



TOWN OF VAN BUREN

OFFICE OF THE ASSESSOR
7575 Van Buren Road
Baldwinsville, NY 13027-6706
(315) 635-7997
Fax: (315) 635-8247
www.townofvanburen.com

January 2021 – March 2021 Assessors' Report

Sales analysis for residential, commercial and vacant properties was completed for sales occurring between July 1, 2019 and June 30, 2020. This review indicated 8 residential neighborhoods with LOA's below 95%. All eight will be reappraised for 2021. The review also indicated 9 residential neighborhoods with LOA's between 95% and 97% all 9 will be trended up +3% for 2021. A limited number of commercial and vacant properties will be reappraised as needed for 2021. (All vacant land was reappraised last year 2020) The equalization rate/level of assessment for 2021 would be 93% for residential properties based on a review of sales for 1 year, 2 years, and 3 years.

Preliminary notices will be mailed to 3600 property owners on March 12th with informal meetings by phone with the Assessor scheduled to start on March 22. Please remember that the Preliminary notices are not Tentative until May 1st. They indicate an opinion of Market Value as determined by the Assessor. This value is based on inventory and sales data. If property owners disagree with the opinion of value they should supply facts to the Assessor to justify a change in value.

The Tentative Assessment Roll will be filed on May 1st as required by Real Property Tax Law. Property owners with assessment concerns after April 23 must attend Grievance Day on Tuesday May 25th. Grievance Day will be by appointment only. In person and phone appointments will be offered. To receive an appointment on Grievance Day the required form RP- 524 must be completed and returned to the Assessor's office.

The State Office of Real Property Tax Services has reviewed and confirmed the level of assessment for residential, commercial and vacant to be at 100% of market value for 2021. The benefits of maintaining 100% level of assessment are equity, stable tax rates, and not requiring an outside contractor to reappraise the Town after a significant drop in the Town's equalization rate, as determined by the State. This results in cost savings for the Town and tax payers. The Town also benefits from updated utility and special franchise values each year. This decision is made by the Town Board, and has been in place since the town wide revaluation in 2001. The Town Board should notify the Assessor if they wish to discontinue this practice in writing by September 15. The analysis for the next years assessment roll begins in September and the State must be notified in writing of the Town's intention prior to November 1st.

Final building permit review will be completed over the next 3 weeks, with inventory changes entered by Tentative Roll filing.

The deadline to file exemption applications for 2021 was March 1st.

In December the Governor signed special legislation for 2021 only. This allows Senior Citizens with the limited income exemption or limited income disability exemption to carry over from 2020 to 2021 without renewal. This does not apply for new applications or to properties with ownership changes.

A possible change to the Enhanced Star Exemption program was included in the 2021 State budget. If passed it would require new Enhanced exemptions to switch to the Check program for the additional savings over Basic Star. This would apply to property owners with the Basic Star Exemption who age or income into the requirements for the Enhanced Star exemption. Will keep you posted.