

# A Reassessment Discussion



# Reassessment

## (Section 102 RPTL)

- A systematic analysis of all locally assessed parcels to ensure that all assessments are at a stated uniform percentage of value as of the valuation date of the assessment roll upon which the assessment appear.

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

- Assessments are determined by the Assessor and are based on market value. 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.
- Your taxing jurisdiction (school district, town, county, etc.) 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 assessed value = tax rate).

# The Job of the Assessor

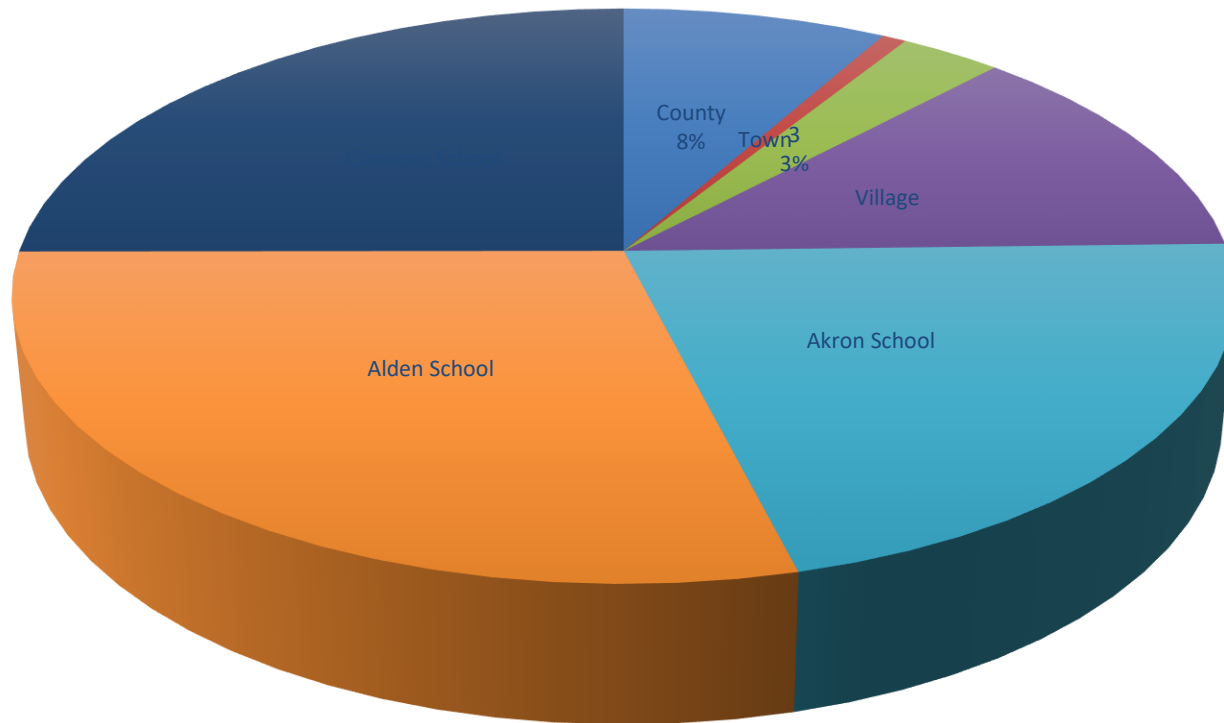
- **Provide fair assessments by determining the market value of each property**
- **Help taxpayers understand assessments**
- **Work with the county, state, and contractors to ensure assessments are fair**
- **Process exemptions, such as STAR, Senior Citizens, Agriculture, and Veterans**
- **Maintain the assessment roll and related data using computerized software**

# Assessment and Taxes

Although assessments play an integral part of tax calculation, the amount of the tax levy is the controlling factor in the amount of taxes we all pay.

