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Received
 JUL 07 2025
 Derby, CT Town Clerk's Office

JULY 2025 REFUNDS
 TO BE APPROVED

NAME	REQUESTOR	ADDRESS	DESCRIPTION	BILL NUMBER	TYPE	REASON	AMOUNT
90 PERSHING DRIVE ASSOC LLC	TAXPAYER	470 JAMES ST STE 07, NEW HAVEN, CT 06513	90 PERSHING DR	2024-17-3098	CF	OVERPAYMENT	(\$69.40)
BURGESS-FOSTER CHATERINE A	TAXPAYER	29 FRANCIS ST, ANSONIA, CT 06401	70 KINGS CT	2023-01-558	RE	OVERPAYMENT	(\$301.00)
CAMACHO DIANA	TAXPAYER	261 NEW HAVEN AVE, DERBY, CT	350189	2015-03-11116	MV	OVERPAYMENT	(\$22.52)
CANTAS ILKER	TAXPAYER	9 COMMODORE COMMONS, DERBY, CT 06418	9 COMMODORE COMMONS	2023-01-3413	RE	OVERPAYMENT	(\$1,839.33)
DAVIS SEAN	TAXPAYER	37 BURTVILLE AVE UNITE 26, DERBY, CT 06418	26 COMMODORE COMMONS	2024-17-5317	CF	OVERPAYMENT	(\$132.36)
DEFEO ARLENE A (EST)	TAXPAYER	2885 MAIN STREET, STRATFORD, CT 06614	22 KINDLE LN - VARIOUS	2024-07 & 17-849	SU&CF	OVERPAYMENT	(\$15.62)
DEFEO ARLENE A (EST) ESTWAN THEODORE J JR & CYNTHIA A	TAXPAYER	2885 MAIN STREET, STRATFORD, CT 06614	22 KINDLE LANE	2023-01-1013	RE	OVERPAYMENT	(\$203.21)
	TAXPAYER	35 SODOM LN, DERBY, CT 06418	43 FRANKLIN AVE 223	2023-07-5246	SU	OVERPAYMENT	(\$382.17)
FITCH HELENE E	TAXPAYER	223 SHAGBARK DR, DERBY, CT 06418	ORANGEWOOD EAST	2023-01-1384	RE	OVERPAYMENT	(\$2,109.53)
GERCKENS KEVIN A	TAXPAYER	65 HILLCREST AVE, DERBY, CT 06418-2232	F65318	2023-03-53410	MV	OVERPAYMENT	(\$382.82)
HYUNDAI LEAS TITLING TRUST	LEASING COMPANY	3161 MICHELSON DR STE 1900, IRVINE, CA 92612- 4418	VARIOUS	VARIOUS	MV&MVS	OVERPAYMENT	(\$901.23)
JURGENS VIRGINIA	TAXPAYER	190 NEW HAVEN AVE UNIT 3, DERBY, CT 06418	3 THIRTY FOUR WEST CONDOS	2023-01-1971	RE	OVERPAYMENT	(\$1,000.00)
LEONE DOUGLAS J	TAXPAYER	45 LAUREL DRIVE, EASTON, CT 06612	178 NEW HAVEN AVE	2024-17-1805	CF	OVERPAYMENT	(\$132.36)

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MANDELA HENRY C	TAXPAYER	50 SILVER HILL RD, DERBY, CT 06418	50 SILVER HILL RD	2021-01-2023	RE	OVERPAYMENT	(\$4,711.46)
MARTIN SANDRA C	TAXPAYER	30 CHATFIELD ST #1, DERBY, CT 06418	728205	2023-03-55610	MV	OVERPAYMENT	(\$12.52)
MCGOVERN JESSALYN ROSE	TAXPAYER	29 HOWARD AVE, ANSONIA, CT 06401-2018	417401 213	2022-03-11346	MV	OVERPAYMENT	(\$69.14)
MITCHELL KENNETH E JR ESTATE OF	TAXPAYER	31 UPLAND TERRACE, ANSONIA, CT 06401	ORANGEWOOD EAST	2023-01-2681	RE	OVERPAYMENT	(\$1,606.22)
MYERS DANIEL	TAXPAYER	49 ACADEMY HILL RD, DERBY, CT 06418	49 ACADEMY HILL RD	2024-17-3412	CF	OVERPAYMENT	(\$280.13)
NISSAN INFINITI LT LLC	LEASING COMPANY	PO BOX 254648, SACRAMENTO, CA 95865	302442	2023-03-56494	MV	OVERPAYMENT	(\$341.78)
RIVERA MEJIA JULIAN J ROSARIO-ROSARIO ANGEL M	TAXPAYER	158 NEW HAVEN AVE FL 2, DERBY, CT 06418-2113	A77779	2023-03-57540	MV	OVERPAYMENT	(\$15.82)
	TAXPAYER	10 MASON ST, DERBY, CT 06418	036721	2022-04-81516	MVS	OVERPAYMENT	(\$32.29)
SHEPARD KIMBERLY SIMONU LAURIE & LAPRISE RUSSELL	TAXPAYER	14 BENANTO DRIVEX DERBY, CT 06418	14 BENANTO DR	2024-07&17-5244	SU&CF	OVERPAYMENT	(\$326.54)
	TAXPAYER	9 WINTER ST, DERBY, CT 06418	9 WINTER ST	2024-078-984	SU	OVERPAYMENT	(\$10.00)
THIEKE COURTNEY D	TAXPAYER	172 SHAGBARK DR, DERBY, CT 06418-2619	176625	2023-03-58756	MV	OVERPAYMENT	(\$16.55)
TOYOTA LEASE TRUST TUCKER-WILLIAMS SHARNAY	LEASING COMPANY	525 FELLOWSHIP RD, STE 330, LOCKBOX 830238, MT LAUREL, NJ 08054-3415	VARIOUS	VARIOUS	MV	OVERPAYMENT	(\$2,301.22)
	TAXPAYER	71 SENTINEL HILL RD, DERBY, CT 06418	71 SENTINEL HILL RD	2022-01-3532	RE	OVERPAYMENT	(\$109.88)

(\$17,325.10)

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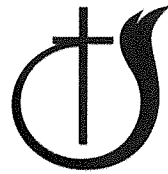
NOTICE

The City of Derby will be presenting the Connecticut Department of Transportation, Local Transportation Capital Improvements Program (LOTICIP) project L036-0002 – Division Street and Seymour Avenue Safety Improvements at the Board of Alderman meeting at 7:00 pm on July 10th in the Aldermanic Chambers of City Hall at 1 Elizabeth Street and via Zoom.

