2021 Town-wide Revaluation

Town of Walworth

Presentation Agenda

Goal of Revaluation

Why do we reassess a town?

What does it mean to be 100%?

Why this year?

What do the numbers mean?

Market Value vs. Assessed Value

Uniform Percentage of Value

Equalization Rate, Tax Rate

Takeaways for Residents

How will this impact me?

Goals of Revaluation

Goals of the Revaluation

- Introduction:
  - What is a revaluation (or reassessment?)
  - Why does the town need to complete this?
  - Why this year?

Goals of the Revaluation

- What is a revaluation (or reassessment?)
  - A **revaluation**, or reassessment, is when the assessor (or a hired contractor) reviews the market values of all properties in the community.
  - Based on changes in the real estate market the assessor determines which assessments need to be increased or decreased.
  - Comparable sales from typically the last several years are used to determine value.
  - Best way to ensure that assessments are fair and accurate.

Goals of the Revaluation

- What is a revaluation?
  - Process:
    - Typically takes place every 4 years
    - Update costs and figures (building materials, values of land, etc.)
    - Update trends in the market
    - Update inventory (with residents' assistance – Property Description Reports)
    - Use Pictometry to assist in updating inventory
    - Ongoing: addition of sales into inventory as received by the county to update sale prices, ownership information, etc.
    - Run new comparable sales against a specific property to determine new value based on market:
      - "Comparable" = same type of property, type of structure (i.e. ranch home), similar land/neighborhoods/etc. when possible

Goals of the Revaluation

- Why does the town need to complete this?
  - Revaluations ensure properties are not being over-assessed or under-assessed.
  - Ensure each pays fair share of taxes.
  - Towns that meet state standards for reassessments are eligible for cyclical reassessment aid.

Goals of the Revaluation

- Why this year?
  - Uniform percentage of value currently at 86% -
    - Means higher tax rate because we are not assessing at 100%.
    - Means some properties over-assessed, some under-assessed.
    - When assessing at 100%:
      - Town's overall value is higher
      - Assessments are accurate
      - Tax rates **typically** decrease:
        - Lower percentage of value = higher tax rates to compensate for underassessment
        - 100% percentage of value = lower tax rates because assessments accurate/fair
  - Ability to receive aid from state for completing reassessment.

What Do the Numbers Mean?

What Do the Numbers Mean?

- Introduction:
  - Full Market Value
  - Assessed Value
  - Uniform Percentage of Value
  - Equalization Rate
  - Tax Rate

What Do the Numbers Mean?

- Full Market Value:
  - What your property would sell for under normal conditions (in the current market).
  - Values determined by comparing property to similar properties in similar neighborhoods (giving consideration to factors affecting market value).
- Assessed Value:
  - When uniform percentage is 100%, Assessed Value = Market Value.
  - When not 100% (Walworth is at 86%), Assessed Value is a portion of the market value.
  - Statement of what your home is currently “worth.”
- Uniform Percentage of Value:
  - All taxable properties in town are assessed at market value or same percentage of market value.
  - In Walworth’s case: all properties are currently assessed at 86% of market value.

What Do the Numbers Mean?

- Equalization Rate:
  - NYS's measure of a municipality's Level of Assessment (LOA).
  - Percentage of Assessed Value to Market Value of a town.
  - Walworth: 86% Equalization Rate.
  - How EQ Rates change (looking at Town Tax Bills):
    - Last town-wide revaluation was completed in 2016
    - Information for each January tax bill based on previous year:
      - 2017 Tax Bill: 100%
      - 2018 Tax Bill: 100%
      - 2019 Tax Bill: 98%
      - 2020 Tax Bill: 92%
      - 2021 Tax Bill: 86%
      - Estimated 2022 without reassessment: 82%

What Do the Numbers Mean?