# WHERE THE REAL PROPERTY TAX GOES

(Newstead Tax Rates from 2024-2025)



# What happens to tax rates after a reassessment project?

Roll Year	Eq rate	County	Library	Town	Village	Akron School	Alden School	Clarence School	Assessment		Est. taxes \$200k Akron School non- village	Est. taxes \$200k Alden School (Non village)	Est. taxes \$200k Clarence School (Non-Village)
2018	89%	5.18	0.46	1.89	7.12	16.08	18.08	15.68	\$200,000.00		\$4,722.00	\$5,122.00	\$4,642.00
2019	85%	5.3	0.46	2	7.27	16.24	18.39	16.16	\$200,000.00		\$4,800.00	\$5,230.00	\$4,784.00
2020	100%	4.26	0.37	1.854	5.99	13.47	14.82	12.83	\$230,000.00	Reassess	See Below	See Below	See Below
2021	100%	4.2	0.39	1.91	5.99	13.22	14.65	12.67	\$230,000.00		See Below	See Below	See Below
2022	86%	4.41	0.39	1.81	6.08	11.82	15.89	14.08	\$230,000.00		See Below	See Below	See Below
2023	100%	3.33	0.31	1.07	4.80	8.82	11.70	10.35	\$262,200.00	Reassess	See Below	See Below	See Below
2024	100%	3.26	0.30	1.26	5.05	8.62	11.60	10.05	\$262,200.00		See Below	See Below	See Below
2025	90% TBD	TBD	TBD	TBD	TBD	TBD	TBD		\$262,200.00		TBD	TBD	TBD
2026	100% TBD	TBD	TBD	TBD	TBD	TBD	TBD		\$288,400.00	Reassess	TBD	TBD	TBD
											Akron School	Alden School	Clarence School
2020	100%	\$979.80	\$85.10	\$426.42	\$1,377.70	\$3,098.10	\$3,408.60	\$2,950.90	\$230,000.00	2020	\$4,589.42	\$4,899.92	\$4,442.22
2021	100%	\$966.00	\$89.70	\$439.30	\$1,377.70	\$3,040.60	\$3,369.50	\$2,914.10	\$230,000.00	2021	\$4,535.60	\$4,864.50	\$4,409.10
2022	86%	\$1,014.30	\$89.70	\$416.30	\$1,398.40	\$2,718.60	\$3,654.70	\$3,238.40	\$230,000.00	2022	\$4,238.90	\$5,175.00	\$4,758.70
2023	100%	\$865.80	\$80.60	\$278.20	\$1,248.00	\$2,293.20	\$3,042.00	\$2,691.00	\$260,000.00	2023	\$2,317.31	\$3,072.45	\$2,718.48
2024	100%	\$854.77	\$78.66	\$330.37	\$1,324.11	\$2,260.16	\$3,041.52	\$2,635.11	\$262,200.00	2024	\$2,260.16	\$3,041.52	\$2,635.11
2025	90% TBD	TBD	TBD	TBD	TBD	TBD	TBD		\$262,200.00	2025 TBD	TBD	TBD	TBD
2026	100% TBD	TBD	TBD	TBD	TBD	TBD	TBD		\$288,400.00	2026 TBD	TBD	TBD	TBD

As you can clearly see from the figures above, a reassessment reduces the tax rates and even several years after the reassessment even with a drop-in equalization rate, the tax amounts are still less than before the reassessment because there is a larger tax base.

# Reassessment

So why  
do we need  
reassessments?



# EQUITY is the GOAL

When assessment equity exists, it ensures that the tax burden is distributed equally and fairly among ALL taxpayers.