<https://www.derbyct.gov/events/91108/>

The project focuses on pedestrian safety and Complete Streets design. The improvements include new curb, sidewalk, lighting, accessible ramps and crosswalks on portions of Division Street and Seymour Avenue.

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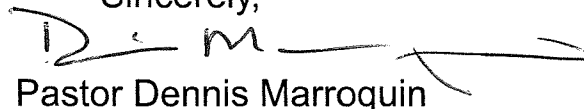
NEW BEGINNINGS
Church Of God

06/23/25

New Beginnings Church located at 101 Elizabeth St., is requesting to use the Derby Green on July 26 from 2pm to 6pm. We will be having a "Kids Fest" for the community. This will include music and games for the kids. Our mission for this day is to serve the community and at the same time raise money for the Derby Fire Dept. We will be reaching out to the Fire Department to see if they can join us so kids get to know them also.

If you have any questions please call me. 203-540-4509

Sincerely,


Pastor Dennis Marroquin

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Derby, CT Town Clerk's Office

CITY OF DERBY, CONNECTICUT

CONTRACT

REAPPRAISAL AND REVALUATION OF TAXABLE AND TAX-EXEMPT REAL PROPERTY
LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF DERBY, CONNECTICUT EFFECTIVE
OCTOBER 1, 2025

This Contract is made as of the ____ day of June 2025 (the "Effective Date"), by and between the **CITY OF DERBY, Connecticut**, a municipal corporation organized and existing under the laws of the State of Connecticut (the "City"), and **eQuality Valuation Services, LLC** (the "Contracting Party").

WITNESSETH THAT:

WHEREAS, the **CITY**, through its **ASSESSOR**, plans to undertake a complete reappraisal and revaluation of all property located within the corporate limits of the **CITY**, and

WHEREAS the **CONTRACTOR** is to assist the **ASSESSOR** in making such reappraisal and revaluation and represents that it is experienced and qualified to carry on such work and is familiar with the recognized appraisal practices and with the standards required for determining valorem values for assessment purposes.

NOW, therefore the **CITY** and the **CONTRACTOR**, under the conditions and the consideration hereinafter set forth, hereby agree to the following:

1. **ENGAGEMENT OF CONTRACTOR**

The **CITY** hereby engages the **CONTRACTOR**, and the **CONTRACTOR** hereby agrees to make a complete reappraisal and revaluation of all real property located within the corporate limits of the **CITY** and to perform all the services and furnish all the records, materials, forms, and supplies required by and in complete accordance with the **CONTRACT SPECIFICATIONS**. A copy is attached hereto and made a part hereof (Appendix A) all such labor, records, materials, forms and supplies to comply with the requirements of the pertinent Connecticut General Statutes and Special Acts, pertinent Regulations of Connecticut State Agencies, pertinent rulings of the Secretary of Office of Policy and Management, pertinent ordinances and agreements of the **CITY**, and pertinent decisions of several courts.

2. **COMMENCEMENT AND COMPLETION DATES**

- a. The **CONTRACTOR** agrees to commence all work on or before July 21, 2025.
- b. The **CONTRACTOR** agrees to complete the work through the informal public hearings on or before January 10, 2026.
- c. The **CONTRACTOR** agrees to adhere to the time schedule for the revaluation project as set forth in the **CONTRACT**.

3. **COMPENSATION**

The **CITY** agrees to pay the **CONTRACTOR** the total sum of \$100,000 as compensation for the services to be performed, including the conversion of the Assessor's prior Tylor CLT CAMA software to eQuality Software. The operating systems, the database records, materials, forms and supplies shall be furnished by the **CONTRACTOR**. The **CONTRACTOR** and the **CITY** agree that the methods of billing and payments shall be set forth in the **CONTRACT SPECIFICATIONS**.

4. **TRANSFER, ASSIGNMENT AND SUBLETTING OF CONTRACT**

The **CONTRACTOR** agrees that it shall not transfer, assign or sublet the **CONTRACT**, or any part therein, or any interest therein without first receiving prior written approval from the **CITY** and the bonding company. The **CONTRACTOR** further agrees that any such assignment or transfer without prior written approval by the **CITY** and bonding company shall not release the **CONTRACTOR** from any responsibility or liability as set forth in this **CONTRACT** and specifications.

