



Department of Assessment

128 East Buffalo Street

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Director

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FOR IMMEDIATE RELEASE

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Pages: 3

Re: **Change of Assessment Letters Going out April 28th**

Beginning April 28th, the Tompkins County Department of Assessment will mail letters to property owners whose assessments have changed since the 2005 Final Assessment Roll was filed on July 1, 2005. Property owners who also received an Informal Assessment Change Notice in February will receive a formal Notice of Assessment Change letter during this time period.

The Department of Assessment advises all property owners to examine the 2006 Tentative Assessment Roll in order to verify their assessment. Starting May 1st, the Tentative Assessment Roll may be viewed at each local town/city hall and at the Department of Assessment during regular working hours. The roll may also be viewed online at <http://asmsdg.tompkins-co.org/imate/search.asp>

In order to fulfill the requirement of the New York State Real Property Tax Law Section 305 ("All properties must be assessed at a uniform percent of market value each year"), the Department of Assessment has analyzed the transfers of real property within each market area in the County and all properties have been adjusted to reflect 90% of their fair market value as of **JULY 1, 2005**. In addition, the Department of Assessment has made necessary adjustments in assessment due to remodeling, new construction or fire to reflect 90% of the fair market value of those properties that have had a physical change during this prior year.

For the 2006 Tentative Assessment Roll, 9,325 parcels have changed in value (1,396 parcels had a decrease in their assessment) resulting in a **tentative** county taxable value increase of 2.56%.

Property owners may file a formal grievance application contesting the fair market value of their property from May 1 – May 23, 2006. A property owner may; file the grievance application with the Department of Assessment **OR** appear before the Local Advisory Board of Assessment Review **OR** appear before the Tompkins County Board of Assessment Review. All complaints will be given the same consideration and the determination of assessed value by the County Board of Assessment Review is strictly based on the documentation presented by the property owner and the Department of Assessment.

The Board of Assessment Review will be taking a limited number of grievance appointments for May 23 from 10AM-2PM starting on Monday May 1. For those who can not make it at this time or if the appointments are filled, a first come – first served session will run from 4-8PM with a signup sheet starting at 3PM.

The following sheet lists the dates, times and location of the Local Advisory Board of Assessment Review's meetings.

More information on the assessment practices is available on the web at www.tompkins-co.org/assessment or the NY State Office of Real Property Services web site at <http://www.orps.state.ny.us>

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