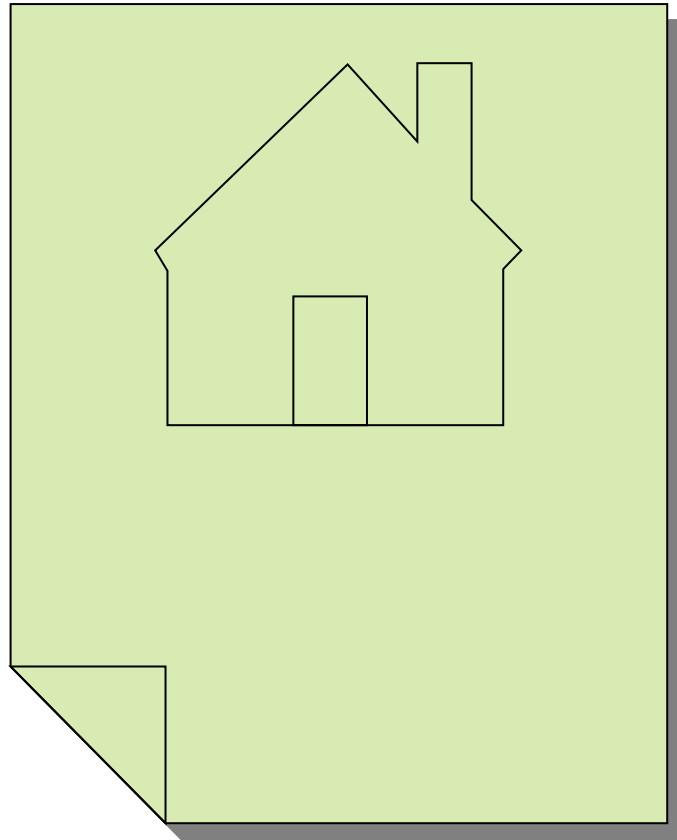
# New York State Assessment Standard

- The "Assessment Standard" (RPTL 305): "all real property in each assessing unit shall be assessed at a uniform percentage of value"
  - "value" is defined as "market value" - the most probable sale price, in a competitive and open market, between a willing and knowledgeable buyer and seller, made without duress to either party
  - tax bills must display the municipality's uniform percentage and the parcel's market value

# New York State Equalization Rate

- The NYS Office of Real Property Tax Services (NYSORPTS) periodically performs a Market Value Survey which assists that office in establishing an Equalization Rate.
- An Equalization Rate is an overall measure of a municipality's level of assessment relative to market value.
- The Market Value Survey conducted by NYSORPTS also provides a measure of assessment equity within the property class groups sampled.

# Why Does Equity & Uniform Assessing Matter?



# NON-UNIFORM ASSESSING

Property A  
Present Market  
Value  
\$100,000



Assessed Value  
\$80,000

Property B  
Present Market  
Value  
\$100,000



Assessed Value  
\$120,000

If Tax rate = \$20/1000

Estimated Taxes = \$1,600

Estimated Taxes = \$2,400

# UNIFORM ASSESSING

Property A

Market Value

\$100,000



Assessed Value

\$100,000

Property B

Market Value

\$100,000



Assessed Value

\$100,000

If Tax rate = \$20/1000

Estimated Taxes = \$2,000

Estimated Taxes = \$2,000

# Things to keep in mind regarding property values & equity. . .

- First, the real estate market is constantly changing
- Second, not all properties will change in value at the same rate.

# Changes in Property Values

- Different types of properties in different locations do change in value at a different pace.
- After a period of time without a reassessment and systematic analysis of all property values, the equity may diminish.
- Loss of assessment equity will result in some people paying more than their fair share in taxes and some people paying less!



# How Is Market Value Determined?

- The Assessor does NOT create market value
- Market Value is determined by the interaction of buyers and sellers.
- The assessor monitors and analyses real estate transactions to establish market value estimates for real property within the town.

# What Drives Market Value?

- Location, Location, Location
- Some locations are more desirable than others. Some people may desire lakefront or lake view property.
- Some people may prefer to be near a city
- Others may want to get back to nature
- As communities age, Ranch Style homes may become more popular

# What Drives Market Value?

- Economic Influences
- Interest Rates
- Availability of amenities and jobs
- Commuting Distance to industry
- Consumer needs and the condition and amenities of a property

These among other factors may influence property values.

# Reassessment - What It Does

- Produces equity by eliminating unfair assessments
- Distributes tax burden fairly within the municipality
- Increases taxpayer confidence and understanding

# Reassessment - What It Does Not Do

- Generate additional revenue
- Prevent tax shifts
- Compensate taxpayers for prior inequities

# The Property Tax

The Real Property Tax is an  
*Ad Valorem* tax

# The Property Tax

...the amount of tax paid depends on the value of the real property owned

# The Property Tax

## Calculation of Property Taxes:

- Amount of Tax Levy (Budget minus Revenues)
- Divided by Taxable Assessed Value (*Assessed Value minus Exemptions*)
- Equals Tax Rate (x 1000)



# Reassessment Process

- Data Collection/Verification
- Inventory data file editing
- Neighborhood analysis
- Sales analysis
- Application of MASS valuation techniques
- Field Review/Appraisal
- Assessment Disclosure
- Informal meetings with taxpayers
- Tentative Roll
- Board of Assessment Review (BAR)
- Final Roll

# Assessment Change Notice

- Mailed to all properties that have had a change in value

# Informal Assessment Meeting

- What are Informal Meetings?
  - Informal Platform for the public to present information to the Assessor.
  - Non-confrontational
  - Information sharing
  - Time very limited – 5-10 minutes, it is important to come prepared.