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5. **INDEMNIFICATION AND CONDITIONS**

- a. The **CONTRACTOR** is an independent **CONTRACTOR** and shall not be construed to be an agent or employee of the **CITY OF DERBY**. The **CONTRACTOR** further agrees to indemnify, hold harmless and defend the **CITY** at the **CONTRACTOR'S** expense from any and all liability for loss, damage or expense for which it may be held liable by reason of injury, including death, to any person or damage to any property arising out of or in any manner connected with the operations to be performed under the **CONTRACT**. Costs and expenses for or on account of any patented or copyrighted equipment, materials, articles or processes used in the performance of this **CONTRACT** shall be the responsibility of the **CONTRACTOR**.
- b. Upon execution of this **CONTRACT**, and thereafter, no less than fifteen (15) days prior to the expiration date of any insurance policy delivered pursuant to this **CONTRACTOR** shall deliver to the **CITY** a certificate(s) of insurance to show compliance with the specifications.
- c. Financially responsible insurers duly licensed to do business in the State of Connecticut shall issue each policy of insurance. The insurers shall be reasonable and acceptable to the **CITY** and shall have an A.M. Best Company rating of "A/VII" or better.
- d. Each policy of insurance shall include a waiver or subrogation in favor of the **CITY** and shall provide no less than thirty (30) day notice to the **CITY** in the event of a cancellation or change in conditions or amount of coverage.
- e. The **CONTRACTOR** will promptly notify the **CITY** of any claim or case formally brought against the **CONTRACTOR**.

6. **MISREPRESENTATION OR DEFAULT**

The **CITY** may void this agreement if the **CONTRACTOR** has materially misrepresented any offering or defaults on any contract with a Connecticut municipality.

7. **CANCELLATION**

The **CITY** shall have the right at its option and without prejudice to terminate the **CONTRACT** and withhold any payments due if the **CONTRACTOR** does not pay its debts as they become due. If a receiver is appointed for its business or its assets and not voided within sixty (60) days, the **CONTRACTOR** shall make an assignment for the benefit of its creditors or interest herein which shall be sold under execution of, it shall be adjudicated insolvent or bankrupt then and forthwith thereafter.

If the **CONTRACTOR** fails to perform the **CONTRACT** in accordance with its terms or if the **CITY** reasonably doubts that the **CONTRACTOR'S** work is progressing in such a manner as to ensure compliance with the schedule of completion dates set forth in the **CONTRACT SPECIFICATIONS** and any addendum thereto, the **CITY** shall have the right, upon seven (7) days written notice to the **CONTRACTOR** and its surety bonding company to declare the contract in default and thereby terminated. The **CITY** shall then have the right to award the **PROJECT** or the remaining work thereof to another **CONTRACTOR**. If this termination clause is invoked, the **CONTRACTOR'S** agents and employees shall, at the **ASSESSOR'S** direction, vacate in an orderly fashion the office space provided by the **CITY** (if applicable), leaving behind all properly filed and indexed records, as well as any and all property of the **CITY**. Any funds held by the **CITY** under the **CONTRACT** shall become the property of the **CITY** to the extent necessary to reimburse the **CITY** for its cost in obtaining another **CONTRACTOR** and supervising the transition.

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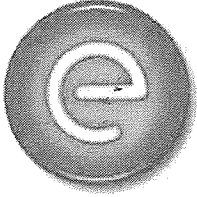
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eQuality Valuation Services, LLC.

Derby

Specifications:

2025 Revaluation Services

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Derby 2025 Revaluation

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1. Transmittal Form

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

Contact Information

Vincent Crudele
 President
 Phone: 203-755-9031
 Fax: 203-574-4360
 vincent@qds.biz

Vicki Powell-Crudele
 Director of Product Development
 Phone: 203-635-4506
 Fax: 203-574-4360
 vicki@qds.biz

Project as Outlined

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

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- 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

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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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Derby 2025 Revaluation2. 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

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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 McCardle	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 Gilead St Hebron, Ct 06248 (860) 228-9406	2021	Debra Gernhardt	4,172	Stat	Jan-22
Killingworth 323 CT-81 Killingworth, Ct 06419 (860) 663-2002	2021	Michael Bekech	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 DelGrosso	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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Derby 2025 Revaluation**3. Revaluations Currently Under Contract**

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

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4. Municipalities using eQuality Software

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

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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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General Information

Owner

Location Street # Street

Name

2nd Name

Care of

Address 1

Address 2

City

Assessment

Asmt Year	2019		Valuation Method	Cost
	Appraised		Assessed	
Land	153598		107520	
Building	420122		294090	
Outbuilding	25898		18120	
Total	599618		419730	

Transfers

Buyer

Seller

Sale Date Valid Sale

Sale Price

Vol/Page

Land

Primary Use Code

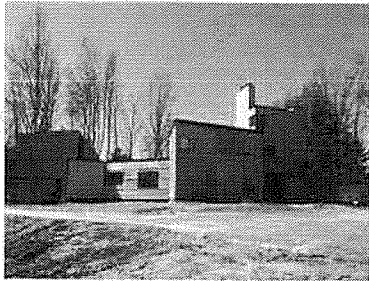
Land Area (Acres) (SF)

Zone/Neighborhood

Map/Block/Lot

Developer Map/Lot

Photo



Buildings

Building Use	Size (SF)	Yr. Built	Condition
Single Family	5424	1976	Average
Single Family	414	1985	Average

