State of Connecticut Office of Policy and Management **Performance Based Revaluation Standards Certification**

Name of Town	Town Code	Telephone	Fax Number
City of Stamford	135	203-977-4018	
Assessor's Name	Assessor's Name CCMA Cer		
Gregory Stackpole	y Stackpole 1329		
Address E-mail Address			
888 Washington Blvd.	Vashington Blvd. gstackpole@stamfordct.gov		
Municipality	State	Zip Code	
Stamford	CT	06904	
Effective Year of Revaluation 2022	Full Physical Revaluation		
	Statistical Update Revaluation		
Name of Revaluation Company			
	Municipal Valuation Services, LLC		
Date Grand List Signed and Filed	1	/ 31 / 2023	

Certification Method Used by the Town (Check Only One)

V	Ratio Testing Method: Complete and attach Form A and Form U.
	Attachments Required: Real Estate Sales Listing of Properties used for calculations in Excel
	format (see attached sample)
	Procedural Testing Method: Complete and attach Form B.
	Attachments Required: Revaluation Project Plan, Property Record Card, Real Estate Sales Listing
	in Excel format (see attached sample)

CERTIFICATION

I hereby certify that all real property located within the municipality has been revalued in compliance with Section 12-62 of the Connecticut General Statutes, and the revaluation complies with the Performance-Based Revaluation Testing Standards, Section 12-62(g) of the Connecticut General Statutes and Section 12-62i of the Regulation of Connecticut State Agencies.

SIGNATURES		
Assessor: Printed Name: Gregory Stackpole	CCMA # _1329	
List All Supervisors and Appraisers:		
Revaluation Project Supervisor: Certification # 853	Printed Name: Michael Fazio Date: 1/31/2023	
Revaluation Appraiser – Residential: Certification # 853	Printed Name: Michael Fazio Date: 1/31/2023	
Revaluation Appraiser -Commercial Certification # 140	Printed Name: Christopher Kerin Date: 1/31/2023	
(Attach additional sheets if necessary)		

Form A – Ratio Testing Method

1.	1. Overall Median Ratio for all property		0.67
2. Median Ratio of Class, if Class includes 15 or more sales			
	Residential		0.67
Commercial, including apartments, industrial and public utility		0.69	
	Vacant Land		N/A
3.	3. Overall COD for all Properties		7.6%
4.	COD of Class, if Class includes 15 or m	ore sales	
	Residential		7.6%
	Commercial, including apartmen	nts, industrial and public utility	3.5%
	Vacant Land		N/A
5. Overall PRD for all Properties		1.00	
6.	PRD of Class, if Class includes 15 or mo	ore sales	
Residential		1.01	
Commercial, including apartments, industrial and public utility		1.00	
Vacant Land		N/A	
7.	7. Unsold Property Test		1.01
8.	Attach Excel listing of all real estate sale	es used to complete above calculate	tions X
	The following data should be included in the for Residential, Commercial and Vacant Land	listing of real estate sales with a separ-	ate report
		le Date	
		le Price lidity Code (With Legend)	
		or Appraised Value	
	Property Class Cu	rrent Appraised Value	
	Grantor Cu	rrent Assessed Value	

(See attached Microsoft Excel[®] Sample – please submit in Excel in the same format as attached)

Assessment Sale Ratio (ASR)

Comments/Notes

Grantee

Form U - Unsold Property Test Worksheet

Formula:

ST (Ratio of Market Value of Sold Properties) divided by **UT** (Ratio of Market Value of Unsold Properties) = **Factor**.

Use Market Values not Assessed Values in this Calculation.

Sold Properties

S1	Total Market Value of Sold Properties After Revaluation	\$1,391,674,840
S2	Total Market Value of Sold Properties Before Revaluation	\$1,132,442,161
ST	S1 Divided by S2 Equals	1.23

Unsold Properties

U1	Total Market Value of Unsold Properties After Revaluation	\$26,772,773,901
U2	Total Market Value of Unsold Properties Before Revaluation	\$21,867,212,729
UT	U1 Divided by U2 Equals	1.22

ST Divided by UT Equals Factor (Enter on Line 7 of Form A)	1.01

Please Note:

The following properties should not be included for the calculation of the Unsold Property Test.

Farm, Forest, Open Space Land - Abstract Code 600 (Public Act 490)

Land Splits

Assemblages

Properties with New Construction since prior Grand List

Properties with Buildings Damaged since prior Grand List

Properties with a prior Grand List valuation of \$0

Properties with a prior Grand List Assessment that is in Litigation

Other – Include a Listing and Explanation for any other Properties Excluded