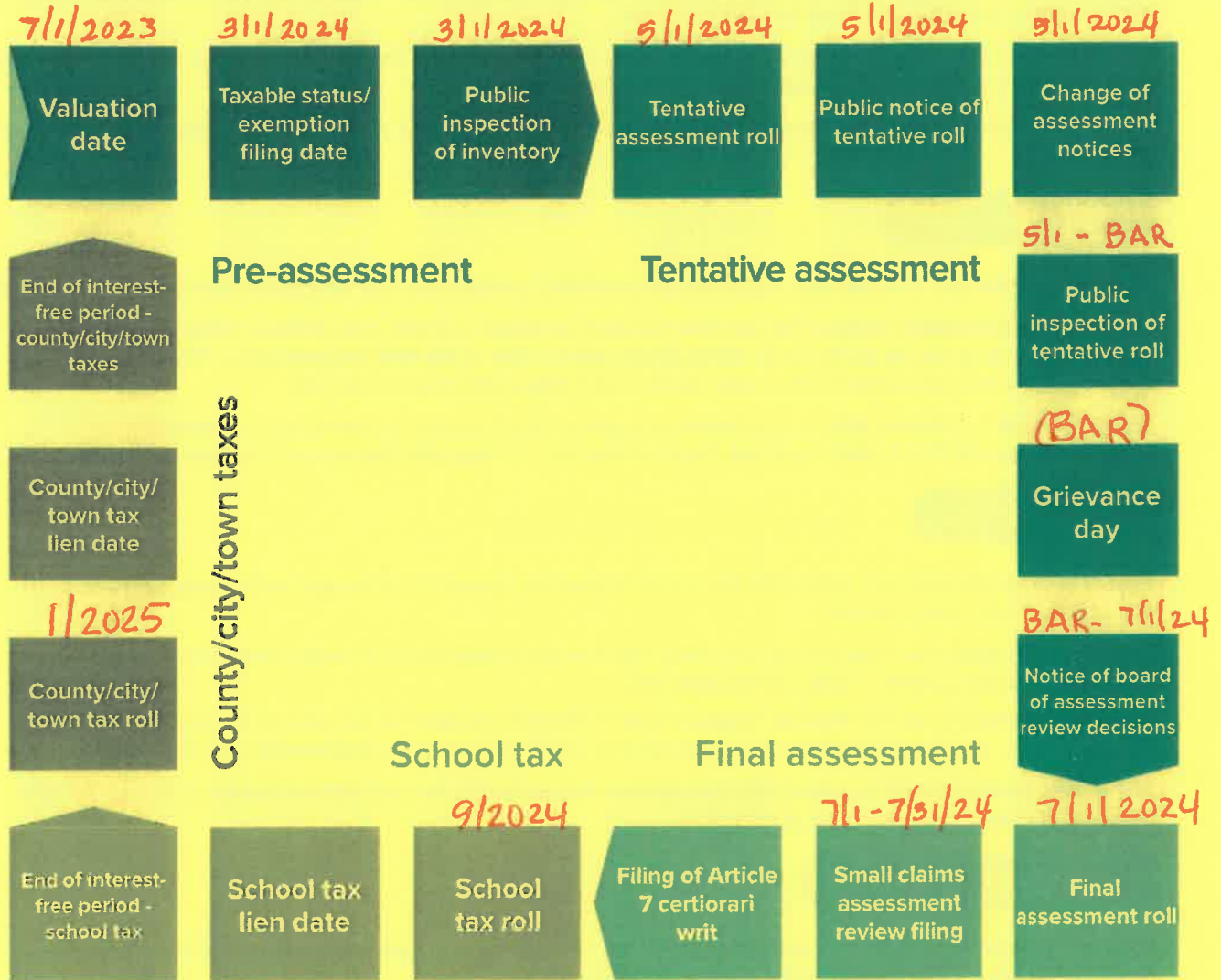




The Real Property Tax Cycle

This pamphlet identifies and explains important events in the annual real property assessment tax cycle. Specific dates vary by locality. Contact your assessor for the exact dates that apply to your property.



Dates vary by locality. Contact your assessor for the exact dates that apply in your assessing unit.

Pre-assessment

Valuation date: Real property price level for the assessment cycle is frozen as of this date.

Taxable status/exemption filing date: The ownership and physical condition of real property as of this date are assessed (valued) according to price fixed as of the valuation date. All applications for property exemptions, including the School Tax Relief exemption (STAR), must be filed with assessor by this date.

Public inspection of inventory: Period of time in which property owners can review the information on file for their property.

Tentative assessment

May 1st

Tentative assessment roll: The assessor completes, certifies, and files a roll containing proposed assessed values for each property in the assessing unit.

Public notice of tentative roll: Assessor publishes and posts notice of completion and filing of tentative assessment roll.

Change of assessment notices: Notices are sent to property owners who have a change in assessment or taxable status on the tentative roll.

Public inspection of tentative roll: Period of time in which property owners may examine the assessed values on the tentative roll and discuss them with the assessor.

Grievance day: Board of Assessment Review meets to hear assessment complaints. Last day property owners may file a formal complaint seeking reduction in their tentative assessments.

Notice of Board of Assessment Review (BAR) decisions: Property owners are notified of the results of the review by the BAR.

Final assessment

July 1st

Final assessment roll: The assessor signs and files a roll that contains the final assessments, including all changes.

Small claims assessment review: The last date by which an owner of a one, two, or three family residence or eligible vacant land may apply for small claims assessment review of the BAR determination. This is 30 days after the filing of the final assessment roll, except for New York City, where it is October 24.

Filing of Article 7 certiorari writ: A legal action pursuant to Real Property Tax Law Article 7 challenging an assessment must be filed in State Supreme Court no later than 30 days after the date the final assessment roll is filed.

School tax

September

School tax roll: The assessor delivers to the school authorities a duplicate of the part of the final assessment roll that applies to the school district.

School tax lien date: The date school authorities attach to the school tax roll an authorization for collection of taxes. Tax collector publishes notice of tax collection.

The tax bill is required by the Property Taxpayer's Bill of Rights to contain the full value of the property, the total assessed value, and the uniform percentage of value at which properties are assessed in your municipality.

End of interest-free period — school tax: School taxes may generally be paid without interest or penalty for one month after publication of a notice of collection.

County/city/town taxes

January

County/city/town tax roll: The assessor delivers to the county/city/town authorities a duplicate of the part of the final assessment roll that applies to the county/city/town.

County/city/town tax lien date: The date county/city/town authorities attach to the county/city/town tax roll an authorization for collection of taxes. Tax collector publishes notice of tax collection.

The tax bill must also contain the full value of the property, the total assessed value, and the uniform percentage of value at which properties are assessed in your municipality.

End of interest-free period county/city/town tax: County/city/town taxes may generally be paid without interest or penalty for one month after publication of a notice of collection.