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Residential Building

Sketch	Building Characteristics	Components	Notes and Documents	Permit Information	Reval Tracking Status	General														
Unique: S0272000	Str No: 41	Street: TALMADGE HILL RD	Unit:	MBL: 115	150	41														
General Description																				
911	Building Use: <u>Single Family</u>	Units: <u> </u>	Construction: <u>Wood Frame</u>																	
	Class: <u>08</u>	Stories: <u>2.00</u>	Year Built/Effective: <u>1987</u> <u>2000</u>																	
	Overall Condition: <u>Average</u>	Design (Style): <u>Colonial</u>	Percent Complete: <u>100</u>																	
Foundation																				
	Basement: <u>Basement</u> <u>100</u> %	Bsmt Finished Area: <u>0</u>	Built-in Garage Bays: <u>0</u>																	
	Basement Grade: <u> </u>	Basement Walls: <u>Concrete</u>	Foundation Adjust: <u>Wet</u>																	
	Bsmt Size/Area: <u>1448</u> <u>1448</u>	Outside Entry: <u> </u>	Sump Pump: <input type="checkbox"/>																	
HVAC																				
	Heating: <u>Hot Water</u>	Fuel: <u>Oil</u>	Cooling: <u> </u> <u>0</u> %																	
Interior																				
	Floors: <u>Hardwood</u>	Ceiling Height: <u>0</u>	Extra Fixtures: <u>1</u>																	
	Bath Floors: <u> </u>	Fireplaces #: <u>0</u>	<table border="1"> <thead> <tr> <th>Special Feature</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Whirlpool</td> <td>1</td> </tr> <tr> <td>*</td> <td></td> </tr> </tbody> </table>	Special Feature	Count	Whirlpool	1	*												
Special Feature	Count																			
Whirlpool	1																			
*																				
	Walls: <u> </u>	Wood Stoves #: <u>0</u>																		
	Kitchen: <u> </u>	Attic Access: <u> </u>																		
	Trim: <u> </u>	Attic Finished Area: <u>0</u>																		
<table border="1"> <thead> <tr> <th>Finished Area</th> <th>Rooms</th> <th>Bedrooms</th> <th>Kitchens</th> <th>Full Baths</th> <th>Half Baths</th> <th></th> </tr> </thead> <tbody> <tr> <td>3250</td> <td>8</td> <td>4</td> <td>1</td> <td>3</td> <td>0</td> <td><input type="button" value="Details"/></td> </tr> </tbody> </table>							Finished Area	Rooms	Bedrooms	Kitchens	Full Baths	Half Baths		3250	8	4	1	3	0	<input type="button" value="Details"/>
Finished Area	Rooms	Bedrooms	Kitchens	Full Baths	Half Baths															
3250	8	4	1	3	0	<input type="button" value="Details"/>														
Exterior																				
	Exterior Walls: <u>Vinyl</u>	Roof Cover: <u> </u>	Roof Type: <u> </u>																	
Buildings																				
	No.	Building Use	Style	Size	Year Built	Class	Condition													
	1	Single Family	Colonial	3250	1987	08	Average													

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Condominium Building

Parcel Search	Sketch	Building Characteristics	Components	Notes and Documents	Permit Information	Reval Trackin														
Unique: T0259590		Str No: 8	Street: ASH LA	Unit:	MBL: 108 177 8															
General Description																				
911	Complex	REGENCY AT PRO:	Building Use	Residential	Story Height	2.00														
	Model	ACORN ELITE	Class	08	Yr Built/Est Yr Built	2010 2010														
	Style	Townhouse	Overall Condition	Average	Percent Complete	100														
Foundation																				
	Basement	Basement 100 %	Bsmt Finished Area	0	Built-in Garage Bays	0														
	Basement Grade		Basement Walls		Foundation Adjust															
	Basement Area	964	Outside Entry		Sump Pump	<input type="checkbox"/>														
HVAC																				
	Heating	Forced Hot Air	Fuel	Gas	Cooling	Central 100 %														
Interior																				
	Floors	Hardwood	Kitchen Style		Special Feature Count															
	Bath Floors		Fireplaces/W Stoves	0 0	* []															
	Walls		Xtr Fnc/Ceiling Height	0 0																
	Trim		Attic Acc/Fin Area	0																
<table border="1"> <thead> <tr> <th>Finished Area</th> <th>Rooms</th> <th>Bedrooms</th> <th>Kitchens</th> <th>Full Baths</th> <th>Half Baths</th> <th></th> </tr> </thead> <tbody> <tr> <td>1928</td> <td>0</td> <td>2</td> <td>1</td> <td>2</td> <td>0</td> <td>Details</td> </tr> </tbody> </table>							Finished Area	Rooms	Bedrooms	Kitchens	Full Baths	Half Baths		1928	0	2	1	2	0	Details
Finished Area	Rooms	Bedrooms	Kitchens	Full Baths	Half Baths															
1928	0	2	1	2	0	Details														
Unit Features																				
	Location		Amenities		Parking Spaces /Dist	0 0														
	Floor/Unit Location	End Unit	Amenities		Parking Type															
Buildings																				
	No.	Building Use	Style	Size	Year Built	Class	Condition													
	1	Condominium	Townhouse	1928	2010	08	Average													

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Commercial Building

Parcel Search	Sketch	Building Characteristics	Components	Notes and Documents	Permit Information	Reval Tracking
Unique: A0002000		Str 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	Stories/Total Area	1.00 2206	
Basement						
Basement	Basement	Basement Size	1677	Special Feature Count		
Basement Percent	100 %	Basement Area	1677	* []		
Basement Grade		Bsmt Finished Area	0			
HVAC						
Heating		FHA	Interior		Exterior	
Fuel		Oil	Floors	Concrete	Exterior Walls	
Cooling		0 %	Walls	Nil	Roof Type	
			Wall Height	9	Roof Cover	
Commercial Segments						
Segment Use	Size (SF)	Stories	Below Grade	Units	Comments	
Unfinished Storage	1677	1.00	<input checked="" type="checkbox"/>	0		New
Light Industrial	1677	1.00	<input type="checkbox"/>	0		Edit
Light Industrial	529	1.00	<input type="checkbox"/>	0		Delete
Buildings						
No.	Building Use	Style	Size	Year Built	Class	Condition
1	Light Industrial	Industrial	2206	1954	Wood Frame	Average

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Components/Outbuildings

Parcel Search Components
 Unique: 00880000 Str No: 216 Street: MELROSE RD Unit: MBL: 130 53 002

Components

Outbuilding Type: **Porch** Class: **08** Override Value:
 # of Stories: **1 00** Condition: **Average** Value: **1024**
 Construction: **Open** # of Garage Bays: **0**
 Year Built: **2001** Length: **0 00**
 % Complete: **100** Width: **0 00**
 Basement: **Attached** Area: **75** Additional Living Area:

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"/>

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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

Inspections & Visits / Hearings

Type: Inspect Date: 7/25/2011 Notes: Collector: Date Erav: Relused:

Notes

Note Id: DESCRIP Related Note: Topic: Pre-Conversion

Note Date: 9/30/2005 Category: Note For Card 1

Follow Up: 1/ 1/1900 Private: Permanent: Add Save Delete

Note: |

All Notes

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

Add Save Erase

Documents

Document Id: Topic:

Date Filed: 7/25/2011 Doc Type: Private: Show Parcel Image:

File To Add Permanent: Add Save Erase

Document Id	Document Date	Topic	File Name	Type	Private

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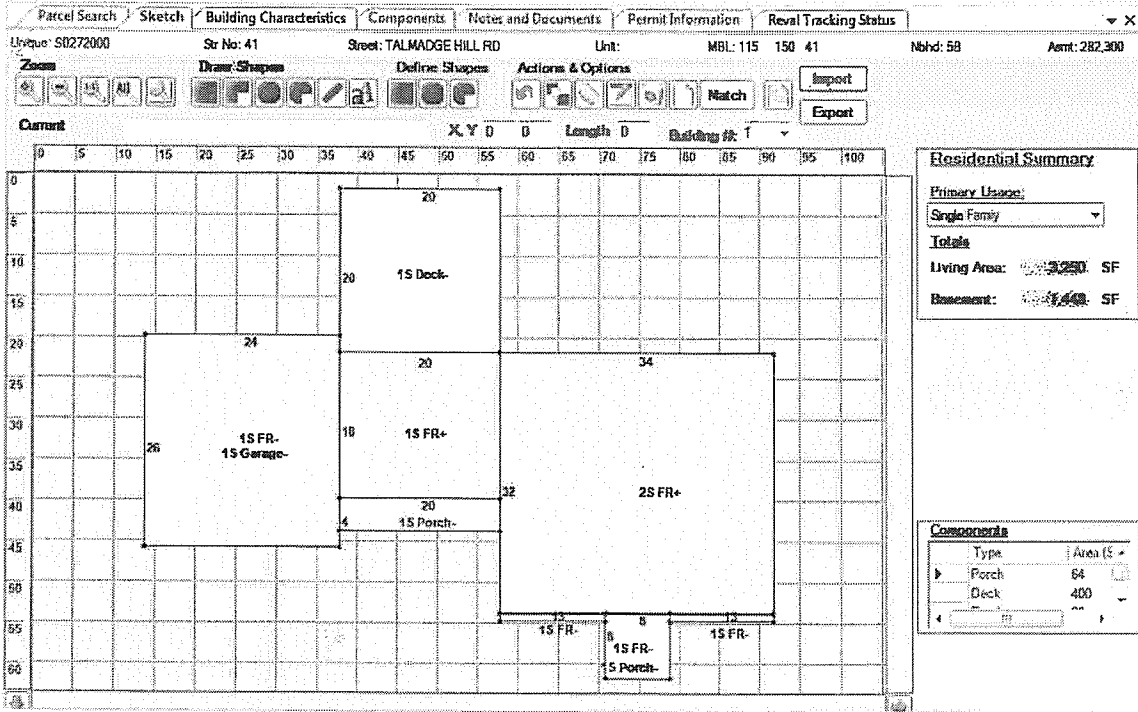
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Sketch



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Report Wizard

Parcel Search | Data Export Wizard

Saved Exports | New

Data

- Class
- Comm.Seg.Above
- Comm.Seg.Below
- Condition
- Condo.Amenities.1
- Condo.Amenities.2
- Condo.Complex
- Condo.Distance
- Condo.Location
- Condo.Model
- Condo.Style
- Condo.Unit.Location
- Condo.Use.Code
- Construction
- Cooling
- Cooling.Pct
- Design.Type
- Differential.Code
- Differential.Factor
- Economic.Depreciation
- EffYearBuilt.Override
- Exterior.Walls.1
- Exterior.Walls.2
- Finish.Percent
- Floor.Type.1
- Floor.Type.2
- Fuel.Type
- Full.Baths
- Functional.Depreciation
- Grade.Factor

Select + Sort + Filter +

Export

Title:

Fields: ↑ ↓ × Sort: ↑ ↓ ×

Field	Direction
Assessment.Current.Appraised.Total	Ascending

Filter: ↑ ↓ ×

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

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Underlying Valuation Model and Methodology

The underlying model uses cost tables to calibrate the values. The eQuality cost calculations 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 Obsolescence 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.

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- 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 codes may be used on any land line. You can apply the same influence code, with different 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: NC227965
Property Location: RUSSO AVE 173 657
Owners: FRECHETTE SUZANNE

- 1. What was the total purchase price? \$ _____
- 2. Was a Real Estate Broker/Agent involved? _____
- 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/bidder, etc.)

Signature: _____ Date: _____

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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

8.2

Derby 2025 Revaluation

Received

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Completion Date and Time Schedule

The project summary schedule is outlined below.

Key Milestones	Completion Dates
Project Start no later than	7/21/2025
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
Completer and deliver building cost manual	10/1/2025
Complete and deliver to the Assessor, study of market rents, expenses and capitalization factors.	10/1/2025
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)	10/8/2025
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.	11/1/2025
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	11/17/2025
Assessment change notices mailed to comply with requirements of Connecticut State statutes, Section 12-62(f). (Contractor to pay postage)	11/24/2025
Informal Hearings to begin	12/8/2025
Informal Hearings end by	12/22/2025
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	1/12/2026

8.2

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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.

