

Dear Property Owner:

The Town of Brighton Re-Assessment Project is now entering its final stages. New full market value assessments are set forth in the accompanying **Assessment Disclosure Notice**. The new assessment is based on the estimated market value of your property considering all market information related to the Town of Brighton.

The enclosed disclosure notice provides a tax estimate that would have occurred last year, had the tentative new full market value assessments been used. This tax estimate was calculated by extending last year's tax levy over the new full value estimates. Please note, the term "taxable value" means the new assessed value, minus any exemptions that may apply. The taxes noted on the accompanying disclosure notice include school taxes paid in September 2023 and town and county taxes paid in January 2024. Special District taxes are not included. The estimated effect (increase or decrease) on your taxes, is found in the lower right-hand portion of the accompanying notice.

This disclosure notice is not an estimate of future taxes.

After reviewing the disclosure notice, you should consider whether you wish to speak to a representative of KLV Municipal, Inc., the contractor for the revaluation project. Meetings with property owners will be held **between March 6, 2024, through April 1, 2024** (if necessary). Meetings will be in person at Brighton Town Hall or can be a remote conference call.

All Informal Meetings are by appointment only and can be scheduled by calling 518-621-0372, Monday thru Friday, 9:00 AM to 3:00 PM, March 1 through March 15, 2024.

Please **identify all properties for which you are requesting a meeting** by the parcel ID number (e.g., 380.-1-31), property address and the property type, i.e., residential, vacant land, commercial, industrial, etc. When attending the informal meeting each property owner is encouraged to bring copies of all material relevant to their property or concerns, they have regarding the new market value assessment. For example, if a property is affected by wetlands, flood hazard or easements, please provide the necessary agency documentation to support these restrictions. **No assessment changes will be made at the meetings.** All information you supply will be reviewed and you will be notified of the results in writing.

If you are unable to attend an informal meeting, you may respond in writing by addressing your concerns to KLV Municipal, Inc. c/o Assessor's Office, Town of Brighton, P.O. Box 260, Paul Smiths, NY 12970. **All written informal meeting documentation must be submitted on or before March 31, 2024.**

Your new assessed value will be used to determine taxes for the September 2024 School tax and the January 2025 Town and County tax. You should be aware however that the actual tax bill you receive may be higher or lower than the estimates shown for one of the following reasons:

- Budgets that determine the amount of tax dollars to be raised have not yet been established.
If these budgets change from last year, your tax bill will change as a direct result of the change to the budget.
- Special districts are not included. Such charges may include fire, water, sewer, etc.
- Changes in the town-wide market value assessments resulting from informal meetings, grievance proceedings and possible changes in exemptions.
- Changes in the apportionment of the Town's share of school and county tax levies when compared to the estimate on the enclosed notice.

The owners and staff of KLV Municipal, Inc. wish to take this opportunity to thank all Town property owners for their cooperation during this reassessment program.