Understanding the Equalization Rate

A guide for property owners

In New York State, the property tax is a local tax, raised and spent locally to finance local governments and public schools. While the state does not collect or receive any direct benefit from the property tax, this tax is still of major importance as the largest single revenue source for the support of municipal and school district services. More than \$26 billion is raised in local property taxes across the state annually.

The New York State Office of Real Property Tax Services (ORPTS) is statutorily obligated to administer an equalization program in order to assure equitable property tax allocation among nearly 4,000 taxing jurisdictions in New York State, and to insure the proper allocation of state aid to education funds, among other purposes. Equalization seeks to measure the relationship of locally assessed values to an ever-changing real estate market. Each year, ORPTS calculates equalization rates for each of the state's more than 1,200 assessing units.

Why is equalization necessary?

Equalization is necessary in New York State because: (1) there is no fixed percentage at which property must be assessed; (2) not all municipalities assess property at the same percentage of market value; and (3) taxing jurisdictions, such as most school districts, do not share the same taxing boundaries as the cities and towns that are responsible for assessing properties. Most of the state's more than 700 school districts distribute their taxes among segments of several municipalities, many of which have different levels of assessment. The number of municipal segments in a school district can range from one to fifteen or more.

What is an equalization rate?

At its simplest, an equalization rate is the state's measure of a municipality's level of assessment (LOA). This is the ratio of total assessed value (AV) to the municipality's total market value (MV). The municipality determines the AV; the MV is estimated by the state. The equalization rate formula is:

$$\frac{\text{Total assessed value (AV)}}{\text{Total market value (MV)}} = \text{Equalization rate}$$

Equalization rates do not indicate the degree of uniformity among assessments within a municipality. (More information regarding uniformity is available in the pamphlet, Publication 1112, *Fair Assessments – A Guide for Property Owners*.)

What does your equalization rate mean?

- An *equalization rate of 100* means that the municipality is assessing property at 100 percent of market value.
- An *equalization rate of less than 100* means that the municipality's total market value is greater than its assessed value.
- An *equalization rate of greater than 100* means that the total assessed value for the municipality is greater than its total market value.

There would be no need for equalization if all municipalities assessed all property at 100 percent of market value every year.

What is the relationship between the state's equalization rate and the municipality's level of assessment?

In New York State, each municipality is authorized to assess at market value or some fraction of market value. A level of assessment (LOA) of 50 percent means that assessments are at half of market value; an LOA of 100 percent means a community is assessing at 100 percent of market value. Regardless of the LOA chosen by a municipality, all of the assessments in the municipality are required by law to be at a uniform percentage of market value.

Equalization rates are the state's measure of each municipality's LOA. Each local assessor is required by law to state the municipal LOA on each year's assessment roll. The state determines the equalization rate by analyzing the locally stated LOA. In accordance with national standards, ORPTS reviews the work of the assessor and determines whether the stated LOA is within adequate tolerances to be used as the equalization rate. If certain criteria are met, the LOA becomes the rate. In municipalities where ORPTS cannot accept or confirm the LOA, ORPTS uses its own independent estimate of total market value to compare to the total assessed value.

What is the benefit of having the locally determined LOA accepted as the equalization rate?

Where assessors are accurately stating the LOA on the tentative assessment roll, they will be indicating the equalization rate upon which school taxes are distributed. When municipalities keep assessments up to date each year, they will be adjusting assessed values to reflect market changes, resulting in a consistent LOA and equalization rate from year to year.

What does it mean when your municipality's equalization rate decreases?

A falling equalization rate means that market values are rising faster than assessed values. Keeping assessments up to date annually can result in consistent equalization rates each year.

Why do equalization rates need to be established each year?

The Real Property Tax Law requires that annual State equalization rates be established for each county, city, town, and village. Equalization rates are calculated each year to reflect that year's assessment roll and current market values for each assessing unit.

What are equalization rates used for?

Aside from apportionment of taxes among municipal segments of school districts and counties, and distribution of state aid for education, some of the less recognized uses of equalization rates include:

- establishment of tax and debt limits;
- allocation of costs, such as for jointly-operated hospitals among participating localities or an injury to a volunteer firefighter, among others;
- determination of state assessments (special franchise) or approval of local assessments (state-owned land);
- determination of ceilings (railroad and agricultural values) and exemptions;
- determination of level of STAR exemptions;
- apportionment of sales tax revenues and joint indebtedness; and
- as evidence in court proceedings on the issue of assessment inequity and small claims assessment review hearings.

May the equalization rate be used in an assessment appeal?

Yes. Property owners in New York State (except in Nassau County and New York City) may use the equalization rate as one piece of evidence in assessment grievance cases before the Board of Assessment Review and in State Supreme Court. Residential property owners also may use the state equalization rate in assessment cases brought under the provisions of Small Claims Assessment Review. More information on assessment challenges is available in ORPTS's publication entitled Publication 1114, *Contesting your assessment in New York State*.

How do equalization rates relate to school property taxes?

The equalization rate is used to estimate the total market value of an entire taxing jurisdiction and/or segments of jurisdictions. The following formula is used to estimate a municipality's total market value:

$$\frac{\text{Current total assessed value}}{\text{Current total market value}} = \frac{\text{Total market value estimate}}{\text{(or equalized full value)}}$$

In order for a school district to fairly distribute its property tax levy (the total amount of school taxes to be collected), the levy needs to be divided in proportion to the total market value of each municipal segment. This allows for an equitable distribution of taxes based upon the market value of each municipality or segment.

For example School District AB needs to raise \$1 million through property taxes (thus, a levy of \$1 million). The district contains all of Town A and all of Town B. Each town has a total assessed value of \$10 million. If the \$1 million tax levy simply were allocated on the basis of the assessed values, the taxpayers in both towns would evenly split the levy, with each town paying \$500,000.

However, through the equalization process, the state determines that that the two towns have different levels of assessment. Town A has an equalization rate of 33.33 and Town B has an equalization rate of 50.00.

Towns A and B can be compared for the purpose of dividing the \$1 million school district tax levy between them:

	Town A	Town B
Assessed value (AV) of each town	\$10 million	\$10 million
Equalization rate of each town	33.33	50.00
Market value of each town	\$30 million	\$20 million
Market value of school district AB = \$50 million		
Percent of market value (and, therefore, percent of levy) for each town	60%	40%
Tax levy to be raised from each town	\$600,000	\$400,000
Tax rate for each town (tax levy÷assessed value) x 1000	\$60 per \$1000 AV	\$40 per \$1000 AV

You can see that Town A is responsible for 60 percent (\$30 million ÷ \$50 million) of the full value in School District AB, and Town B is responsible for 40 percent (\$20 million ÷ \$50 million) of the full value. This means that the taxpayers in Town A will have to pay a total of \$600,000 (60% of the \$1 million tax levy) and those in Town B will have to pay \$400,000 (40% of the \$1 million tax levy).

It is the change in a town's total market value, as reflected in the equalization rate, relative to the change in the market value of other municipalities in a taxing jurisdiction, such as a school district, that may cause a particular town's share of the tax levy to increase or decrease. If one municipality's market value increases, but all the other municipalities in the taxing jurisdiction increase to a larger degree, then the first municipality's share of the tax levy will decline.



