQuality's On-Line Data Mailers and Virtual Inspections are included as part of this option.
- A maximum of 3% of Residential Inspections as a result of the Data Mailer Responses.

Qualifications & Experience

Customer Service

At eQuality, exceptional customer service isn't just a feature—it's a core value. Our support contracts are both affordable and comprehensive, covering everything from assistance with sketching to help with reporting. While our software is designed to be user-friendly and reliable, when assistance is needed, our knowledgeable staff is readily available by phone, email, or remote access.

Our valuation team also offers expert guidance on property values, ensuring you're supported not just technically, but professionally. We believe that consistent, accessible

Derby 2025 Revaluation

support creates lasting partnerships, and our high customer retention is a testament to that commitment.

As a Connecticut-based revaluation company, we have a deep understanding of local statutes, practices, and market conditions—allowing us to provide tailored solutions with confidence and accuracy.

Revaluation Approach

We intentionally maintain a low staff-to-client ratio to ensure that every municipality receives the attention and continuity needed for a successful revaluation. This hands-on approach connects all elements of the process—data collection, valuation, and public hearings—ensuring transparency and consistency.

Using our software, assessors have full real-time access to revaluation data throughout the project. From the moment data collection begins to the final value calibration, municipal staff can monitor progress, review records, and ensure accuracy at every stage. Our goal is to foster trust through full visibility and timely communication—ensuring compliance with state statutes and deadlines.

Advantages of Using eQuality Software

eQuality offers distinct benefits when conducting a revaluation using our software platform:

- **In-Depth System Expertise**

- Deep understanding of cost table calibration and valuation logic
- Insight into the relationship between data inputs and valuation outcomes
- Custom development of notices, field cards, data mailers, and more via our Report Writer

- **Powerful Analytical Tools**

- Tools for mass data changes and recalculations
- Full access to proprietary applications throughout the project

- **Key Features and Services**

- Reval Merge: Keeps municipal and revaluation databases in sync
- Data Mailer Tracking: End-to-end tracking of mailer activity
- Dedicated programming support and exclusive utility programs
- No per-user licensing fees—unlimited users at no additional cost
- Continuous software enhancements based on Assessor feedback

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2. Completed Municipal Revaluations in the Last Five (5) Years

Municipality	Year Assessor	Size	Type	Completion Date
Norfolk 19 Maple Ave- Norfolk, CT. 06058 (860) 542-5287	2024 Rae Ann Walcott	1,238	DM	Jan 2025
North Haven 18 Church Street North Haven, CT. 06473 (203) 239-5321 x610	2024 Gary Johns	9,843	Stat	Jan 2025
Oxford 486 Oxford Road Oxford, CT. 06478 (203) 888-2543 x3021	2024 Penny Mudgett	5,749	DM	Jan 2025
Prospect 36 Center Street Prospect, CT. 06712 (203) 758-4461	2024 Betsy Quist	4,407	DM	Jan 2025
Seymour 1 First Street Seymour, CT. 06483 (203) 881-5013	2024 Tara Keller	6,946	DM	Jan 2025
Torrington 140 Main Street Torrington, CT. 06790 (860) 489-2222	2024 Tom DiStasio	13,410	Stat	Jan 2025
Voluntown 115 Main Street Voluntown, CT. 06384 (860) 376-3927	2024 Cathy Sarvas	1,497	DM	Jan 2025
Woodbridge 11 Meetinghouse Lane Woodbridge, CT. 06525 (203) 389-3416	2024 Marsha Benno	3,300	Hybrid	Jan 2025

Derby 2025 Revaluation

Municipality	Year	Assessor	Size	Type	End
Bethany 40 Peck Road Bethany, CT 06524 (203)393-2100	2023	Betsy Quist	2,452	Hybrid	Jan-24
Cheshire 84 South Main Street Cheshire, CT. 06410 (203) 271-6621	2023	Chris McCardie	10,667	Hybrid	Jan-24
Chester 203 Middlesex Ave Chester, CT. 06412 (860) 526-0013	2023	Emily Eckenroth	2,453	Hybrid	Jan-24
Eastford 10 Westford Rd Eastford CT. 06242 (860) 974-1291	2023	Mary Hawley	2,453	Hybrid	Jan-24
Franklin 7 Meetinghouse Hill Rd Franklin CT 06254 (860) 642-6055	2023	Kim Bechard	2,600	Hybrid	Jan-24
Rocky Hill 761 Old Main St Rocky Hill CT 06067 (860) 258-2722	2023	Stuart Topliff	7,009	Stat	Jan-24
Scotland 9 Devotion Rd Scotland CT 06264 (860) 423-9634	2023	Mary Hawley	2,235	Hybrid	Jan-24
Suffield 83 Mountain Rd Suffield CT 06078 (860) 668-3866	2023	Lisa Trase	6,388	Hybrid	Jan-24
Washington 2 Bryan Plaza Washington Depot CT (860) 868-0398	2023	Cory Iacino	2,606	Hybrid	Jan-24
Watertown 61 Echo Lake Rd Watertown CT 06795 (860) 945-5235	2023	Faith Richmond	9,217	Hybrid	Jan-24
Weston 56 Norfield Road Weston Ct. 06883 (203)222-2606	2023	Denise Hames	3,699	Full	Jan-24
Woodbury 281 Main Street South Woodbury, CT 06798 (203) 263-2435	2023	Rae Ann Walcott	5,178	Hybrid	Jan-24