FieldReview - □ ×

Location: **45 ALAN** Unit: Nbhd: 101 Zone: RA20 Occupancy: Single Family 1

Building 1

Design: Ranch Int. Cond:

Class: C Phys. Depr.

Condition: Average Func. Depr.

Gr Factor: 0 Econ. Depr.

Stories: 1.00 Differential

Year Built: 1953 Differential

Eff Year: 1982

Reval Appraised Old To New

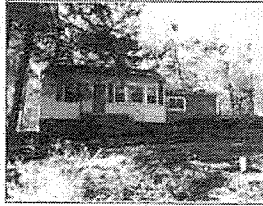
2020 2021 1 Building

Land 94,429 94,400 Over

Building 95,714 97,200 Adju

Outbuild 0 0 New/Old

Total 190,143 191,600 100.77%



Building Value

Building	Attached OB	Total Bldg
97,200	0	97,200

Sale Date	Sale Price	Sales Ratio

Attached Components

Construct	Type	Yr Built	Class	Condition	Area	Value

Field Review Comments

Detached Components

Construct	Type	Yr Built	Class	Condition	Area	Value

Land Type	Acres	PA490	Rate	Size Adj	Influence	Non adj	Value

Permits

Permit #	Date	Status	%	Reason

Date	Note
9/23/2021	2012 UBM-LOW 6" CLING WOOD STOVE; 2012 1A
9/23/2021	NO STAIR ACCESS TO UBM; FROM INSIDE ONLY A HOLE; W/LAD.

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.

8.2

Derby 2025 Revaluation

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Exceptions

Page 19: Section 4.19: Informal Public Hearings

All Informal Hearings will be conducted by eQuality staff via telephone and will commence and conclude based upon the dates provided in this contract.

Page 20: Section 4.20: Board of Assessment Appeals

There will be no physical presence of any eQuality personnel at the Board of Assessment Appeals as the project is completed prior to their meetings.

Page 20: Section 4.21: Litigation

In the event of appeals to the courts, eQuality shall furnish a competent witness, approved by the Assessor, to defend the valuation of the property in question. It is understood that eQuality shall furnish said witness on any court action instituted on October 1, 2025, Grand List assessments, for up to 3 days and anything over 3 days, eQuality shall be compensated at a per diem rate of \$1,000. eQuality shall not be held responsible for any assessment changed from the original valuation figure by parties other than eQuality. When the Town deems necessary, a written appraisal would require a third-party consultant which would be the financial responsibility of the Town.

Page 23: Section 4.28.1: Exterior Field Review

eQuality will conduct an office field review using our Field Review tool contained in the eQuality valuation software.

Page 24: Section 4.30.2: Building Permits

eQuality will be responsible for the inspection of up to 300 properties with outstanding Building Permits as selected by the Assessor.

Page 27: Section 6.11: Training Location

eQuality will provide all necessary training at its training center in Waterbury, CT.

8.3

Re: Battery Project on portion of 80 Pine Street, Derby, CT

Dear Sirs and Madams,

This Landowner Consent Form certifies that Green Derby LLC (“Green Derby”) is authorized to file for an application to deploy a dispatch-able battery system (the "Battery Project") for electrical interconnection of an existing distributed generation facility (the “Existing Facility”) with United Illuminating (known as “UI”), and apply for all relevant and applicable landfill use permits, including those required by the Connecticut Department of Energy and Environmental Protection (the “CT DEEP”), and to bid into the Connecticut Non-Residential Renewable Energy Solutions Program (the “CT NRES”) for the purposes of the Battery Project.

WHEREAS, the Battery Project is to be located on a portion the Derby landfill, Parcel No. 25-5-1 property owned by the City of Derby CT (the “City” or “Derby”) located at 80 Pine Street, Derby CT 06418.

WHEREAS, the City is working exclusively with Green Derby on a proposal to install the Battery Project,

WHEREAS, the City and Green Derby are currently working together to finalize appropriate site control documents.

City of Derby

By: _____

Name: Joseph DiMartino

Title: Mayor

Date: July 10, 2025

8.4

To: Town Clerk, Marc Garofalo

From: Katherine R. Christopher

June 11, 2025

For the next BOA/A meeting agenda.

With regard to the voluntary Empower Retirement 457 Savings Plan for employees of the City of Derby, employees wish to have the restriction removed from the plan that prohibits them to access to their own, personal funds prior to retirement. The Board of Aldermen and Alderwomen have the authority to make that change to the structure of the plan.

Thank you.

9.1

Marc Garofalo

From: Mayor Joseph DiMartino
Sent: Wednesday, July 9, 2025 1:21 PM
To: Marc Garofalo
Subject: FW: Bradley Playground

Here is the breakdown of playground.

Mayor Joseph DiMartino
1 Elizabeth Street
Derby, CT 06418
203-736-1450.. ext. 1221

From: Robert Trainor
Sent: Wednesday, July 9, 2025 10:05 AM
To: Brian Hall < >; Mayor Joseph DiMartino < >
Cc: mconway
Subject: Bradley Playground

Brian,

Here is a breakdown of the playground:

Materials - \$93,021
Mulch - \$22,823
Installation - \$38,888
Shipping - \$3,692
Total Invoice - \$158,424

Fundraising \$28,634.87
Balance. \$129,789.13

Divided by 2. \$64,894.56

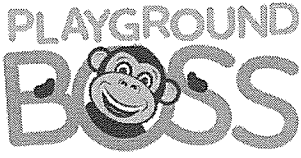
You have already sent \$50k. The remaining need from the City is \$14,894.56

--

Thanks,

Robbie Trainor

Business Manager



ACCOUNT REP: Lauren Zawacki
 lauren@playgroundboss.com
 1-800-878-0320 ext. 120

QUOTE #: 042225-34801
DATE CREATED: 04-22-2025
 Quote is valid for 30 days

9.1

PROJECT CONTACT

PROJECT CONTACT: Jim Hoffman
COMPANY: Derby Board of Education
ADDRESS: 35 fifth st
 Derby, Connecticut 06418
EMAIL: jhoffman@derbyps.org
PHONE: 203-343-3740

IS THIS
 CORRECT?

