

# Your 2018 Property Assessment Update

The Town's annual property assessment update is part of a regular procedure required to maintain full market value assessments for properties in the Town of Pittsford. Since 1986, all assessments have been reviewed annually to maintain the most equitable assessments possible. **New York State law requires towns to maintain assessments at a uniform percentage of value each year.**

As the real estate market has recovered, the Town had to update assessments appropriately or New York State would have dropped the Town's equalization rate to below 100%. Homes assessed at a rate lower than their full value make the Town's equalization rate lower. Full assessment value for a property is calculated to be within 5%+/- of comparable property sales prices.

When the Town's equalization rate, as determined by New York State, is below 100%, property owners in the Town of Pittsford will pay a larger share of the School District and County budgets. Therefore, it is necessary to update property assessments to keep rates equitable.

**If your new assessment is in line with market value, you do not have to do anything further.**

**If you wish to discuss your new assessment with the assessment staff**, you can send information to the Town or make an appointment for an informal review of your assessment.

**Informal reviews are available March 12 through 29, 2018.**

- Go online to [www.townofpittsford.org/home-assessor/assessment-update](http://www.townofpittsford.org/home-assessor/assessment-update) to schedule your appointment OR
- Call (585) 248-6232 to schedule an appointment

**If you schedule an appointment, please bring** with you all information pertinent to your 2018 assessment, such as recent appraisals of your home, sales contracts, closing statements for new builds, current listing information, recent sales of three (3) similar properties to yours which have sold in your neighborhood (same style, similar square footage, age, condition), etc.

**If you prefer to send the information you would like us to consider** regarding your assessment, **it must be received no later than March 29, 2018**; the information will be treated as if you had appeared in person. Mail or drop off your information to:

**Town of Pittsford Assessor's Office, 11 South Main Street, Pittsford, NY 14534**

**Note:** For your review, on the Assessment page of our website is a list of Pittsford Town property sales in **street order** and a 2018 street cross reference listing is on the Town website at [www.townofpittsford.org/home-assessor/assessment-update](http://www.townofpittsford.org/home-assessor/assessment-update).

**Tax Impact:** Please note the Town budget determines the necessary property tax rate for **Town** taxes (9% of your total property taxes); the School District budget determines the necessary property tax rate for **School** taxes (68% of your total property taxes); and the County budget determines the necessary property tax rate for **County** taxes (23% of your total property taxes). Since these tax rates could change for 2019, you cannot project your future tax bill amount by using your new assessment and your current tax rates.