For more information

To learn more about equalization, assessments, and other aspects of property tax administration, you may wish to talk with your assessor or county director of real property tax services. More detailed information also is available on the ORPTS website at www.tax.ny.gov.





Assessments vs. Taxes: What's the difference?



Your assessment could increase, and your tax bill could decrease

Last year		This year	
Your assessment:	\$100,000	Your assessment (5%↑):	\$105,000 
Total value of the town:	\$50,000,000	Total value of the town (8% avg.↑):	\$54,000,000
Tax levy:	\$1,500,000	Tax levy:	\$1,500,000
Tax rate:	\$30 Per \$1,000	Tax rate:	\$27.78 Per \$1,000
Your property tax bill:	\$3,000	Your property tax bill:	\$2,917 (\$83 decrease) 

Your assessment could increase, and your tax bill could stay the same

Last year		This year	
Your assessment:	\$100,000	Your assessment (5%↑):	\$105,000 
Total value of the town:	\$50,000,000	Total value of the town (8% avg.↑):	\$54,000,000
Tax levy:	\$1,500,000	Tax levy (2.86%↑):	\$1,542,855
Tax rate:	\$30 Per \$1,000	Tax rate:	\$28.57 Per \$1,000
Your property tax bill:	\$3,000	Your property tax bill:	\$3,000 (no change) 

Your assessment could decrease, and your tax bill could increase

Last year		This year	
Your assessment:	\$100,000	Your assessment (5%↓):	\$95,000 
Total value of the town:	\$50,000,000	Total value of the town (5% avg.↓):	\$47,500,000
Tax levy:	\$1,500,000	Tax levy (2.86%↑):	\$1,542,855
Tax rate:	\$30 Per \$1,000	Tax rate:	\$32.48 Per \$1,000
Your property tax bill:	\$3,000	Your property tax bill:	\$3,085.60 (\$85.60 increase) 

- For more information on the factors affecting your tax bill, talk to your school board, town board, city council, or county officials.
- For more information on assessments, talk to your assessor.
- More information is available online at: www.tax.ny.gov

Property tax bills

Most taxpayers in New York State receive two tax bills each year:

1. School tax bills are generally the first to arrive after assessments are finalized. In most communities, school tax bills arrive in early September and may also include library taxes.
2. In most communities, the second bill arrives in early January and is for county and town taxes, as well as other special district charges.

Tax bill calendars differ in some downstate counties, as well as some cities.

Rather than receiving tax bills, those who have their property taxes held in escrow receive receipts.

Property tax bills and receipts contain a lot of helpful information for taxpayers. Beyond the amount of taxes you owe, the bills indicate where your taxes are going and how much more is being collected by your local governments each year. The information on the bill can also help you determine whether your assessment is accurate.

The amount you owe

The amount you owe, as well as the information necessary to calculate your bill, is available on your property tax bill:

Taxable assessed value of your property for each taxing purpose/jurisdiction

- Can vary from one taxing jurisdiction to another due to exemptions.
- For example, the STAR exemption applies to school taxes but does not apply to library taxes. As a result, your taxable assessed value for your library district may be higher than your taxable assessed value for your school district.

Value of your exemptions

- The total amount of your exemptions is deducted from the total assessed value of your property to determine the taxable assessed value of your property.
- Common exemptions include the STAR exemption, Senior Citizens exemption and Veterans exemption.

STAR savings

- If you receive the Basic or Enhanced STAR exemption, the amount of your savings is listed on the bill and is used to decrease the amount you owe.

Tax rate for each taxing jurisdiction

- Typically shown in dollars per thousand of assessed value

Is your school district or local government collecting more in taxes this year?

To determine whether the taxing jurisdiction is collecting more or less in taxes compared to last year, look at the percentage change from prior year of the tax levy.

Your tax bill also has the tax rates for each taxing jurisdiction. Changes in the tax rate between years are not accurate barometers of changes in the amount of taxes being collected. (For example, if assessments have increased, the tax rate can remain the same and the taxing jurisdiction can still collect more in taxes.)

Is your assessment accurate?

It is important to bear in mind that tax bills arrive after your opportunity to request a reduction in your assessment. When your town or city publishes the tentative assessment roll, you should check the assessment, full value, and exemptions for your property. Using that information and a basic knowledge of the value of your home, you can determine if you are fairly assessed. To learn more visit [Overview of the assessment roll](#).

This information could help you to contest your assessment next year. The following information on your tax bill can help you determine if you are assessed fairly:

- total assessed value,
- uniform percentage of value at which parcels in the community assessed,
- full market value of your parcel,
 - If the full value is higher than your estimate of the value of your property, you may be over-assessed,
 - Full market value x uniform percentage of value = total assessed value.

Page last reviewed or updated: February 01, 2021

Cayuga County



Image Mate Online

Details for Taxes Levied in 2024

Tax Links
Property Info
Tax Info

Municipality of Town

Swis:	-	Tax Map ID#:	
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2024 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
COUNTY TAX	9.466514	117,900.00	1,116.10
COLLEGE CHARGEBACK	0.186430	117,900.00	21.98
TOWN TAX	1.132166	117,900.00	133.48
THROOP FIRE DIST	1.172420	117,900.00	138.23
THROOP WATER OM	0.659032	117,900.00	77.70
			Total: 1,487.49

2024-25 School
No School tax information is available.

2024-25 Village Taxes
No Village tax information is available.

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County of Cayuga
Town of

2024 ASSESSMENT NOTIFICATION

FOR INFORMATION ONLY - THIS IS NOT A TAX BILL

PARCEL INFORMATION

EXEMPTIONS

OWNER INFORMATION

Street
210 - 1 Family Res
Front Feet-100.00 Depth-410.00

41854 - BAS STAR

You are hereby notified in accordance with the requirements of Section 511 of the Real Property Tax Law of your preliminary assessment. New York State law requires all properties in each municipality to be assessed at market value or at a uniform level of assessment each year. To comply with the law and ensure that all property owners are assessed fairly and accurately, assessments throughout the have been reviewed and adjusted as necessary.

Year	Assessed Value	Level of Assessment	Market Value
2023	\$117,900	69.00%	\$170,870
2024	\$190,300	100.00%	\$190,300
Net Change	\$72,400		

A change in your property's assessment does not necessarily indicate that your taxes will change. Your tax liability will be affected by several factors, including: changes to school/county/municipal budgets, changes to assessments of other properties, changes to exemptions and/or exemption savings amounts applicable to your property, and apportionment of school and/or county taxes among multiple municipal segments.

The information below is for comparison purposes only. It compares your prior year taxes to what they would have been had your 2024 assessment been in place. **This is a hypothetical estimate based on prior year tax levies and does NOT represent your actual future tax liability.**

	2023 Taxable Assessed Value *	2024 Preliminary Taxable Assessed Value *	Approximate Tax Liability	
			2023	2024
COUNTY	\$117,900	\$190,300	\$1,116	\$1,129
TOWN	\$117,900	\$190,300	\$133	\$135

Approximate Total Taxes: \$1,249 \$1,264
Increase in Estimated Taxes: \$15

* Taxable assessed value is your property's assessed value minus applicable exemptions.