- Tax Rate:
  - The percentage at which your property is taxed (expressed as amount per $1,000)
  - Typically:
    - Equalization Rate closer to 100%, tax rates can lower
    - Lower EQ Rates = tax rates rise to compensate
  - How tax rates are set:
    - Taxing jurisdiction (town, county, school) develops a budget
    - Budgets presented to taxpayers (i.e. school budget vote) and adopted
    - Amount of revenue collected is determined (excluding taxes)
    - Total amount of revenue subtracted from budget
    - Remaining amount to be raised by property owners (tax levy)

How Will This Impact Me?

How Will This Impact Me?

- Will the assessed value of my house increase or decrease?
  - Revaluations ensure properties are being accurately assessed.
  - How to determine a likely scenario for your property:
    - On your current tax bill, you will see the estimated fair market value (as of July 2019), compared to the assessed value.
    - If fair market value is greater than the current assessed value, your property assessment may increase.
- When will I find out my new assessed value?
  - Taxable Status Date: March 1
  - Letters will go out shortly after with your property's new assessed value.

How Will This Impact Me?

- Will my taxes go up?

Your assessment could increase, and your tax bill could decrease

Last Year		This Year	
Your Assessment	$100,000	Your Assessment: (5% increase)	$105,000
Total Value of the Town:	$50,000,000	Total Value of the Town: (8% avg. increase)	$54,000,000
Tax Levy:	$1,500,000	Tax Levy:	$1,500,000
Tax Rate:	$30 per $1000	Tax Rate:	$27.78 per $1,000
Your Property Tax Bill:	$3,000	Your Property Tax Bill: (decrease $83)	$2,917

How Will This Impact Me?

- Will my taxes go up?

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

NO CHANGE

Last Year		This Year	
Your Assessment	$100,000	Your Assessment: (5% increase)	$105,000
Total Value of the Town:	$50,000,000	Total Value of the Town: (8% avg. increase)	$54,000,000
Tax Levy:	$1,500,000	Tax Levy: (2.86% increase)	$1,542,855
Tax Rate:	$30 per $1000	Tax Rate:	$28.57 per $1,000
Your Property Tax Bill:	$3,000	Your Property Tax Bill: (no change)	$3,000

How Will This Impact Me?

- Will my taxes go up?

Your assessment could decrease, and your tax bill could increase

Last Year		This Year	
Your Assessment	$100,000	Your Assessment: (5% decrease)	$95,000
Total Value of the Town:	$50,000,000	Total Value of the Town: (5% avg. decrease)	$47,500,000
Tax Levy:	$1,500,000	Tax Levy: (2.86% increase)	$1,542,855
Tax Rate:	$30 per $1000	Tax Rate:	$32.48 per $1,000
Your Property Tax Bill:	$3,000	Your Property Tax Bill: (increase $85.60)	$3,085.60

How Will This Impact Me?

- Will my taxes go up?
  - Three different taxing jurisdictions:
    - Town (January tax bill)
    - Wayne County (January tax bill)
    - School District (September tax bill)
  - Each jurisdiction adopts a separate budget and determines a tax rate.
  - If assessed value increases **and** tax rate increases, you will see an increase in taxes.

- When will I know what my taxes will be?
  - Information on rates from budget presentations and adopted budgets.
  - New assessed value will first appear on your September 2021 school tax bill.
  - January 2022 town/county tax bill will also reflect new assessed value.

How Will This Impact Me?

- Can I contest my assessment?
  - Yes!
  - Call the Assessment Department.
    - Informal meeting
    - Collect and share information
    - Learn what you need to contest the assessment (or go online to tax.ny.gov)
  - Come prepared:
    - Market Analysis
    - Recent home appraisal (within last 12 months)
    - Time-stamped pictures, statements
  - Stipulate assessed value if possible based on informal meeting
  - Grievance Day (May 27th, 2021)

Questions?

- Contact the Assessment Department:

  (Information also available on department website)

  - (315) 986-1400 Ext 5
  - (585) 261-0567 (department cell phone)
  - Email:
    - assessor@townofwalworthny.gov
    - assessorasst@townofwalworthny.gov