

# Tompkins County Department of Assessment

## TOMPKINS COUNTY TO IMPLEMENT COUNTYWIDE REVALUATION

### Key Dates

January 25th—First set of Disclosure Notice to be mailed (all new values updated).  
February 4th—Assessment Disclosure Hearings Start  
March 28—Last day to file an Assessment Disclosure Appeal Application

As a result of the Tompkins County Legislature's 2006 decision to switch to a Triennial Revaluation cycle for the 2006 Assessment Roll, for 2008 the Tompkins County Department of Assessment will revalue all properties in the county to reflect 100% of their fair market value.

In preparation for the 2008 county-wide revaluation the Department of Assessment can not simply apply the same increase to all properties as not all properties increased at the same rate. The assessment of each property was looked at individually and adjusted to reflect 100% fair market value.

There are 34,500 parcels in Tompkins County. The Department of Assessment will be mailing Disclosure Notices to all owners of these parcels in the county beginning in January. The Department of Assessment wants to give adequate time to property owners to review their preliminary assessment in order to determine if they would like to schedule a hearing. During the months of February and March aggrieved property owners will have the opportunity to meet with the professional appraisal staff for an Assessment Disclosure Hearing.

These Disclosure Hearings are scheduled for the convenience of the property owners, to provide information that may have an effect on their property value.

### ASSESSMENT DISCLOSURE NOTICES TO BE MAILED STARTING JANUARY 25, 2008

Around January 25, the Department of Assessment will begin mailing assessment disclosure notices to all property owners of Tompkins County. This information will also be available online at <http://www.tompkins-co.org/assessment/complaint.html>

An Assessment Disclosure Notice compares how the new preliminary assessment would have affected the taxes due on the property if that preliminary assessment had been in place 1 year ago. This

Assessment Disclosure Notice assumes that the tax levy remains the same.

With an increase in the taxable value within the taxing jurisdiction, the same amount of money can be generated by reducing the tax rate.

This estimate only discloses how the change in assessed value would have affected the tax due last year. The actual new tax due is affected by changes in the taxing jurisdictions budgets (County, City/

Town or School) and/or changes in assessments resulting from Assessment Disclosure Hearings and changes in exemptions. Also, for simplicity, charges due for special districts and village taxes (if any) are not included in this analysis.

The mailing and hearings for each town will be staggered to allow every property owner an opportunity to request a review of their assessment.

### WHAT IS A PROPERTY ASSESSMENT DISCLOSURE HEARING?

If a property owner feels that the 2008 preliminary assessment is not reflective of 100% of the property's fair market value as of July 1, 2007, the property owner can schedule an Assessment Disclosure Hearing with a member of the Assessment Department's professional real estate appraisal staff.

At this hearing, it is up to the property owner to provide information regarding the market value of the property.

Members of the professional appraisal staff will not defend the assessment at this time nor will they make any deci-

sion regarding a revised assessment at the hearing.

Information and/or data a property owner may wish to bring for the hearing are:

- » Recent Fee Appraisal
- » Sales of similar properties
- » Signed purchase offer
- » Revision of incorrect data on record
- » A positive attitude
- » For Commercial properties, last 3 years income and expense statements.

A property owner would

want to remember that the person they are scheduled to be meeting is a professional appraiser who has one objective in mind—to ensure that the property is assessed at 100% fair market value as of July 1, 2007.

To schedule a hearing, please call 607-274-5456.

If a property owner would like to file an appeal, he/she can do so by filling out the application on the reverse of this page or by filling out an application online at <http://www.tompkins-co.org/assessment/complaint.html>

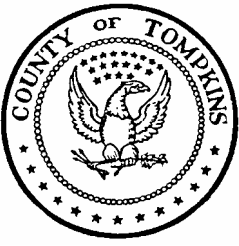
## Frequently Asked Questions

### How do I know if my Assessment is correct?

The Department of Assessment offers on its website and in its office a very easy-to-use computer application that allows a user to create a Sales Comparable Report and an Assessment Equity Report. This program also provides the user the opportunity to review the accuracy of our data on the subject property.

### My assessment is fair and accurate but my taxes are still too high—what do I do?

The Department of Assessment is only responsible for the accuracy of your assessment. If that is correct and you believe your taxes still seem too high, you must contact your local taxing jurisdictions (school, county, town/city, village, fire district, etc) and express your concern to them.



# Department of Assessment

Valeria Coggin  
Director

*Inclusion through Diversity*

Jay Franklin  
Assistant Director

## 2008 DISCLOSURE HEARING APPLICATION

Owner Name: \_\_\_\_\_ Phone Number (Day): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Property Location: \_\_\_\_\_

Swis Code: \_\_\_\_\_ Tax Parcel: \_\_\_\_\_

1. Purchase Price of Property (if purchased after January 1, 2006): \_\_\_\_\_
2. Has the Property recently been offered for sale? Y or N  
If yes—How long? \_\_\_\_\_ Listing Agent? \_\_\_\_\_ List Price? \_\_\_\_\_
3. Has the property been recently appraised (since July 1, 2006)? Y or N  
If yes, Appraisal Company \_\_\_\_\_ Appraised Value \_\_\_\_\_
4. Please describe any recent remodeling, construction and/or demolition.
5. If property is income producing, please attach a copy of the last 3 years income and expense state. (A sample form may be obtained from our office upon request or is available on-line at our web page).
6. Please list any discrepancies with the inventory of this property on file at the Department of Assessment.
7. Please describe why the 2008 Preliminary Assessment is not reflective of 100% of the CURRENT FAIR MARKET VALUE of your property (as of July 1, 2007).
8. Please attach any other relevant information regarding your property's CURRENT FAIR MARKET VALUE to assist the Department of Assessment in reviewing your 2008 Assessment.
9. Property Owner's estimate of CURRENT FAIR MARKET VALUE (as of July 1, 2007) \_\_\_\_\_

I certify that all statements made on this application are true and correct to the best of my knowledge and belief, and I understand that the making of any willful false statements of material fact herein will subject me to the provisions of the Penal Law relevant to the making and filing of false instruments.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

All information provided to the Department of Assessment will be reviewed by one of the members of the professional appraisal staff. On or around May 1, 2008, you will receive a 2008 Tentative Official Notice of Assessment Change. If you disagree with the Assessment as determined by the Tentative Official Notice of Assessment Change, you must file a formal grievance with the Tompkins County Board of Assessment Review at any point from May 1 - May 27, 2008. Grievance Day is May 27, 2008.