You should examine the tentative assessment roll regardless of this notice or have discussions with representatives of the assessor's office. If you disagree with your property's assessment, in order to protect your right to assessment review, you must file a formal written complaint on the officially prescribed form (RP-524), available from your assessor or online at www.tax.ny.gov, with your Board of Assessment Review (BAR) on or before

Grievance Day: 5/29/2024 A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and online: www.tax.ny.gov.

Please note that your assessor and the BAR can only review your assessed value; they do not set and cannot adjust your taxes. If you feel that your assessment is fair but your taxes are too high, your comments should be addressed to the appropriate taxing jurisdiction.

2024 Assessment Update

The Throop Town Board in conjunction with the Assessor, Heather Garner, has agreed to conduct an update of the inventory and Assessed Value for each property located in the Town of Throop. EVERY parcel will be given a new ASSESSED VALUE which reflects a FULL MARKET VALUE. The 2024 Updated Values are based on recent sales in the area and more specifically the Town of Throop. This Assessment update will follow NYS procedures and guidelines set forth by the NYS Real Property Tax Law and are available for your viewing at www.tax.ny.gov. Please see the timeline below for the 2024 reassessment project. *All properties are valued as they stand MARCH 1, 2024 and what they might have sold for JULY 1, 2023.*

10/1/2020-PRESENT Assessor is analyzing sales, developing new values, and conducting road review.
March 1, 2024 Preliminary Assessment Roll is available as a hard copy at the Town Hall and electronically at: <http://www.cayugacounty.us/Departments/Real-Property>

MARCH 1, 2024 All exemption 1st time applicant and renewal applications are due.

& CHANGE OF ASSESSMENT NOTICES with Impact disclosures ARE MAILED to property owners.

MARCH 22nd DEADLINE ALL PROPERTY OWNERS CALLING (315) 529-7738 No later than MARCH 22nd weekdays between 4:30-8 pm will be scheduled.

The appointments will begin after March 15th.

There are a *limited* number of evening appointments, so call early if you need an evening.

March 15th-31st In-person or by- phone APPOINTMENTS will last approximately 15 minutes.

ALL informal meetings are scheduled on a first CALL, first schedule basis.

This informal meeting/hearing is used to EXCHANGE INFORMATION between property owner and Assessor. The Assessor will share how new assessments were arrived at and property owners may provide any information that the Assessor may not have had previously.

PLEASE BRING TO INFORMAL Hearing/INFORMATIONAL MEETING: Completed Assessment Review Application, photos of interior /exterior overview of property. Any documentation supporting what you feel the market value of your property is AND why.

MARCH-APRIL 30 Assessor will review all information provided during informal meetings and make any necessary changes warranted based on relevant information received.

MAY 1, 2024 Notices will be mailed to property owner for EVERY PARCEL reviewed during the informal meeting regardless if a change of Assessment was made or not.

May 1, 2024 Tentative Assessment Roll is available as a hard copy at the Town Hall and electronically at: www.throopny.gov *Will include any changes made during the meeting. Applications for BAR are available at: https://www.tax.ny.gov/pdf/current_forms/orpts/rp524_fill_in.pdf

Wednesday, May 29, 2024 4-8pm Board of Assessment Review. (Grievance Day) All grievance applications (in writing, by mail or in person) must be received by the BAR no later than 8 pm 5/29/2024 to be reviewed for the 2024 Board of Assessment Review.

July 1, 2024 Final Assessment Roll is available as a hard copy at the Town Hall and electronically at: www.throopny.gov

September 2024 School taxes are the 1st tax bill reflecting the NEW 2024 assessment.

January 2025 Town and County taxes are the 2nd bill reflecting the New 2024 assessment.

Assessment Information: Assessment values and inventory information can be found on the Cayuga County website. <https://imate.cayugacounty.us/index.aspx> & Assessment Rolls and care available online at <https://www.cayugacounty.us/459/Real-Property-Services> and at the Town website www.throopny.gov

A paper copy of All Assessment Rolls are available at the Town Hall including the March 1st Preliminary Assessment Roll, May 1st Tentative Assessment Roll, July 1st Final Assessment Roll.

Heather Garner, Assessor

Phone: 315-596-1986

Call no later than March 22nd to Schedule an appointment 315- 529-7738

Town of Throop
7471 Robinson Rd.
Auburn, NY 13021

Cayuga County



Image Mate Online

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Tax Links
Property Info
Tax Info

Municipality of Town of

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COLLEGE CHARGEBACK	0.186430	133,300.00	24.85
TOWN TAX	1.132166	133,300.00	150.92
THROOP FIRE DIST	1.172420	133,300.00	156.28
			Total: 1,593.94

2024-25 School
No School tax information is available.

2024-25 Village Taxes
No Village tax information is available.

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County of Cayuga
Town of 7

2024 ASSESSMENT NOTIFICATION
FOR INFORMATION ONLY - THIS IS NOT A TAX BILL

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41854 - BAS STAR

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210 - 1 Family Res
1.10 Acres

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Year	Assessed Value	Level of Assessment	Market Value
2023	\$133,300	69.00%	\$193,188
2024	\$201,900	100.00%	\$201,900
Net Change	\$68,600		

A change in your property's assessment does not necessarily indicate that your taxes will change. Your tax liability will be affected by several factors, including: changes to school/county/municipal budgets, changes to assessments of other properties, changes to exemptions and/or exemption savings amounts applicable to your property, and apportionment of school and/or county taxes among multiple municipal segments.

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			2023	2024
COUNTY	\$133,300	\$201,900	\$1,262	\$1,198
TOWN	\$133,300	\$201,900	\$151	\$143
Approximate Total Taxes:			\$1,413	\$1,341
Decrease in Estimated Taxes:				-\$72

* Taxable assessed value is your property's assessed value minus applicable exemptions. You should examine the tentative assessment roll regardless of this notice or have discussions with representatives of the assessor's office. If you disagree with your property's assessment, in order to protect your right to assessment review, you must file a formal written complaint on the officially prescribed form (RP-524), available from your assessor or online at www.tax.ny.gov, with your Board of Assessment Review (BAR) on or before **Grievance Day: 5/29/2024**. A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and online: www.tax.ny.gov. Please note that your assessor and the BAR can only review your assessed value; they do not set and cannot adjust your taxes. If you feel that your assessment is fair but your taxes are too high, your comments should be addressed to the appropriate taxing jurisdiction.

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Town of Throop
7471 Robinson Rd.
Auburn, NY 13021



Fair Assessments

A guide for property owners

New York State law requires all properties in your municipality (except in New York City and Nassau County) to be assessed at a uniform percentage of market value each year. This means that all taxable properties in your city, town, or village must be assessed at market value or all at the same uniform percentage of market value each year. State law also requires your assessor to include the estimate of the market value for each property, the assessment for each property and the uniform percentage for all taxable property on the tentative assessment roll.

