

## **A Message from the Town Assessor**

The Town of Pittsford Assessor's Office has completed the 2014 property assessment update. Property assessments were last reviewed four years ago. Any change in your assessment reflects all physical changes to your property as well as market condition changes over the four year period of time from 2010 to 2014.

Please note property assessments are not designed to determine (or reflect) what your property may sell for on any given day. However, by analyzing past property sales we can determine a range of a property's value (+/-5%), which allows us to maintain the most equitable assessments possible. It is important to note that property assessments are not increased in order raise taxes; the Town budget determines tax rates. Property assessments are increased if the current assessment does not reflect the current value of a property.

The NYS Office of Real Property Tax Services (ORPTS) monitors the assessment rolls in all communities and compares data on the sale of properties (market value) to the assessed value of those same properties. If the ORPTS finds a disparity between those two figures, it will establish an equalization rate for the community of less than 100%. The equalization rate is especially important as it pertains to budgets that cross municipal boundaries, such as the school district and county budgets. If the ORPTS determines that our community's assessment equalization rate falls below 100%, this will result in an increase in our share of the school budget and county budget and/or a reduction in State aid. Based on Town property sales over the past four years, our ratio from 2010 (the last assessment period) would not sustain a 100% equalization rate and thus the need to update our property assessments.

***Notices of property assessment change are being sent out only to property owners whose assessments have changed since the last assessment in 2010.*** If you have a question regarding your assessment, you may meet with a Town Assessor's office staff member for a review and to discuss any additional information you have about your property. At your appointment you should bring any information which you feel is pertinent to your 2014 assessment, including any recent appraisals for mortgage refinance or home equity loans.

***Informal assessment hearings are available April 1 through April 11, 2014. To make an appointment please call (585) 248-6232 Monday through Friday between 9AM – 4PM.***

**Please note:** For your review, the Assessor's department page of our website includes a link to a list of property sales which have taken place since 2011. A link to the 2014 preliminary assessment role is also available on this page for your review.

Updating the assessment roll is a very necessary process and we consider it a partnership. I and my staff are available to answer any questions or concerns you may have about this process.