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Municipality	Year	Assessor	Size	Type	End
Ansonia City Hall 253 Main Street Ansonia CT 06401-1872 (203) 736-5950	2022	David Graybosch II	5,968	Hybrid	Jan-23
Danbury 155 Deer Hill Avenue Danbury CT 06810-7769 (203) 797-4556	2022	Donna Murphy	27,810	Hybrid	Jan-23
Naugatuck 229 Church Street Naugatuck CT 06770 (203) 720-7016	2022	Shelby Jackson	11,313	Stat	Jan-23
North Canaan 100 Pease St. # 2 North Canaan CT 06018-6020 (860) 824-7313	2022	Jennifer Dubray	1,865	Stat	Jan-23
Simsbury 933 Hopmeadow Street Simsbury, CT 06070 (860) 658-3200	2022	Francine Beland	9,410	Hybrid	Jan-23
Ridgefield 400 Main St Ridgefield, Ct 06877 (203) 431-2706	2022	Alfred Garzi	10,380	Full	Jan-23
Roxbury 29 North St Roxbury, Ct 06783 (860) 354-2634	2022	Linda Bertaccini	1,525	Stat	Jan-23
Warren 50 Cemetery Rd Warren, Ct 06754 (860) 868-7881	2022	Linda Bertaccini	1,099	Stat	Jan-23
Waterbury 235 Grand St Waterbury, Ct 06702 (203) 574-6821	2022	Michael Moriarty	34,467	Hybrid	Jan-23

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Municipality	Year	Assessor	Size	Type	End
Ashford 5 Town Hall Rd Ashford, CT 06278 (860) 487-4403	2021	Kara J. Fishman	2,237	Stat	Jan-22
Columbia 323 CT-87 Columbia, Ct 06237 (860) 228-9555	2021	Mary Lavallee	2,629	Stat	Jan-22
East Haven 250 Main St East Haven, Ct 06512 (203) 468-3396	2021	Unoccupied	11,251	Stat	Jan-22
Hebron 15 Gilhead St Hebron, Ct 06248 (860) 228-9406	2021	Debra Gerhardt	4,172	Stat	Jan-22
Killingworth 323 CT-81 Killingworth, Ct 06419 (860) 663-2002	2021	Michael Bekeh	3,080	Full	Jan-22
Montville 310 Norwich-New London Turnpike Uncasville, Ct 06382 (860) 848-8221	2021	Lucy Beit	7,851	Stat	Jan-22
Plymouth 80 Main Street Terryville CT 06786-5107 (860) 585-4004	2021	Rae Ann Walcott	5,052	Stat	Jan-22

Municipality	Year	Assessor	Size	Type	End
Haddam 30 Field Park Drive Haddam, CT 06438 (860) 345-8531 x 213	2020	Tammy Anderson	5,020	Full	Jan-21
Newington 200 Garfield Street Newington Ct. 06111 (860)665-8530	2020	Steve Kosofsky	12,800	Stat	Jan-21
North Stonington 40 Main Street North Stonington Ct. 06359 (860)535-2877 Ext. 24	2020	Darryl DeGrosso	2,365	Full	Jan-21
Prospect 36 Center St Prospect, Ct. 06712 (203)758-44611	2020	Betsy Quist	4,000	Stat	Jan-21
Voluntown 115 Main Street Voluntown Ct. 06384 (860) 376-3602	2020	Chandler Rose	1,494	Stat	Jan-21
Ellington 55 Main Street Ellington, CT. 06029 (860) 870-3109	2020	Kim Bechard	5,421	Full	Feb-21

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3. Revaluations Currently Under Contract

Municipality	Year Assessor	Size	Type	Completion Date
Ashford 5 Town Hall Rd Ashford, CT 06278 (860) 487-4403	2025	2,221	DM	Jan 2026
Colebrook 562 Colebrook Rd Colebrook, CT 06021 (860) 379-3359 x206	2025	967	DM	Jan 2026
Durham 30 Town House Road Durham CT 06422 (860) 343-6709	2025	3,031	Full	Jan 2026
East Hampton 1 Community Drive East Hampton, CT 06424 (860) 267-2510	2025	6,210	Full	Jan 2026
Haddam 30 Field Park Drive Haddam, CT 06438 (860) 345-8531 x213	2025	3,524	DM	Jan 2026
Marborough 26 North Main Street Marborough, CT 06447 (203) 881-5013	2025	2,527	DM	Jan 2026
Newington 200 Garfield St Newington, CT 06111 (860) 665-8535	2025	12,550	Hybrid	Jan 2026
North Stonington 40 Main Street North Stonington, CT 06359 (860) 376-3927	2025	2,441	DM	Jan 2026
Plymouth 80 Main Street Terryville CT 06786	2025	5,207	DM	Jan-2026
Salisbury 27 Main St PO Box 548 Salisbury CT 06068-0548	2025	3,069	Statistical	Jan-2026

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4. Municipalities using eQuality Software

Municipality	
North Haven	Ansonia
North Stonington	Ashford
Oxford	Bethany
Plainville	Bozrah
Plymouth	Cheshire
Prospect	Chester
Ridgefield	Colebrook
Rocky Hill	Columbia
Roxbury	Danbury
Salsbury	Derby
Scotland	Durham
Seymour	East Haven
Shelton	Eastford
Simsbury	Easton
Suffield	Ellington
Torrington	Farmington
Voluntown	Franklin
Warren	Guilford
Washington	Haddam
Waterbury	Hebron
Watertown	Killingworth
Weston	Killingly
Wethersfield	Montville
Wilton	Naugatuck
Windsor Locks	New Canaan
Woodbridge	Newington
Woodbury	Norfolk
	North Canaan

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5. Description of eQuality Valuation CAMA Software

Our flagship product, eQuality CAMA, integrates directly with Quality Data Services' Administrative and Tax systems, offering a unified platform powered by Microsoft SQL. This integration ensures seamless communication between departments and eliminates data silos.