This publication explains how your assessor can comply with the law by keeping assessments up to date and equitable each year. The fairness, or equity, of the real property tax depends on whether similar properties are treated alike. By keeping assessments up to date each year, assessors can go a long way toward ensuring that taxpayers do not pay more or less than their fair share of taxes.

Who is responsible for assessments and who is responsible for taxes?

Assessments are determined by the assessor, an elected or appointed local official, who independently estimates the market value of real property in your community. Market value is how much your property would sell for under normal conditions. Once the assessor estimates the market value of your property, the assessment is calculated.

As mentioned above, New York State law requires all properties to be assessed at a uniform percentage of value within your community. Your assessment is a percentage of market value. That percentage of market or full value at which properties are assessed within a community is called the level of assessment (LOA). For example, an LOA of 50% would indicate that assessments are at half of the market value, whereas, an LOA of 100% represents a community that is assessing at full value.

Your taxing jurisdiction (school district, town, county, and so forth) is responsible for developing and adopting a budget. There are several steps involved in this process. Revenue from all sources other than the property tax is determined. These revenues are subtracted from the budget to arrive at the tax levy; the total amount to be raised through the property tax.

The tax rate for properties in your community is then determined by dividing the tax levy by the total taxable assessed value of taxable real property in your community (tax levy ÷ total taxable assessed value = tax rate).

What is the difference between the market value and assessed value of my property?

The market value of your property is generally defined as what your property would sell for under normal conditions. For residential properties, your assessor generally determines market values by comparing a property with similar properties that have sold in similar neighborhoods, giving consideration to other factors possibly affecting market value.

In many communities, where assessments are maintained at a uniform percentage of 100, your assessment is market value. In other words, your assessed value would equal market value. If your community is assessing at a fractional percentage of market value, your assessment should be based upon the percentage being used throughout the community. For instance, if the market value of your home is \$100,000, and your community is assessing at 30% of market value, your assessment should be \$30,000.

Won't my taxes increase if my assessment is adjusted?

First, as noted above, your assessor does not increase your taxes. Assessors are trained to be appraisal professionals, it is their job to make sure that the assessments are accurate and equitable, which provides the basis for fair distribution of taxes among the property owners within the assessing unit. Keeping assessments up to date each year is necessary for fair tax distribution.

Next, keeping values up to date each year does not necessarily mean that your assessment will increase. Market values of properties may stay the same or go down, which means that some properties should see a decrease in assessed values.

If your assessment does increase, it doesn't mean that your taxes will automatically increase. In some cases, a municipality will go from a fractional level of assessment to 100%. If the original level of assessment was 10%, and the current level of assessment is 100%, your assessed value could go from \$9,000 to \$90,000, and you might not see any increase in taxes.

In addition, if your assessment increases, but the assessments of most other properties increase more, your share of the taxes could decrease. For instance, if your assessment increased by 3%, but most other property owners saw increases of 5%, you'll likely see a decrease in taxes (assuming your school and municipal budgets remain stable and the tax levy does not increase).

How does the assessor decide which assessments to change and by how much?

To maintain a uniform LOA, each year your assessor will need to analyze all of the properties in the municipality to determine which assessments need to be changed. If assessments have been kept up to date each year, or if the real estate market has been fairly stable, it is possible that few assessments will need to be adjusted.

Where assessments do need to be changed, in some cases, your assessor will be able to increase or decrease the assessments of a neighborhood or group of properties by applying real estate market trends to those properties. This is possible only when assessments are at a uniform level. In other cases, the assessor will need to conduct physical reinspections for reappraisals of properties. Every assessing unit should be keeping assessments at a fair and uniform level every year.

Why does state aid require 100% of market value?

It's much easier for taxpayers to understand assessments and determine whether they're overassessed when assessments are kept at market value. While state law does authorize municipalities to assess at market value or some uniform percentage thereof, the state aid program requires towns and cities to keep their assessments at market value.

Think of it this way: if you estimate your home to be worth \$100,000 but the assessed value is \$90,000, you might think your property is under-assessed. However, if the level of assessment is less than 100% of market value, you might be over-assessed. If, indeed, your home's market value is \$100,000, but your municipality is assessing at 80% of market value, your assessed value should be \$80,000 ($\$100,000 \times .80 = \$80,000$). In this case, your property is over-assessed by \$20,000.

It almost goes without saying that it's very easy to be confused when assessments aren't kept fair and at market value (and it's also much more difficult to explain).

If my home is physically reinspected, do I have to let the assessor in?

While you are not required to let the assessor or data collector in your home, your cooperation, along with that of all other property owners in your community, helps assure that your assessment will be fair and based on complete and accurate information. Without such cooperating, data collectors are forced to estimate how many bedrooms, bathrooms, and so forth. there are in your home. Later, if you disagree with the assessment for your property and ask that it be lowered, assessment officials will need the information you refused to provide in order to rule on your request for a lower assessment.

If it is really inconvenient to allow an inspection at that time, tell the data collector that and try to make an appointment for some other date. However, if you can spare the ten minutes or so that will usually be required, we urge you to allow it to proceed so that the information necessary for equitable assessment can be gathered.

Property owners are cautioned not to allow anyone into their homes without proper identification, preferably ID cards with photographs signed by an authorized town or city official. No identification, no entry.

How do I know that the assessor has the correct information about my property?

Because the information about your property will be used to determine your assessment, it is in your best interest to make sure that your assessor's data is correct for your property. You can check with your assessor's office to receive a listing of the information pertaining to your property.

When will I know my new assessment?

Based upon the available information about your property, your assessor will estimate the market value of your property. A notice will then be sent informing you of your new assessment. If you have any questions or disagree with the new assessment, you should arrange for an informal conference at your assessor's office to review the information on which the value is based. If the assessment official feels that a mistake was made (or there is any other reason to question the accuracy of the assessment), the assessment will be amended.

Only when your assessor is convinced that all the property assessments are as accurate as possible will they be placed on the tentative assessment roll.

What information is on the tentative assessment roll?

You will not find the physical inventory of your property on the tentative assessment roll, but you will find your assessment, your assessor's estimate of the market value of your property, and the exemptions you will be receiving. In most communities, tentative rolls are published on May 1, but you should check with your assessor for the details in your community.

What if I disagree with the assessment on the tentative roll?

While the roll is tentative, you still have the ability to meet informally with your assessor about your assessment. If at the end of such a conversation, you still feel you are over-assessed based upon the market value of your home, you have the right to file for formal review of your assessment. More information about the assessment review process, including application deadlines and instructions, can be found in Publication 1114, *Contesting your assessment in New York State*, published by this agency and available online at www.tax.ny.gov.

Where can I learn more?

Your best source for information about assessment practices in your community is your assessor. The county director of real property tax services is another good source of information. Contact information for local and county officials, as well as additional information about assessments, property taxes, and exemptions, is available online at www.tax.ny.gov.

