

**BOARD OF ASSESSORS**  
Warren B. Lane, Chairman  
Cynthia A. Bernasconi, Clerk  
Kristin J. Kopke, Associate

# Town of Avon Massachusetts

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TO ALL HOMEOWNERS:

The Town of Avon Assessors are in the process of re-inspecting properties in our ongoing cyclical re-inspection program.

## **WHAT IS A CYCLICAL INSPECTION?**

The Town of Avon needs to be in compliance with the Department of Revenue and Massachusetts General Law to maintain a re-inspection program of properties within the community. The program requires that all properties in Avon be inspected once every ten years, i.e., cyclical inspection.

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

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

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

An inspection will be completed on all properties in town unless the property has been visited **within the last five years**. Currently, 70% of the properties in Avon have been completely inspected since the beginning of July 1, 2007. This leaves roughly 30% that should be inspected by June 1, 2016. If we are unable to find you at home, a card will be left stating that we were there and asking that you contact the Assessor's office at 508-588-0414 X1027 to set up an appointment to view your property.

If you fail to contact us or refuse entry, this could result in the loss of appeal and can, in some cases, result in the estimation of your value within an interior inspection. The estimation would be based on what is typical of the style of home you have compared to the properties of the same style that have been inspected.

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

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

The Board of Assessors asks for your cooperation in helping us complete this inspection program. If you have any questions, please call the Assessor's Office at 508-588-0414 X1027.

Thank you!

Warren B. Lane, Chairperson

Cynthia A. Bernasconi

Kristin J. Kopke