As both a software and revaluation provider, we offer a comprehensive understanding of municipal operations and regulations, especially within the Connecticut market. Through our exclusive development partnership with QDS, we deliver robust software tailored to local needs and state compliance.

Key Benefits:

- Fully integrated CAMA and Admin platform
- Constant development to meet evolving municipal needs
- Intuitive interface designed with Assessor workflows in mind
- Exceeds Connecticut's CAMA grant criteria with advanced features

Security

Security is built into every layer of eQuality CAMA:

- SQL Server authentication at login
- User-level access management controlled by the Assessor
- Public-facing counter access with restricted views

Navigation & Interface

The user interface is highly flexible and customizable:

- Sidebar navigator can be pinned, collapsed, or hidden
- Multi-tab workspace allows for rearranging and side-by-side viewing
- Resizable panels and pages for multitasking

Key Functional Areas

Parcel Search

Refined search capabilities by property type, location, or parcel ID. Navigation tools allow users to cycle through results efficiently.

Advanced Search

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The Advanced Search feature allows users to drill down using nearly any field in the system. This includes identifying parcels with specific outbuildings or features, filtering for properties enrolled in PA 490, isolating commercial office buildings, and more. It's a powerful tool for assessors conducting detailed research or validating valuation criteria.

General & Parcel Characteristics

Consolidated summary of land, building, and owner information. View and compare assessments across multiple years. Built-in error controls prevent data entry mistakes on street names and map references.

Land & Building Details

Custom-defined land types, neighborhood-based pricing, and PA 490 valuation support. Building characteristics include foundation, HVAC, interior/exterior details, and 911 addressing.

Commercial Properties

Supports segmentation by use or occupancy (e.g., mixed-use properties). Tailored to handle varied commercial structures.

Condominiums

Condo models use default values, minimizing manual data entry. Sketches are optional, streamlining setup for new units.

Components

Handles all additional structures or yard items. Components can be drawn, labeled, and attached or detached from the main building.

Notes, Documents & Inspections

- **Notes:** Mark notes as private or public
- **Documents:** Attach relevant images and files
- **Inspections & Hearings:** Log activity and outcomes

Valuation Details

- **Values & Assessments:** Breakdown by land, building, and components
- **Ladder View:** Drill down into how values were calculated
- **Override Options:** Modify condition, grade, and apply obsolescence with justification notes
- **Income & Sales Approaches:** Detailed support for commercial property valuation

Sketching Tools

Our sketch module is powerful yet intuitive, supporting:

- Predefined shapes and measurements
- Easy annotation and labeling
- Smart functions like "Snap to Grid," "Join Shapes," and "Auto Complete"
- Building creation and area calculations

Interfaces & Integrations

- Direct bridge to QDS Admin and Tax
- Standardized exports (e.g., Warren Group, OPM 7-100L)
- GIS integration and tablet export/import tools
- Permit system feeds
- EagleView imagery support

Historical Data

At each Grand List close, a snapshot of parcel data is preserved automatically. This archived data is printable in standardized formats and easily accessible for review.

Reporting & Exports

eQuality CAMA provides multiple reporting tools to meet various needs:

1. **Standard Reports**
 - Field Cards, Edit Reports, Sales Reports, and more
 - Filter and sort options; output to CSV, print, or preview
2. **Reporting Services Reports**
 - Statutory and project-specific reports for state and local compliance
3. **Report & Export Wizard**
 - No database knowledge needed
 - Friendly field labels, filter by real-world values
 - Save and reuse report templates

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This combination of structured and customizable reporting gives users the power to access and analyze data on demand.

Sample Screens

Parcel Search

The screenshot displays the 'Parcel Search' interface. At the top, there are navigation tabs: 'Parcel Search', 'Sketch', 'Building Characteristics', 'Components', 'Notes and Documents', 'Permit Information', 'Reval Tracking Status'. Below the tabs, a search filter panel is visible with the following options:

- Residential
- Condominium
- Commercial
- All

The 'How To Search' section includes:

- Begin With: [Dropdown]
- Find: [Magnifying Glass Icon]
- Cancel: [Red X Icon]
- Total Records Found: 68

The main results area shows a table with the following columns: 'Property Location', 'Number', 'Name', 'TALMADGE', 'Unit'. The table contains 68 rows of data, including entries like '36 TALMADGE HILL RD' and '37 TALMADGE HILL RD'. Below the table, there are fields for 'Property Location Selection' and 'Property Location'.