What are the benefits of frequent reassessments?

Hundreds of municipalities conduct frequent reassessments to ensure fair and accurate assessments. Aside from state aid, the benefits include:

- **Assessment equity for taxpayers** – The longer it has been since a municipality has updated assessments, the more likely it is that some taxpayers are paying more than their fair share in taxes. Up-to-date assessments eliminate unfair assessments and the sticker shock that taxpayers experience when assessments are adjusted after years of neglect.
- **Local control over the equalization rate** – By maintaining assessments at market value each year, municipalities can consistently receive an equalization rate of 100. This eliminates shifts in school and county tax apportionment due to fluctuating equalization rates.
- **Fewer court challenges to assessments** – By keeping assessments up to date, municipalities are likely to have fewer tax certiorari cases.
- **Increased state land assessments** – Because state land assessments are frozen at the year of the last municipal-wide reassessment, frequent reassessments allow municipalities to make changes in market value that they could not otherwise capture.

What happens during a reassessment?

The purpose of the reassessment is to ensure that all properties are assessed fairly at a uniform level of assessment. (Typically, assessments are adjusted to 100 percent of market value at the time of a reassessment.) To analyze the real estate market, the assessor will review recent property sales and other indicators. All assessments in the municipality will be reviewed to determine where assessments should be increased, decreased or remain the same. This may or may not include visual reinspection of some or all of the parcels. Mailers may be sent to homeowners asking them to correct/update the information on their property. Those whose assessments are adjusted will receive notification in the mail.

Will my school district receive less State Aid after the reassessment?

No. The State Aid to Public Education formula developed by the Legislature uses a variety of factors to determine the amount of State Aid a school district will receive each year. One of those factors is real property wealth, or the total market value of real property in the school district. The measure of real property wealth is not based on local assessments, but rather is determined by the state for each school district.

In fact, in order to ensure that the State Aid formula is equitable for all school districts, it can not be based on assessments. Since some municipalities have assessments that are up-to-date, while others may be as much as 100 years old, State Aid based on those assessments would not be equitable. Instead, the state's measure of real property wealth is used in the formula to calculate the State Aid for each school district.

A similar myth exists around the misconception that the higher an equalization rate, the lower will be a school district's State Aid. This is also incorrect, and no such correlation exists. Again, it is the State's estimate of a district's property wealth that is used in the State Aid formula.

Does New York State require reassessments?

New York State's Real Property Tax Law addresses the issue of assessment equity. While it doesn't require assessments to be at 100 percent of market value, it does establish a standard that assessments be fair at a uniform percentage of market value.

However, there is no statutory mechanism for enforcement of adherence to that standard. Employees of the State Office of Real Property Tax Services do consult with municipal officials and recommend steps to provide fair assessments, and the agency does administer State Aid programs to provide incentives for reassessments. Beyond those steps, the role of ORPTS is largely an advisory one.

For More Information

The ORPTS website (www.tax.ny.gov) has links to various publications and information:

- The Real Property Tax Primer
- How the Property Tax Works
- Fair Assessments
- Understanding the Equalization Rate
- Information on STAR and other exemptions
- Municipal Profiles, including local government information and statistics
- What To Do if You Disagree With Your Assessment
- How Estimates of Market Value are Determined for Residential Properties
- Real Property Tax in New York State: Common Myths and Misunderstandings
- A Closer Look at the Tentative Assessment Roll

Also, don't hesitate to contact local assessors and/or county directors of real property tax services (contact information is available from the Municipal Profiles section of the ORPTS website).



NYS Department of Taxation and Finance
Office of Real Property Tax Services
W.A. Harriman Campus
Albany, New York 12227

Reassessment Frequently Asked Questions



New York State Department of
Taxation and Finance
Office of Real Property Tax Services

Why is my municipality doing a reassessment?

Taxes are a zero sum game — what one property owner doesn't pay will be picked up by someone else. So, if one property or one neighborhood is significantly underassessed, not only are they paying too little in taxes, but other property owners are subsidizing that taxpayer's or neighborhood's share of the bill.

Typically, properties become underassessed over time when assessments aren't being updated. The more a property increases in value in contrast to that of its neighbors without its assessment being adjusted, the more it will be underassessed.

Let's take, for example, a town that hasn't updated assessments in 20 years. In the 1980's Mrs. Smith and Mrs. Jones each owned a home worth \$100,000. Over 20 years, the value of real estate has changed dramatically. Today, as a result of being in a more affluent neighborhood, Mrs. Smith could sell her home for \$300,000. Mrs. Jones, on the other hand, could sell her home for \$150,000. However, since the town hasn't conducted a reassessment, both properties are still assessed at \$100,000 and both are still paying the same amount of taxes.

Increasing both Mrs. Smith's and Mrs. Jones's assessments to accurately reflect their new market values will not produce more taxes for the town. Rather, it simply redistributes the burden based on the current value of each property owner's home. (See table below.)

	Mrs. Smith	Mrs. Jones	Total Taxes Collected by Town
Assessment Prior to Reassessment	100,000	100,000	
Taxes Prior to Reassessment	\$2,000	\$2,000	\$4,000
Assessment Following Reassessment	300,000	150,000	
Taxes Following Reassessment	\$2,667	\$1,333	\$4,000

If the properties weren't reassessed, Mrs. Smith would have been paying \$667 too little in taxes, while Mrs. Jones would have been paying \$667 too much. Mrs. Jones would have been subsidizing Mrs. Smith's tax bills.

Does my town collect more taxes if it does a reassessment?

It is not uncommon to hear property owners complain that their city or town is updating their assessments just so it can collect more taxes. Actually, a cursory understanding of the municipal budget process would dispel this misconception.

Assessments are determined by the assessor. The assessor's job is to make sure that all property owners are assessed fairly based on the market values (or a uniform percentage of the market values) of their properties.

Months after assessments are finalized, school districts, cities, towns and counties determine how much they need to collect in taxes.

You can think of the total amount of taxes collected by the city, school district or county as a pie. The assessor does not determine the size of the pie — that is the job of city councils, town boards, school boards and county legislatures. The assessor's job is to ensure that the pie is cut up fairly — that taxes are fairly distributed based on current market values.

When a reassessment results in increased assessments due to rising property values, tax rates should go down proportionally. This is because the tax levy is now being distributed over a broader tax base. If tax rates go up or stay the same, it simply means that municipal and/or school budgets are going up.

If my town does a reassessment, will my taxes increase?

First, a reassessment does not necessarily mean that your assessment or your taxes will increase. Furthermore if your assessment does increase, it does *not* necessarily mean your taxes will increase.

A property's assessment is supposed to reflect its market value. As market values increase or decrease and the assessments do not keep pace and reflect these changes, some property taxpayers could pay more than their fair share of taxes, while others may pay less than their fair share. Reassessments are intended to restore fairness within the community.