SHIP TO / SITE CONTACT

SHIPPING / SITE CONTACT: Jim Hoffman
COMPANY: Derby Board of Education
SHIP TO ADDRESS: 155 David Humphrey Rd
 Derby, CT 06418
EMAIL: jhoffman@derbyps.org
PHONE: 203-343-3740

COMMENTS AND SPECIAL INSTRUCTIONS: Price quoted for materials, installation and delivery only. Price excludes sitework, concrete, underground line location, permits, liftgates, & impact fees unless specifically noted below. Customer is responsible for any taxes that may apply. If order is cancelled a 25% restocking fee may be assessed

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
1	Playtime SKU: PGB-39482 Variants: COLOR SCHEME: Primary FREE SHIPPING - Ages 5 to 12, Child capacity 98, Activities 24, Safety Use Zone 47ft x 56ft.	\$ 148,098	\$74,049	\$ 74,049
1	3.5 Arch Swing Frame 8ft - 4 Bay SKU: PGBASF-350804 Variants: SWING FRAME COLOR: Pacific Blue Age: 2 to 12, Child Capacity: 8, Play Activities: 1 Safety Use Zone: 58ft x 33ft	\$ 4,052		\$ 4,052
8	Belt Seat (BUNDLE) SKU: PGBS130-Bundle Variants: SEAT COLOR: Black FREE SHIPPING - Commercial Grade Bundle Includes 1 belt seat 2 chains 4 shackles 1 shackle key	\$ 153		\$ 1,224
1	Big Bend Swing SKU: PGBBSF-500801 Variants: POST COLOR: Brick Red, 1 COLOR HDPE: Yellow, BALL ACCENT: Pacific Blue Age: 5 to 12, Child Capacity: 4, Play Activities: 1, Safety Use Zone: 26ft x 36ft	\$ 7,226		\$ 7,226
1	UFO Swing and Cable Rope Set SKU: PGBSS-0008 Variants: SEAT COLOR: Blue, ROPE / NET COLOR: Red Seat for Big Bend swing frame Age: 5 to 12, Child Capacity: 4, Play Activities: 1,	\$ 1,007		\$ 1,007
	Note Big Bend- 10-12 week lead time			
1	Maze Go Round SKU: PGBFS-1810 Variants: COLOR SCHEME: Primary Age: 2 to 12, Child Capacity: 6, Play Activities: 1, Safety Use Zone: 24ft x 24ft	\$ 2,378		\$ 2,378
1	ADA Engineered Wood Fiber SKU: EWF-ASTM ADA - Engineered Wood Fiber- 258 cubic yards	\$ 22,823		\$ 22,823

9.1

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
7	Filter Fabric - Weed Barrier SKU: PGB-CSP4300BLK FREE SHIPPING - Contractor Select Plus Landscape Fabric - 4ft x 300ft. **** 1 Roll Accommodates 1,100 Sqft ***	\$ 232		\$ 1,624
88	12in Plastic Landscape Timber with Stake - KT SKU: PGBTB-5212-KT 12 Plastic Playground Border with Stake	\$ 41		\$ 3,608
1	PGB ADA Ramp SKU: PGBADARAMP PGBADARAMP Half ADA Ramp for 8in and 12in plastic playground borders. (For 8in border includes adapter).	\$ 560		\$ 560
1	Dumpster Rental SKU: DUMPSTER Roll Off Dumpster (for disposal of shipping crate and packing materials)	\$ 985		\$ 985
1	Additional Discount SKU: DISCOUNT Free Shipping Discount Valid Until 5/9/25		\$ 3,692	\$ -3,692
	Professional Installation SKU: INSTALL	\$ 38,888		\$ 38,888
	Customer Installation Note Play Area 116ft x 60ft Install in existing playground area over EWF Removal of existing structures prior to PGB installation			
	Shipping And Freight Charges SKU: SHIPPING Delivery of products to supplied shipping address Swing set, big bend swing, maze go round, ramp, containment borders	\$ 3,692		\$ 3,692

I APPROVE THIS PROJECT. Let's do this!

Approval of this proposal may be executed by signing below and emailing back to the contact information listed below. Unless prior arrangements are approved, payment is due upon ordering.

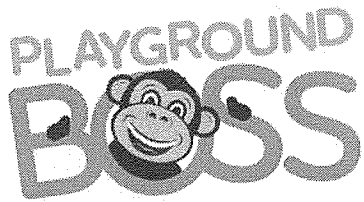
Subtotal	\$ 158,424
Tax	\$ 0
	<hr/>
	\$ 158,424

Account Rep: Lauren Zawacki
lauren@playgroundboss.com
1-800-878-0320 ext. 120

Authorized Purchaser: _____
Date: _____

Have questions about this quote?