Advanced Parcel Search

The screenshot shows the 'Advanced Parcel Search' interface. On the right side, there is a list of search criteria with checkboxes:

- All Parcels
- Residential Design
- Commercial Use
- Condo Complex/Model
- Outbuilding
- Special Feature
- Neighborhood
- Zone
- Land Type
- Street
- P490
- Vacant

On the left side, there are sorting options:

- Sort Order: Ascending, Descending
- Sort Fields: [Dropdown]
- Search: [Magnifying Glass Icon]
- Cancel: [Red X Icon]

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General Information

Owner Location: Street # 207 Street KINGS HWY Name: OBRIEN ERIC & CARLA 2nd Name: Care of: Address 1: 102-B KINGS HWY Address 2: City: NORTH HAVEN CT 06473		Transfers Buyer: OBRIEN ERIC & CARLA Seller: US BANK NATIONAL ASSOC Sale Date: 8/24/2018 Sale Price: 250000 Vol/Page: 0975 0387	
Assessment Assmt Year: 2019 Valuation Method: <input type="text"/> Cost		Land Primary Use Code: Residential Land Area (Acres): 3.01 Land Area (Acres) (SF): 131,116 Zone/Neighborhood: R40 R122 Map/Block/Lot: 093 077 Developer Map/Lot: <input type="text"/>	
Buildings Building Use: Single Family Size (SF): 5424 414 Yr. Built: 1976 1985 Condition: Average		Assessed Appraised: Land 153598, Building 420122, Outbuilding 25898, Total 599618 Assessed: Land 107520, Building 294090, Outbuilding 18120, Total 419730	
Photo 		Buildings Building Use: Single Family Size (SF): 5424 414 Yr. Built: 1976 1985 Condition: Average	

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Accounts and Owners

Delete
 Edit
 Add

Account Detail

Unique Id: 00033001 Omit From Web

Name: PUFFENBERGER CRAIG A &

2nd Name: JANSSEN JANET SPINA

Care Of:

Address 1: 95 APPLE LN

Address 2:

City/State/Zip: ROXBURY CT 06783

Volume/Page: 0110 Exempt Status:

Address Type:

Sales And Transfers

Sale Date: 4/28/2010 Sale Type:

Non-Useable Code:

Comments:

Sales Ratio: 1.1011 Sales Assessment Ratio: 1.5730

Valid Sale: Sale Price: 4,376,000 Assessment: 2,781,980 Market Value: 3,974,257

Sale Date	Buyer	Prior Owner	Sale Type	Valid Sale
4/28/2010	PUFFENBERGER CRAIG A	MONTANARO NANCY BUR		<input checked="" type="checkbox"/>
11/4/2005	MONTANARO NANCY BUR	MONTANARO NANCY BUR		<input type="checkbox"/>
1/11/1994	MONTANARO NANCY BUR	MONTANARO NANCY BUR		<input type="checkbox"/>

Sales History

Market Value: 3,974,257

Assessment: 2,781,980

Sale Price: 4,376,000

Valid Sale:

Additional Owners

Name
* <input type="text"/>

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Residential Building

Sketch		Unique: S0272000		Sr No: 41		Street: TALMADGE HILL RD		Unit:		MBL: 115 150 41	
General Description		Building Use		Units		Construction		Year Built/Effective		Wood Frame	
911		Single Family						1987		2000	
Overall Condition		Average		Design (Style)		Colonial		Percent Complete		100	
Foundation		Basement		Basement Finished Area		0		Built-in Garage Bays		0	
Basement Grade		Basement		Basement Walls		Concrete		Foundation Adjust		Wet	
Basement Size/Area		1448		Outside Entry				Sump Pump		<input type="checkbox"/>	
HVAC		Heating		Fuel		Oil		Cooling		0 %	
Interior		Rooms		Ceiling Height		0		Extra Features		1	
Hardwood		Replaces #		Wood Stoves #		0		Special Feature		Whitpool	
Bath Rooms		Attic Finished Area		Attic Access		0		Count		1	
Walls		Bedrooms		Kitchens		1		Half Baths		3	
Finished Area		3250		Rooms		8		Full Baths		0	
Exterior		Exterior Walls		Roof Cover				Roof Type			
Vinyl											
Buildings		No.		Building Use		Style		Size		Year Built	
1		Single Family		Colonial		3250		1987		08	
Condition		Average									

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Condominium Building

Parcel Search		Sketch		Building Characteristics		Components		Notes and Documents		Permit Information		Reval Trackin	
Unique: T0259500		Sr No: 8		Street: ASH LA		Unit:		MBL: 108 177 8					
General Description		Complex		Building Use		Story Height		Yr Built/Er Yr Built		Percent Complete			
911		REGENCY AT PRO:		Residential		2 00		2010 2010		100			
Model		ACORN ELITE		Class		08		Average		Overall Condition			
Style		Townhouse		Basement Finished Area		0		Built in Garage Bays		0			
Basement		Basement %		100		Basement Walls		Foundation Adjust					
Basement Area		964		Outside Entry				Sump Pump		<input type="checkbox"/>			
HVAC		Heating		Forced Hot Air		Fuel		Gas		Cooling		Central	
Interior		Rooms		Hardwood		Kitchen Style				Special Feature		Count	
Bath Rooms		Fireplaces/W Stoves		0		Xtr Fx/Ceiling Height		0		* <input type="checkbox"/>			
Walls		Tim				Attic Acc/Fn Area		0					
Finished Area		Rooms		0		Bedrooms		2		Kitchens		1	
1928		Half Baths		0		Full Baths		2		Details			
Unit Features		Location		Amenities		Amenities		Parking Spaces /Dist		0		0	
Floor/Unit Location		End Unit						Parking Type					
Building No.		1		Building Use		Townhouse		Year Built		2010		Class	
Condominium		Style		Size		1928		Average		08		Condition	
1		Condition		Average									