Sometimes the taxes will be shifted among types of property. What if all of the market values in a community increased since the last reassessment, but the value of brick houses had increased much faster than wooden houses? Then the owners of brick houses should pay a greater portion of taxes, while the owners of wooden houses should pay a smaller portion. This is one of the reasons that it is important for municipalities to conduct reassessments on a frequent basis. The longer between reassessments, the more likely taxpayers will experience dramatic tax shifts.

In some cases during a reassessment, a municipality will go from a fractional level of assessment to 100%. If the original level of assessment was 10 percent, your assessed value could go from \$9,000 to \$90,000, and you might not see any increase in taxes.

Of course, market values of properties also go down, which means that such properties should see a decrease in assessed values.

How property is assessed

The first step in assessing is to determine a property's market value. To estimate market values, the assessor must be familiar with the local real estate market.

A property's value can be estimated in three different ways:

Market approach

The assessor compares property to similar properties that have recently sold. The market approach is typically used to value residential, vacant, and farm properties.

Cost approach

With the cost approach, the assessor:

- calculates the cost to replace a structure with a similar one using today's labor and material prices
- subtract depreciation
- add the market value of the land

The cost approach is used to value industrial, special purpose and utility properties.

Income approach

With the income approach, the assessor analyzes how much income a property (such as an apartment building) will produce if rented.

The assessor takes into account:

- operating expenses
- insurance
- maintenance costs
- financing terms
- amount expected to be earned

Assessors also use computer assisted mass appraisal techniques to analyze property sales and estimate values for multiple properties simultaneously.

From market value to assessment

Once the assessor estimates the market value of a property, its assessment is calculated.

In a city or town assessing at 100% of market value, the market value becomes the assessment.

If assessments in your municipality are at a fraction of market value, the assessment is calculated by multiplying the market value of the property by the *level of assessment* for the municipality. For example:

- market value of property = \$100,000
- level of assessment = 27% (City assesses property at 27% of market value)
- assessment = \$27,000

To learn why a municipality's levels of assessment can be less than 100%, visit [Equalization rates](#).

Page last reviewed or updated: April 20, 2021

Town of Throop Assessment Office
7471 Robinson Rd.
Heather Garner, Sole Appointed Assessor

ATTENTION PROPERTY OWNER

The 2024 Assessment Update in the Town of Throop is nearing completion. ALL 2024 PRELIMINARY Assessments are available for your review on the Town of Throop's Website after March 1, 2024. You will also find the preliminary Assessment Roll & list of real property comparable sales available at www.throopny.gov

THE ENCLOSED ASSESSMENT DISCLOSURE NOTICE SHOWS THE FOLLOWING INFORMATION:

1. The 2024 Preliminary Assessment which has been placed on your property. This "new" assessment is based on the estimated market value of your property as derived from recent selling prices of comparable properties.
2. "The taxes you paid last year." Included are ONLY the Town and County taxes billed in January 2024. School taxes and special districts (sewer & water etc.) if applicable are not included for this comparison.
3. An estimate of taxes you would have paid last year had the preliminary full value assessment been used. This tax estimate was calculated by extending last year's tax levy over the new full value assessments. PLEASE NOTE: The term "taxable Value" means the new assessed value minus any exemptions applicable.
4. The estimated effect (increase or decrease) on your taxes had the preliminary assessment been in effect. This amount is shown in the lower right hand portion of the notice.

THIS ASSESSMENT DISCLOSURE NOTICE IS NEITHER A STATEMENT OF REFUND NOR AN ESTIMATE OF FUTURE TAXES. IT PROVIDES INFORMATION FOR YOU TO DETERMINE THE PROBABLE EFFECT OF THE ASSESSMENT UPDATE ON YOUR PRIOR YEARS' TAX LIABILITY. THE TAX DOLLAR AMOUNTS SHOWN WOULD BE INDICATIONS OF FUTURE TAXES BILLED ONLY IF LOCAL GOVERNMENT AND SCHOOL TAX LEVIES DO NOT CHANGE. YOUR ACTUAL BILL MAY BE HIGHER OR LOWER THAN THE AMOUNT SHOWN FOR SEVERAL REASONS:

1. The budgets that will determine the amount of tax dollars to be raised have not been established. If these budgets change from last year, your tax bill will change as a direct result.
2. Special districts charges are not included.
3. Your tax bill will also be affected by changes in assessments resulting from informal hearings, grievances proceedings, and changes in exemptions. Also, possible changes in the apportionments of the TOWN'S SHARE of school and/or county tax levies will affect the taxes compared by the information on the enclosed notice.
4. Assessment may change from the value stated on the PRELIMINARY notice. If there is a change for any reason including an increase or decrease you will be notified by mail May 1st and that change will appear on the TENTATIVE ASSESSMENT ROLL.

Town of Throop Assessment Office
7471 Robinson Rd.
Heather Garner, Sole Appointed Assessor

**WOULD YOU LIKE TO SCHEDULE AN INFORMAL MEETING WITH THE ASSESSOR TO DISCUSS
YOUR updated 2024 ASSESSMENT???**

This notice will be useful in determining if your property has been fairly appraised. Please review your assessment and consider whether or not you wish to discuss it at an informal meeting. **MEETINGS will be conducted BY APPOINTMENT ONLY by phone or in person** at Throop Town Hall. At the time of the meeting, you may want to discuss the data used to determine your preliminary assessment and offer any additional information which you believe may affect the value on your property. Value changes will not be made at the meeting, but all information you supply will be reviewed and you will be notified after May 1st the result. The data compiled for your property will be available for your review during the informal meetings.

APPOINTMENTS WILL BE TAKEN BY PHONE ONLY

Call 315 529-7738

Monday-Friday 4:30-8 pm

No later than March 22nd

This is to make an appointment only. Your value will NOT be discussed at this time. If you reach voice mail, please leave ONE message for the SCHEDULER including your NAME & Telephone number. All requests for appointments will be returned in the order in which they were received and during times listed above.

MEETING LOCATION & WHAT TO BRING

This is an information gathering appointment; NO decisions will be made that day.

Town of Throop located at 7471 Robinson Rd.

Meetings will be held after March 15th

Please bring the following with you to this meeting:

1. COMPLETED Assessment Review Application. PINK FORM
2. Photocopy of Entire appraisal completed within the past 3 years
3. Photos showing interior/exterior concerns
4. A list of properties you feel are similar to yours.
5. Listing or Sales Contract documentation for property recently sold or on market.
6. Any other information you feel is relevant to the market value.

**ALL INFORMATION PROVIDED WILL BE KEPT AS PART OF THE ASSESSMENT RECORDS. SO
PLEASE BE SURE TO KEEP A COPY/ORIGINALS FOR YOUR OWN RECORDS.**

IF you are unable to attend in person, you may respond in writing.

Include all evidence, comments and concerns regarding your preliminary full market value assessment. Include the *ASSESSMENT REVIEW APPLICATION* and all evidence you wish to have documented. All written correspondence must be received by the ASSESSOR by March 27, 2024 addressed to:

Throop Assessment Office ~Heather Garner
7471 Robinson Rd. Auburn, NY 13021

A notice will be mailed approximately MAY 1st for every parcel reviewed during the informal hearing period.