# Informal Assessment Meeting

- Objectives:
  - Verify Data
  - Review Exemptions
  - Listen to taxpayers concerns and perspective
  - Correct mistakes
  - After hearing – Assessor reviews assessment(s)
    - Single Parcel
    - Group of Parcels

# Informal Assessment Meeting

- What you should **NOT** do:
  - Focus on percentage of change
  - Focus on amount of taxes
  - Focus on irrelevant issues
    - i.e.: Purchase price of property in 1975
  - Attack
  - Use the condition of your neighbor's house as a factor of your assessment without providing supporting proof of the impact on values in that specific area.

# Informal Assessment Meeting

- How to Prepare:
  - Review Data/Inventory
  - Focus on Assessed Valuation (Market Value)
  - Search for comparable sales
  - Bring relative data – recent appraisal
  - Keep a positive attitude
  - Remember the person you are meeting with is a professional appraiser/assessor with one objective in mind – to ensure that you are assessed at 100% fair market value.

# Formal Review Process

- Local Board of Assessment Review
- Small Claims Assessment Review (SCAR)
- Supreme Court – Certiorari/Article 7

When looking at your updated assessment, a good question to ask yourself . . .

- Is the market value estimate the assessor has derived for my property a reasonable representation of what I would expect to receive for my property if it was offered for sale on the open market?



If You Would Like More Information:

Visit the New York State Office  
of Real Property Tax Services  
Web Site at:

[www.tax.ny.gov](http://www.tax.ny.gov)

Thank You!!

# What is Agricultural Assessment Anyway???



# Agricultural Assessment Values 2020

## 2020 Agricultural Assessment Values per Acre

Established January 2020

Agricultural Assessment Values Per Acre  
for Computing Agricultural Assessments  
for City and Town Assessment Rolls Completed in 2020  
and for Village Assessment Rolls Completed in 2021

Mineral Soil Group		Value Per Acre
1	a	\$1,148
	b	1022
2	a	1022
	b	907
3	a	907
	b	781
4	a	781
	b	666
5	a	666
	b	540
6	a	540
	b	425
7		425
8		298
9		184
10		57

Organic Soil Group (muck)	Value Per Acre
A	\$2,296
B	1,492
C	1,263
D	804
Aquaculture	1,148
Farm Woodland	425

The Agricultural Assessment Values per acre are for each respective classification of farmland. The sole purpose of the Agricultural Assessment Values per acre is to compute agricultural assessments, and any resulting exemption. The only adjustment is the application of the latest Equalization Rate or Special Equalization Rate for each assessing unit. The **only** purpose for these factors is to compute the agriculture exemption. They are **not** indicative of market values for those types of land. The assessor is **not** to use these factors when determining the assessed value for normal assessing purposes. Refer to Article 25-AA of Agriculture and Markets Law for details along with the summary of recent amendments to the Agricultural Districts Law. The only adjustment is the application of the latest Equalization Rate or Special Equalization Rate for each assessing unit.

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# 2019 Agricultural Assessment Values

## 2019 Agricultural Assessment Values per Acre

Established January 2019

Agricultural Assessment Values Per Acre  
for Computing Agricultural Assessments  
for City and Town Assessment Rolls Completed in 2019  
and for Village Assessment Rolls Completed in 2020

Mineral Soil Group	Value Per Acre	Organic Soil Group (muck)	Value Per Acre
1	a \$1,125	A	\$2,250
	b 1001	B	1,463
2	a 1001 (3)	C	1,238
	b 889	D	788
3	a 889 (2)	Aquaculture	1,125
	b 765	Farm Woodland	416
4	a 765		
	b 653 (13)		
5	a 653 (11)		
	b 529		
6	a 529		
	b 416		
7	416		
8	293		
9	180		
10	56		

2 A 3,003  
3 A 1,778  
4 B 8,489  
5 A 7,183

\$ 20,453 (amount Taxed on)

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# Soil Sheet Calculation on RPS