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Commercial Building

Parcel Search	Sketch	Building Characteristics	Components	Notes and Documents	Permit Information	Reval Tracking
Urque: A0002000	Sr No: 16	Street: BUCKLEY LA	Unit:	MBL: 105 21 16		
Commercial Building Description						
911 Description						
Building Category	Industrial	Overall Condition	Average	Year Built/Effective	1954	1980
Building Use	Light Industrial	Construction Quality	Average	Percent Complete	100	
Class	Wood Frame	Units	0	Stores/Total Area	1.00	2206
Basement						
Basement	Basement	Basement Size	1677	Basement Area	1677	
Basement Percent	100 %	Basement Area	1677	Bsmt Finished Area	0	
HVAC						
Heating	FHA	Floors	Concrete	Walls	M	
Fuel	Oil	Wall Height	9	Interior		
Cooling	0 %	Exterior				
Basement						
Basement	Basement	Basement Size	1677	Basement Area	1677	
Basement Percent	100 %	Basement Area	1677	Bsmt Finished Area	0	
Commercial Segments						
Segment Use	Unfinished Storage	Size (SF)	1677	Stores	1.00	0
	Light Industrial	Size (SF)	1677	Stores	1.00	0
	Light Industrial	Size (SF)	529	Stores	1.00	0
Buildings						
No.	1	Building Use	Light Industrial	Style	Industrial	Size
		Year Built	1954	Class	Wood Frame	Condition
		Average				

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Components/Outbuildings

Parcel Search
Components

Request: 00880000
Sr No: 216
Street: MELROSE RD
Unit:

MBL: 130 53 002

Outbuilding Type: Porch

of Stories: 1 00

Construction: Open

Year Built: 2001

% Complete: 100

Attached:

Basement:

Class: 08

Condition: Average

of Garage Bays: 0

Length: 0 00

Width: 0 00

Area: 75

Additional Living Area:

Override Value:

Value: 1024

Building	Type	Construction	Year Built	Area	Market Value	Attached	Sketched	Override
1	Porch	Open	2001	75	1024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1	Barn	2 Story Fram	1900	3168	23285	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Shed	Frame	1920	468	6318	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	Shed	Frame	1920	64	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Porch	Open	1947	25	218	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Garage	Det 1 Story Fr	1947	820	9225	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Shed	Frame	1947	820	3690	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Barn	2 Story Fram	1947	2460	10849	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Shed	Frame	1947	1302	5859	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Deck	Wood	1947	148	1030	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Derby 2025 Revaluation

Notes and Documents

Parcel Search
Sketch
Building Characteristics
Components
Notes and Documents
Permit Information
Reval Tracking Status

Unique: A0002000 Str No: 16 Street: BUCKLEY LA Unit: MBL: 105 21 16

Inspector's & Waiv / Hearings

Type: Inspect Date: 7/25/2011 Action:

Collector: Data Entry: Refused:

Notes

Note Id: Note Date: 9/30/2005 Follow Up: 1/1/1900 Private: Permanent:

DESCRIP: Related Note Topic: Pre-Conversion:

Category: Note For Card 1:

All Notes

Note Id	Note Date	Follow Up	Category	Topic
DESCRIP	09/30/2005	01/01/1900	Note For Card 1	Pre-Conversion

Documents

File To Add:

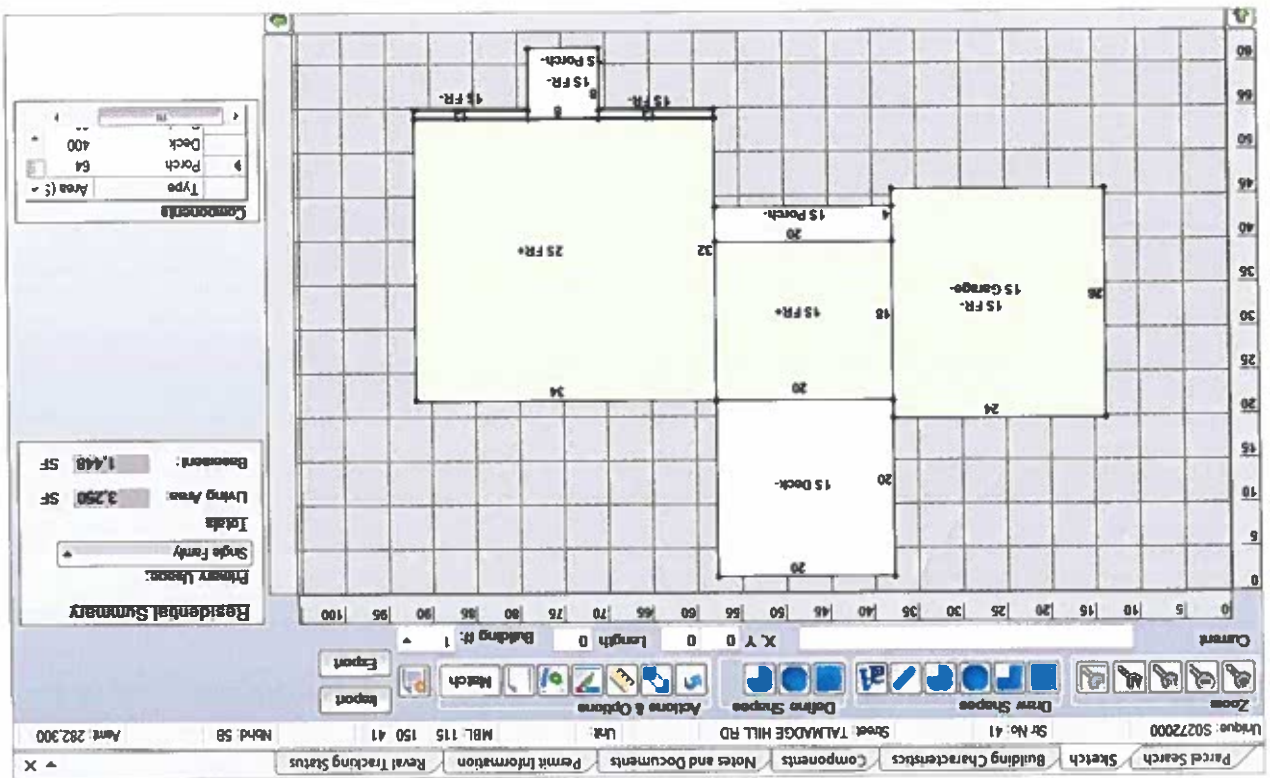
Document Id: Date Filed: 7/25/2011 Doc Type:

Document Id: Topic:

Private: Show Parcel Image:

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Sketch



Parcel Search Data Export Wizard

Export Title: Fields: Sort: Filter: Data

Class
CommSegAbove
CommSegBelow
Condo
CondoAmenities1
CondoAmenities2
CondoComplex
CondoDistance
CondoLocation
CondoModel
CondoStyle
CondoUnitLocation
CondoUseCode
Construction
Cooling
CoolingPct
DesignType
DifferentialFactor
EconomicDepreciation
EYYearBuiltOverride
ExteriorWalls1
ExteriorWalls2
FinishPercent
FloorType1
FloorType2
FuelType
FullBaths
FunctionalDepreciation
GradeFactor

Save Exports New

Field: Direction: Ascending Current Appraised Total

Field	Type	Value
Building Building Type	EQ	Residential
Building Design Type	EQ	

Input Filter Values

Enter filter values for Building Design Type

- Accessory Apartment
- Antique
- Apt House
- Apt/Retail
- Auxiliary Building
- Barn Conversion
- Bldg on Leased Land
- Cabin
- Cape
- Colonial
- Contemporary
- Cottage
- Estate
- Garage/Apt

OK Cancel

Underlying Valuation Model and Methodology

The underlying model uses cost tables to calibrate the values. The equality cost calculates are straight forward. All rates and factors are table driven, there are no behind the scenes calculations. When looking at standard field cards, anyone can take out a calculator and calculate the cost of the Buildings, Outbuildings/Components and Land. Below is a basic overview of the calculation.

Buildings

Residential Base Rate: The base rate for the price per square foot of living area is calculated by the Design Style of the building, then applying a size factor, Construction Factor and Class Factor. For those properties with a grade factor, the factor is then applied to get the final base rate.

Condominium Base Rate: The base rate for the price per square foot of living area is calculated by the Condominium Complex and Model.

Commercial Base Rate (Cost):

Commercial base rates are calculated based on the Use of each segment defined. By providing the ability to identify the Use of each segment of a building mixed use properties this will provide a true blended rate. This rate is also adjusted by the segment being above or below grade, the wall height, and the size factor. By calculating the base rate with this much detail it ensures a defensible value.

All

Additional building items are then added. These can be item such as Bathrooms, Fireplaces, and special features. The Assessor and Supervisor work together to determine what features of the buildings are to be collected and valued. Features also have flexible pricing structures providing the Supervisor with flexibility on how each item may charge. For example, a bathroom in a home with a higher-class factor can be priced at a higher rate by choosing to apply the class factor in the cost table. For all of these items, they can be counted as a percentage, a Unit, or based on the Total Area. The effective age of the structure is used to determine its physical depreciation. Each Building, based on the Design, Condo Complex, or Building Use can use different depreciation schedules. This table uses the Year Built and the Condition of the property to determine the Physical Depreciation.

After all the building and special features have been calculated, Physical Depreciation, Functional and External Obsolesce is applied.

The Outbuildings and Components

Outbuilding and components are calculated based on their type, construction and area/unit/Percent. At the time of the Revaluation, the Assessor and Supervisor will work together to determine the Depreciation option to employ in the Town. The base calculation is simply based on the Outbuilding Type and Construction. The tables can be set up to apply the class factor to the rate. Outbuildings also have multiple ways to determine the depreciation. 1) Straight line depreciation. Each component may have its own life expectancy and maximum depreciation.

- 2) It can use the same depreciation tables as the Buildings to determine the effective age, but of course using the year built and condition of the component.
- 3) For attached, it can use the depreciation already calculated from the building. So regardless of the component's year built and condition it will only use what the building has. This option is rarely used.

Land

At the beginning of the Revaluation Project the Town, working with the Revaluation Supervisor will determine the land types to use as well as the influence factors relevant to their Town. Each land type can also be set up to have its own Connecticut State item code. By using this feature, a parcel can have both a commercial and residential land line with their unique pricing and item codes. It can also allow for a parcel to have multiple house lots. One of which can be the regular house lot with the standard value, and the other being a secondary lot with a lower rate but still using the item code 11. These may be unusual cases, but it is an example of the flexibility eQuality provides. The design of the software provides an unlimited number of land lines and influence factors.

The Land is valued based on the Neighborhood. Each land type within the neighborhood carries its own rate, either a flat rate, typically for house lots, or a rate per acre. Each land type within the neighborhood also has an adjustment code. This adjustment code table, based on the size of the land type, will apply a factor. This determines the land curve.

An additional factor may be applied based on the Zone, although typically this is not used when the neighborhoods are set up to not cross zones.

Land Influences are defined and set up at the start of a project. The town, working with the Revaluation Supervisor, will choose what they want to use, for example: not all towns may use Runway Protection. Each land line can have multiple influence codes and influence amounts, to multiple land lines. Land influence factors may be used to either reduce or increase the value of a parcel.