Town of Throop
ASSESSMENT REVIEW APPLICATION 2024 Informal Meeting

The following information is essential for your informal assessment review. Please fill out the property information below to the best of your ability and add comparable recent sales you believe support your case. The information provided will be considered by the Assessor and becomes the property of the Assessor's Office. A list of sales is available for your convenience at <https://www.throopny.gov/>

SECTION 1

The following information is related to the subject property and can be obtained from public information available on the Internet.

Please Print

1. Tax Map # _____
2. Property Type (1 family, 2 family) _____
3. Property Address _____
4. Name and Phone # of property owner _____
5. New Preliminary Assessment _____
6. Requested Assessment _____
7. Evidence _____

SECTION 2

List three comparable sale properties:

Sale One

- | | |
|-------------------------|-----------------|
| 1. Location _____ | Tax Map# _____ |
| 2. Sale Price _____ | Sale Date _____ |
| 3. Square footage _____ | Style _____ |
| 4. Comments _____ | |

Sale Two

- | | |
|-------------------------|-----------------|
| 1. Location _____ | Tax Map# _____ |
| 2. Sale Price _____ | Sale Date _____ |
| 3. Square footage _____ | Style _____ |
| 4. Comments _____ | |

Sale Three

- | | |
|-------------------------|-----------------|
| 1. Location _____ | Tax Map# _____ |
| 2. Sale Price _____ | Sale Date _____ |
| 3. Square footage _____ | Style _____ |
| 4. Comments _____ | |

I certify that all statements made on this application are true and correct to the best of my knowledge and belief.

Signature of Property Owner

Date

Overview of the assessment roll

Overview of the assessment roll

STATE OF NEW YORK
 COUNTY - Big County
 CITY - Anywhere
 SWIS - 999999 **A**

2011 TENTATIVE ASSESSMENT ROLL
 TAXABLE SECTION OF THE ROLL - 1

C VALUATION DATE - JULY 1, 2010

D TAXABLE STATUS DATE - MAR 01, 2011

UNIFORM PERCENTAGE OF VALUE IS 95% **B**

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	CITY	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	TAXABLE VALUE	TAXABLE VALUE
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.	ACCOUNT NO.	ACCOUNT NO.
57.63-2-79 E	3 Main St 210 1 Family Res School 111111	5,000 G	STAR B 41854	0	0	30,000 J
Archer, John Archer, Louise 3 Main St Anywhere, NY 00000	FRNT 60.00 DPTH 93.50 EAST-0647310 NRTH-0966910 DEED BOOK 2509 PG-269	145,400 H				
	FULL MARKET VALUE I	153,053				

57.63-2-78	5 Main St 210 1 Family Res School 111111	3,700	VETERANS 41121 STAR E 41834	17,357 0	17,357 0	0 50,000
Baker Janice 5 Main St Anywhere, NY 00000	FRNT 45.00 DPTH 113.00 EAST-0647290 NRTH-0966860 DEED BOOK 2605 PG-355	115,700				
	FULL MARKET VALUE	121,789				

57.63-2-77	7 Main St 421 Restaurant School 111111	2,660				
Cook, Lina 310 George Street Somewhere, CA 55555	FRNT 75.00 DPTH 113.00 EAST-0647290 NRTH-0966800 DEED BOOK 2670 PG-640	129,900				
	FULL MARKET VALUE	136,737				

I, the undersigned, do depose and swear that, to the best of my knowledge and belief, I have set forth in the tentative assessment roll attached hereto or filed herewith all the real property situated in the assessing unit in which I am assessor and, with the exception of assessments made by the State Board of Real Property Services, I have estimated the value of such real property at the sums which I have determined to be in accordance with the provisions of section three hundred five of the Real Property Tax Law.

In most towns the tentative assessment roll is made public on May 1. The tentative roll lists assessment information for every property for the current year. It is your responsibility to check your assessment and exemptions on the tentative roll after it has been filed. Questions about your assessment should be directed to your assessor. After meeting with your assessor, if you are still dissatisfied, you have the right to file for a formal review by your Board of Assessment Review by the filing deadline.

A: SWIS (State Wide Information System)

A six-digit number assigned by the State as a unique identifier for every municipality in the state. The first two digits define the county, the second two the city or town, and the last pair the village, if any.

B: Uniform percentage of market value

New York State law requires that all properties in a municipality be assessed at the same percentage of market value. In this case, 95% means that the municipality is assessing property at 95% percent of market value.

C: Valuation date

In each municipality, property is assessed based on what its market value would have been on this date given its condition on taxable status date. In most towns, Valuation Date is July 1 of the year prior to the roll. (Please confirm the date in your municipality with your assessor.)

D: Taxable status date

The assessment reflects the ownership and physical condition of the property as of this date. In addition, most exemption applications must be filed with the assessor by this date. In most towns, Taxable Status Date is March 1 of the year in which the roll is filed. (Again, please confirm the date in your municipality with your assessor.)

E: Tax map parcel number

Also known as the Section-Block-Lot or SBL. This number will match the number on the tax bill, and is used when applying for exemptions and assessment review.

F: Property location and class

The code identifies the parcel's category (i.e., 210 falls within the 200 range, indicating a one family residence):

Codes

100's	Agricultural
200's	Residential
300's	Vacant

400's	Commercial
500's	Recreation, entertainment
600's	Community service
700's	Industrial
800's	Public services
900's	Wild, forested, conservation lands, public parks

School district

The parcel's school district and school district code.

Parcel size

The parcel's frontal and depth dimensions.

Grid coordinates

The parcel's identification by geographical coordinates, used for mapping purposes.

Deed book

The volume number of the book (liber) and page number where deeds are recorded.

G: Land assessment

The assessed value of the land without the addition of improvements (permanent structures). By law, only the total assessment (H) may be reviewed (or grieved).

H: Total assessment

The total assessed value of the property, including the land and improvements.

I: Full market value

What a willing buyer would pay a willing seller under normal circumstances. This should approximate the dollar amount for which the property could be sold. In places where the uniform percent of market value is 100%, this is the same as the assessed value; otherwise market value multiplied by the uniform percentage of value (B) will be the total assessed value (H).

J: Exemption

The name of the exemption and the exemption code (in this case Basic STAR 41854), followed by the amount of the exemption for each taxing jurisdiction (i.e., STAR B is the Basic STAR exemption and applies only to school tax, thus the taxable value of the exemption for county and city is zero).

K: Tax description

Taxing jurisdictions include counties, cities, towns, school districts, villages and special districts (fire, sewer, water, etc.)

Taxable value

The value, after exemptions are applied, upon which your tax bill will be calculated ($H - J = K$). In this case, the school taxable value is different from the others due to the STAR exemption.

L: Assessor's oath

This is only listed on the last page of the roll. The assessor signs the roll to indicate that all assessments are uniform at the stated percentage of market value.

Page last reviewed or updated: April 23, 2021