MINERAL SOILS				ORGANIC SOILS			
Acres:	Assmt/Acre:	Assessment:		Acres:	Assmt/Acre:	Assessment:	
1A	.00	1125		A	.00	2250	
1B	.00	1001		B	.00	1463	
2A	3.00	1001	3,003	C	.00	1238	
2B	.00	889		D	.00	788	
3A	2.00	889	1,778	AQUACULTURE	.00	1125	
3B	.00	765		WOODLAND ACRES (1-50 AC)	.00	416	
4A	.00	765		WOODLAND ACRES (> 50 AC)	.00	202	
4B	13.00	653	8,489	NEWLY PLANTED VINEYARDS	.00		
5A	11.00	653	7,183	NEWLY PLANTED ORCHARDS	.00		
5B	.00	529					
6A	.00	529					
6B	.00	416					
7	.00	416					
8	.00	293					
9	.00	180					
10	.00	56					

**Eligible Acres:** 29.00  
**Certified Assessed Value:** 20,453

	Acres	Land	Improvements	Total
Parcel Assessment:		137,300	155,700	293,000
Homestead:	1.00	29,000	100,000	129,000
Farm Structures:			55,700	55,700
Other Structures:				0
Ineligible Land:	1.50	1,000		1,000
Ineligible Woodlands:	0.00	0		0
Total Ineligible:	2.50	30,000	155,700	185,700
Total Acres:	31.50			

Assessed Value Eligible: 107,300  
 Assessed Support Structure:   
 Total Agriculture Assessment: 18,203  
 Total Agriculture Exemption: 89,097

**Round Exempt Amount:**  
 None ☐  
 Nearest \$10 ☐  
 Nearest \$100 ☐

Total Certified Value x (Capped) Equalization Rate = Total Agricultural Assessment  
 \$ 20,453 x 89.00 % = \$ 18,203

# Examples

## **Examples of how agricultural assessment works**

2020 Land Assessment \$ 137,300

2020 Total Assessment \$293,000

**Agricultural Exemption \$ 72,636**

2019 Land Assessment \$ 86,000

2019 Total Assessment \$ 188,000

**Agricultural Exemption \$ 37,797**

# Agricultural Assessment Application



Department of Taxation and Finance  
Office of Real Property Tax Services

## Agricultural Assessment Application For the 20\_\_\_\_ Assessment Roll

**RP-305**  
(1/19)

Renewal Form RP-305-r may be filed with the assessor for each year hereafter if this application is approved and there are no changes in any information entered on this application form.

### To be completed by the assessor

Application date	Tax map number	Exemption amount \$	Exemption code <input type="checkbox"/> 41720 - County Formed Ag. District <input type="checkbox"/> 41730 - Outside Ag. District <input type="checkbox"/> 41750 - New orchard/vineyard/hopyard
<input type="checkbox"/> Soil maps filed on _____ <input type="checkbox"/> Soil group worksheet filed on _____ <input type="checkbox"/> Soil map or soil worksheet modification (use Form RP-305-d) Sent _____ Received _____ <input type="checkbox"/> Property located in an established agricultural district? Yes <input type="checkbox"/> No <input type="checkbox"/> <input type="checkbox"/> Form RP-305-a sent _____			
Assessor's signature _____		Date _____	

### Information to be completed by applicant

Tax map number	Acres	Is parcel in an agricultural district? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, provide county district number _____
Mailing address  Landowner name _____  Number and street _____  City _____ State _____ ZIP code _____  Telephone: Day number _____ Evening number _____ Email address: _____		Property location  Mark an X in the box if same as mailing address <input type="checkbox"/> or enter below:  Number and street _____  City _____ State _____ ZIP code _____  County _____ Town _____ Village _____

### Certification of applicant

I, _____, certify that the information entered on this application constitutes a true statement of facts to the best of my knowledge and that all lands described are used for the purposes stated herein. I have read the notice on page 4 explaining the consequences for converting land to a nonagricultural use and understand that conversion of this parcel may subject it to payments based upon the amount of taxes saved.	
Date _____	Signature of owner _____

**Penalty for false statements:** A person making false statements on an application for exemption is guilty of an offense punishable by law.



# Agricultural Assessment Renewal



Department of Taxation and Finance  
Office of Real Property Tax Services

## Agricultural Assessment Renewal Certification

**RP-305-r**  
(1/19)

Name(s) of owner(s)					
Location of property (street address)			Mailing address of owner(s) (number and street or PO box)		
City, village, or post office		State	ZIP code	City, town, or village	
				State	ZIP code
Daytime contact number		Evening contact number		Email address	

Please renew my agricultural assessment for 20 \_\_\_\_ for the following parcel(s): Tax map number(s) \_\_\_\_\_

\_\_\_\_\_  
(attach additional sheets if necessary).