Each land line may also have 490 acreage. The town also has the ability to add two additional categories to the 490 classifications. The 490 Rates are set at the beginning of the Revaluation based on the State guidelines with any changes at the request of the Assessor.

Methodologies Used for Appraising

In estimating the market values of the properties, the three usual approaches to value will be considered, i.e., the sales comparison approach, the income capitalization approach and the cost approach. Each property will be appraised utilizing the methods appropriate for that specific property, summarized as follows:

- Vacant Land – Comparable Sales Approach (and Land Residual Analysis)

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- Improved Residential – Cost / Comparable Sales Approach
- Improved Commercial – Cost / Comparable Sales / Income Approach
- Improved Industrial – Cost / Comparable Sales / Income Approach
- Condominium - Comparable Sales Approach
- Special Purpose and Exempt Property – Cost / Comparable Sales Approach

Cost Approach - In developing the cost approach, land values will be arrived at utilizing comparable land sales or via the land residual analysis. Additional land sales from outside the Town will be developed if sufficient comparable sales within the Town do not exist (i.e., large parcels of land). Replacement cost estimates for the buildings and site improvements are developed using Marshall Valuation Service, or a comparable cost service employed by the Town as a guide. Trended historic costs will also be considered for recently constructed properties. Deductions for accrued depreciation, and/or additions for developer's profit will be applied based on our physical inspection of the property and market factors.

Sales Comparison Approach – This approach involves a study of recent transfers of properties similarly improved to the subject. These properties are compared and adjusted to the subject property, with consideration given to such value-influencing variables as time, location, physical characteristics of the site and improvements, financing, conditions of sale, etc. Sales of comparable properties will be physically inspected, verified and fully developed. Accurate sales data serves as the foundation of the valuation process. All comparable sales will be physically inspected, verified and fully developed. Terms of the sale, purchase price, financing, special conditions, etc. will be explored and verified to judge the validity of the sales. Comparable sales throughout the State of Connecticut will be developed for significant properties that compete outside the local market. A commercial sales book will be prepared detailing all verified commercial/industrial properties to assist in accurate valuations and to provide support during the informal public hearings.

Income Approach - The income capitalization approach will be developed via direct capitalization through the application of an overall capitalization rate. Gross rent multiplier analysis will be developed for small multi-family properties. Market income, vacancy and expenses will be arrived at by examining confidential income and expense forms submitted by property owners, as well as gathering comparable data from outside the town for regional properties as needed. Capitalization rates will be developed utilizing comparable sales data, the band-of-investment technique, debt-coverage formula, and investor surveys.

Sales analyses performed to verify the accuracy of valuations

Sales analysis of properties shall be performed as a means of substantiating the values derived. These analyses shall be done on the aggregate of all residential properties and on each of the neighborhoods/market areas previously delineated. The following tests and analyses are conducted to ensure quality revaluation for the Town.

- Coefficient of dispersion and variance tests
- Price related differential testing

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- Isolating the effect of age, style and location on value
- Statistical measures of standard deviation, mean, mode and median
- Tracking of listings and sales
- Verification of sales data to include condition of sale, financing and terms of transfer
- Sales verification questionnaires are sent at the company's expense for analysis.

Utilizing the **online listings** of Sales provides the Supervisors with an *inside view* of the buildings for sale. Being able to view the information at the desk of a supervisor is far more valuable than multiple attempts to enter a property after it has sold. The information is not only very accurate, but it allows the Supervisor to accurately assess the Class and Condition as well as all interior features of the homes. This also provides input on home For Sale, not just properties that have sold. The Supervisor may request an inspection if any questions arise with the data or if they are questioning the sale.

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Sample of back page of Sales Verification Form

Unique ID: 41022790C
 Property Location: RUSSO AVE 173 657
 Owners: FNECHETTE SUZANNE

1. What was the total purchase price? \$ _____

2. Was a Real Estate Broker/Agent involved? Yes NO

3. Were you under pressure to buy quickly? Yes NO

4. Was this a bank owned purchase? Yes NO

5. Was this sale between members of the same family? Yes NO

6. Prior to purchase, did you rent this property with an option to buy? Yes NO

7. Did the sale consist of more than one parcel of land? Yes NO

8. Was this property a newly constructed home? Yes NO

8a. If there were extras in addition to the contract price, please itemize them and their associated cost: _____

9. What was the condition of the property at the time of purchase? Excellent Good Average Fair Poor

10. Was there a home inspection performed by a Connecticut licensed home inspector? Yes NO

10a. If repairs were necessary prior to the purchase, describe the nature and cost of repairs. _____

10b. How much did the impact of these repairs affect the purchase price? \$ _____

11. List any improvements to the property since your purchase. _____

12. List any special financing associated with this transaction
 For example: Did the seller pay the points and/or closing costs, take back a mortgage, etc.? _____

13. List any personal property or other assets included in the sale price. _____

Please make any additional comments that you think may be relevant to the conditions of the sale.
 For example: Was a house taken in trade, the price affected by your relationship with the owner/builder, etc.) _____

 Date

 Signature

6. Public Relations Program

eQuality recognizes that the perceived success of a Revaluation can depend on the degree to which the public understands the purpose, benefits and procedures of the revaluation. Especially in these difficult economic times it is important to understand the attitudes and concerns of the public.

eQuality shall provide reasonable assistance to the Assessor in conducting a program of public information through the press and other media. This will include but not be limited to meetings with citizens, clubs, associations and property groups as a means of establishing understanding and support for the revaluation. eQuality shall have visual aids and other media at its disposal to this end. The Assessor shall approve all public media information prior to its release. At minimum, the following points will be addressed as often as possible:

- Significance of Property Tax
- Necessity of Project
- Purpose and methods of project
- Equity
- Role of Town
- Role of the Contractor
- Role of the Assessor
- Cooperation of parcel owners is key to successful project
- Necessity of Data Collectors
- Caliber and training of data collectors
- Valuation procedures
- Informal Hearings
- Need for data quality control
- Full disclosure aspect throughout project

By utilizing the eQuality Software package, you will also receive the eQuality web site which provides the public with information about what a revaluation is and what can be expected. In addition, upon approval of the Assessor, for the preparation of the Informal Hearing process, the ability for the public to access assessment information is vital. Open communication builds trust with the public. Sharing the information gathered as well as the process used to establish the valuation of property depicts transparency and accountability. The web pages can be tailored specifically to the needs of the municipality.

- Information on the informal hearing process and what to bring to the hearing
- Web site updates with sales information
- Web site updates with final field cards information

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7. Revaluation Certificate



8. Bid Bond
Attached

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Completion Date and Time Schedule
The project summary schedule is outlined below.

Completion Dates	Key Milestones
7/1/2025	Project Start no later than
10/1/2025	Complete and deliver to the Assessor commercial, industrial, public utility and tax-exempt valuations (except for current building permits)
10/1/2025	Complete and deliver to the Assessor, land study and values.
10/1/2025	Complete and deliver building cost manual
10/1/2025	Complete and deliver to the Assessor, study of market rents, expenses and capitalization factors.
10/8/2025	Building Permit and inspections completed
10/8/2025	Review of all sales that occurred two years prior to assessment date to be completed. (two years may be extended if necessary)
11/1/2025	Final Analysis to be completed. The contractor will field review all parcels after values have been set to verify that the application of the valuation methodology employed has resulted in the uniform and consistent valuation of comparable sales.
11/17/2025	Deliver completed CAMA database with digital images, property record cards with all measurements, listings, sketches, pricing and suggested values including PA490 land pricing to Assessor
11/17/2025	Assessor completes review and final adjustments made for real property no later than
11/24/2025	Assessment change notices mailed to comply with requirements of Connecticut State statutes, Section 12-62(f). (Contractor to pay postage)
12/8/2025	Informal Hearings to begin
12/22/2025	Informal Hearings end by
1/12/2026	Notices of results of informal hearings shall be completed on forms approved by the Assessor and mailed out (Contractor to pay postage), computer file is updated and final property record cards printed and delivered to Assessor no later than
1/12/2026	Contractor will prepare for submission to the Office of Policy and Management all analysis and reports necessary for the certification of the revaluation project

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Payment Schedule for Percentage of Completed Work

Phase	Percent	Amount
Bonding, Project Startup, Project Management, Project Support	10%	9,800
Images, Collection and Entry	35%	34,300
Valuation Analysis and Review	40%	39,200
Print and Mail Notices	5%	4,900
Informal Hearings Completed and Final Adjustments Made	8%	7,840
BAA and Final Work Products	2%	1,960
Total	100%	98,000
Residential Data Mailer Print and Processing		11,000
Credit		9,000
Final Total with Data Mailers		100,000
Estimated Postage for Mailers		1,700

Field Review

The grading of each dwelling is the process of assigning a construction quality rating to a set of construction specifications. The specification for each class or grade identifies and describes the specific characteristics of building materials and workmanship that distinguishes that class from the others. Even though a building is modern, attractive and well designed, the presence of inferior building material, equipment, or poor workmanship will adversely affect the value of the property.

The construction quality is a composite characteristic. It describes the cumulative effects of workmanship, the cost of materials and the individuality of design. Quality-class ratings are assigned without regard to the condition of the building. The class is assigned as if the building was just built.

The Class and Grading guidelines are initially set based on the current data. The Supervisor working with the Assessor establishes the guidelines for grading the Municipality at the beginning of the Revaluation project. Typically, this is achieved by performing a pre-review drive by of specific pockets of Municipality to ensure the consistency in grading by all parties involved in the valuation and grading of properties.

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eQuality has a proprietary program used strictly for the Field Review Process. This tool utilizes our Tablet technology to provide the Reviewers with the ability to immediately see the cause and effect of changes in the field review process. It provides the reviewers with summary information on one screen necessary to make the field review changes. It has a one click function to indicate what parcels have been reviewed or if additional investigation is needed. Changes are logged and tracked for reporting purposes.

Location: 45 ALM Unit: Nbnhd: 101 Zone: RA20 Occupancy: Single Family

Reval Appraised Old To New

2020	2021	1 Building
94,429	94,400	Over
95,714	97,200	Adj
0	0	New/Old
190,143	191,600	100.77%

Building Value

Attached OB	97,200
Total Bldg	97,200
Sale Price	0
Sales Ratio	97,200

Field Review Comments

Land Type	Acres	PA490	Rate	Size Adj	Influence	Non Value
House Lot	0.36		104.95	0.90	94,400	94,400

Permits

Permit #	Date	Status	%	Reason
LC550	9/12/...	Closed	100.00	ADD FB

Hearings

eQuality provides a web site where taxpayers can enter the online Revaluation database where they can access their field card, review the sales used for the Revaluation or look up any other property in the municipality. From this site they can also set up an informal hearing appointment or they can submit an informal hearing form and attach documents for our review. All public hearings are held by phone or by accepting online hearings form. If requested, a virtual inspection can be conducted.