CALL US
1-800-878-0320



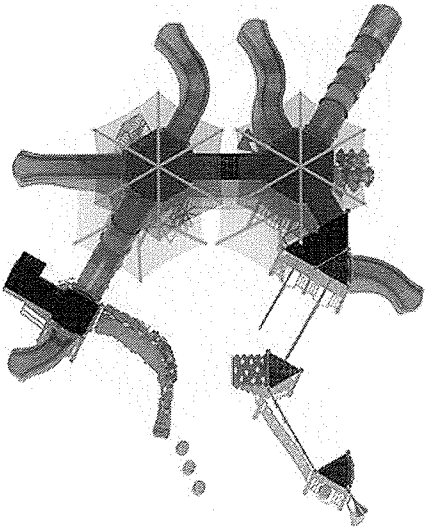
9.1

Ages
5 to 12

Use Zone: 47ft x56ft
Child Capacity: 98
Play Activities: 24

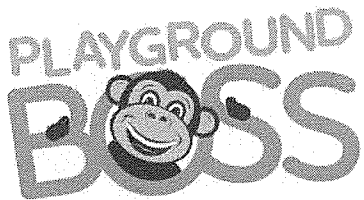
Playtime
SKU: PCB-39482

IN STOCK
FREE SHIPPING



 **Call Us**
1-800-878-0320

PlaygroundBoss.com



9.1

Ages 5 to 12

Use Zone: 26ft x 36ft
Child Capacity: 4
Play Activities: 1

Big Bend Swing

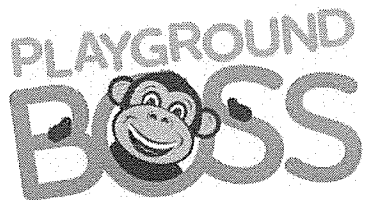
SKU: PGBBSF-500801



Call Us
1-800-878-0320

PlaygroundBoss.com

9.1

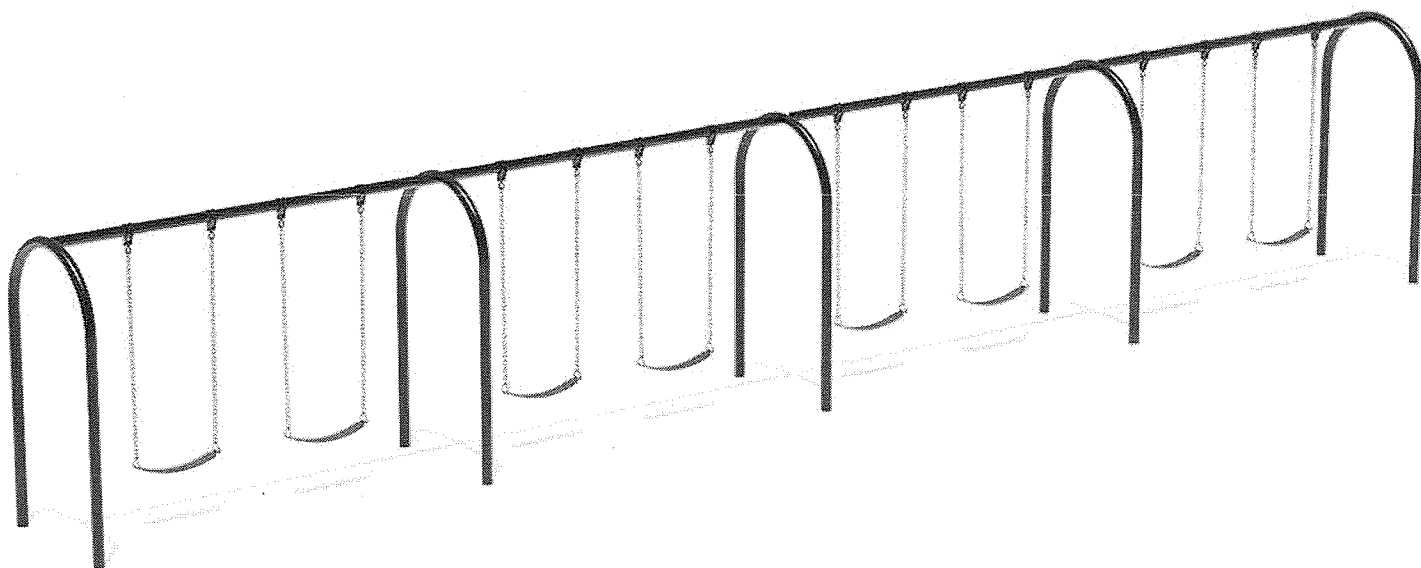


Ages 2 to 12

Use Zone: 58ft x 33ft
Child Capacity: 8
Play Activities: 1

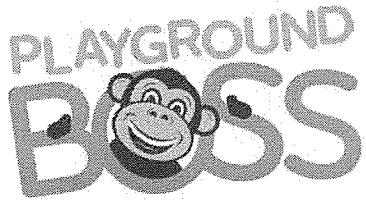
3.5" Arch Swing Frame 8ft - 4 Bay

SKU: PCBASF-350804



Call Us
1-800-878-0320

PlaygroundBoss.com



9.1

Warranty

100
15
5
3
1

One Hundred (100) Year Limited Warranty

On aluminum and steel upright posts, hardware, post caps, and clamps against structural failure due to deterioration, corrosion, or workmanship.

Fifteen (15) Year Limited Warranty

On rails, rungs, rigid climbers, loops, HDPE and rotationally molded plastic components, and decks against structural failure due to deterioration, corrosion, or workmanship.

Five (5) Year Limited Warranty

On cables and nets against premature wear due to natural deterioration or manufacturing defects. On moving parts against structural failure due to materials or workmanship.

Three (3) Year Limited Warranty

On all blow molded plastics against structural failure due to materials, or workmanship.

One (1) Year Limited Warranty

On all materials and products not covered above against failure due to materials or workmanship.

Playground Boss warrants to its original customer for as long as the original customer owns the product and uses the product with regular use and installation in accordance with published specifications to be free from defects in materials and workmanship. This warranty does not cover damage from misuse, vandalism, modified parts, or damage such as dents, scratches, fading/weathering, acts of God, and normal wear and tear.

Warranty claims must be filed within the applicable warranty period. Warranty replacement does not include the cost of labor for part replacement. Replacement parts carry the applicable warranty from the date of shipment of the replacement part.

 Call Us
1-800-878-0320

PlaygroundBoss.com