I have reviewed the last agricultural assessment application (Form RP-305) that was filed for this farm operation, as well as the instructions that accompany this renewal certification, and I hereby certify that each of the following statements of fact is true:\*

1. The last agricultural assessment application (Form RP-305) for this land was filed in 20 \_\_\_\_.
2. Since that application was filed, there has been no change in the ownership or total acreage of this parcel, or in the classification of its soils.
3. The land is still being used in the same manner as specified on that application, and there has been no change in the acreage devoted to each use.
4. At least one of the following conditions is satisfied:
  - a. The land consists of seven acres or more and generated the required \$10,000 or more in average gross sales value, annual gross sales value or average gross receipts, whichever was applicable; or
  - b. The land consists of less than seven acres and generated the required \$50,000 or more in average gross sales value, annual gross sales value or average gross receipts, whichever was applicable; or
  - c. No such requirement applied to this land because it qualified as either a newly-planted orchard, vineyard, or hopyard, a newly-established Christmas tree operation, or land used by a not-for-profit institution for eligible agricultural research.
5. If Form RP-305 indicated that rented land was being used in conjunction with the parcel(s) for the production of agricultural products for sale, the same land is being rented, the same person is continuing to rent it under the same written rental agreement, and, if the rented land does not independently satisfy the gross sales value requirement, it is used in conjunction with qualifying land.

I understand that I must maintain records confirming that each of these statements is true, and that I must supply those records to the assessor upon his or her request. I understand that any false statements on this form are punishable by law. I further understand that converting this land to a non-agricultural use may subject it to penalties and/or payments based on the amount of taxes owed.

\_\_\_\_\_  
Signature of landowner

\_\_\_\_\_  
Date

To request a copy of the assessor's determination, check here ☐ and enclose a stamped, self-addressed envelope.

\*Caution: If one or more of these statements is **not** true, do not complete this certificate; a new Form RP-305 will have to be completed and filed to request renewal of the agricultural assessment.

# Agricultural Assessment Lease Agreement



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

## Agricultural Assessment Written Lease Affidavit for Rented Land

RP-305-c  
(4/14)

**Instructions:** Agricultural land which has been used as a single operation for the production of crops, livestock, or livestock products during the preceding two years but whose production does not independently satisfy the average gross sales requirement of Agriculture and Markets Law Article 25AA may nevertheless qualify for an agricultural assessment if the land is rented to another party for a minimum of five years for use in conjunction with other land which qualifies for an agricultural assessment. If the renting party does not receive an agricultural assessment, page 2 of this form is necessary to certify to the assessor that the lessee's land would qualify for an agricultural assessment. A copy of the relevant written lease or this affidavit attesting to the existence of the written lease must be attached to the application for an agricultural assessment (Form RP-305, *Agricultural Assessment Application*, or RP-305-t, *Agricultural Assessment Renewal Certification*). Applicants should file this affidavit only if they have completed all of Form RP-305, Part 8.

STATE OF NEW YORK

SS:

COUNTY OF \_\_\_\_\_

(I) (We) \_\_\_\_\_, residing at \_\_\_\_\_,  
(Name of landowner (lessor)) (Address)

and \_\_\_\_\_, residing at \_\_\_\_\_,  
(Name of renter (lessee))

(Address) \_\_\_\_\_, being

duly sworn depose and say:

The land described in the attached application for agricultural assessment is rented

by \_\_\_\_\_ to \_\_\_\_\_  
Owner (lessor) Renter (lessee)

Acreage actually used for agricultural production by renter: \_\_\_\_\_ acres.

**Note:** Farm woodland acreage is ineligible.

Pursuant to a written lease entered into:

the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the term of which commences on

the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and terminates on

the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

/s/ \_\_\_\_\_  
Signature of owner (lessor)

/s/ \_\_\_\_\_  
Signature of renter (lessee)

Sworn to before me

Sworn to before me

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

/s/ \_\_\_\_\_  
Notary Public

/s/ \_\_\_\_\_  
Notary Public