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Dedicated to helping you better understand your government

Current topic: “What do I do if I don’t agree with the Assessor’s value?”

You were all excited about finally being able to afford and build your own home. Now it’s done and you’re enjoying the fruits of your labor – great news! Unfortunately, the bad news is that the new home, newly finished addition, or new deck will all be taxes!

The Assessor is required to produce a “Tentative roll” which includes all the new values for the upcoming year. Before these values become final and are used to determine your taxes, you’re notified of the new values and given a chance to discuss them. There are two ways to do this.

1. Meet *informally* with the Assessor **prior** to Grievance Day to come to some sort of agreement.
2. Meet *formally* with the Board of Assessment Review on Grievance Day.

Before you do either of these, there are a few things you must know. The new assessment value you are given will NOT include any construction/demolition after **March 1st of that year**. This means that the new value may NOT be the total increase that you will ultimately see. If your project was only 50% complete on March 1st, the increase in assessment will only include a 50% increase in value. Unfortunately, the notice you are sent by the state will not list the percentage. Not only can you dispute your assessment, you can also challenge a decision made regarding exemptions. If your application was **submitted on time**, but the Assessor has denied your exemption and you feel you’re eligible for it, you can bring this to the Board of Assessment Review for review.

New York State has passed a new law, requiring every town with a website to publish the Tentative Roll on their website. Here you will find every property located in our town. It includes the owner and mailing address, property location, the assessment, all exemptions and special district charges, land size, and the most current deed references. This information can be helpful when collecting information for your meeting with the Board of Assessment Review.