



# Town of Brighton Assessment Equity Project - 2024

**Public Information  
Session**

**February 2024**

**Roseanne Gallagher  
Assessor**

**Robert Koszarek  
KLW Municipal, Inc.**

# Goal of the Project

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The goal of the assessment equity project, is to establish uniform, fair and equitable assessments on all real property types!

# Reassessment Does Not Raise Tax Levies

**\*\*\* *Reassessment  
provides an equitable  
redistribution of the  
property tax.* \*\*\***

# Property Taxes

- **Are an Ad Valorem (At Value) Tax**
- **Taxes are based on the value of real property**

## Budget vs. Levy

- The taxing jurisdictions – city, county, school, etc. are responsible for developing and adopting a budget.
- Revenues from all sources, other than the property tax, are determined.
- These revenues are subtracted from the budget to arrive at the tax levy.
- **Total Budget – Other Sources of Aid/Revenue = TAX LEVY**
  - **-THE AMOUNT TO BE RAISED BY TAXATION**

## NYS Property Tax Cap

- On June 24, 2011 the property tax cap was signed into law (see Chapter 97 of the NYS Laws of 2011).
- What is the property tax cap?  
The tax cap law establishes a limit on the annual growth of property taxes levied by local governments and school districts to 2% or the rate of inflation, whichever is less.

# Assessment Equity

- **Equity with respect to assessments and real property taxes means:**
  - **Properties are assessed at a uniform percentage of value**
  - **Properties with similar values pay similar taxes**
  - **If all Assessments are similar to Market Value - Taxpayers pay their **FAIR** share of the levy**

## Assessment Inequity

- **If one property, or neighborhood, is significantly under-assessed, not only are they paying too little in taxes, but other property owners are paying more than they should be paying.**

# Effect of Inequitable Assessments

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**2006**



**Property A**

**Full Market Value =  
\$100,000**

**Assessed Value = \$100,000**

**2006**



**Property B**

**Full Market Value =  
\$100,000**

**Assessed Value = \$100,000**

# Effect of Inequitable Assessments

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**2023**



**Property A**

**Full Market Value = \$300,000**

**Assessed Value = \$100,000**

**2023**



**Property B**

**Full Market Value = \$200,000**

**Assessed Value = \$100,000**

**Both Properties are paying the same amount of taxes**  
**Property A is paying less than their fair share**  
**Property B is paying more than their fair share**

## **Remember!!**

- **Property Taxes** – are based on the assessed value
- **Market Value** - is the most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.
- You only want to pay your fair share of the tax pie

# How Is Market Value Determined?

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- **The Assessor does NOT create market value**
- **Market value is determined by the interaction of buyers and sellers.**
- **The assessor monitors and analyzes real estate transactions to establish market value estimates for real property within the town.**
- **The Assessor uses comparable sales in your neighborhood that are most similar to your property and adjust for items of variance to establish market value**

## What Drives Market Value?

- ***Location, Location, Location***
- **Some locations are more desirable than others.**
- **Market participants determine the neighborhoods which are in demand by paying higher prices for homes in those locations.**

## What Else Drives Market Value?

- **Economic influences – Such as demand for the homes in the neighborhoods location and the supply of homes available for sale**
- **Interest rates and resulting buying power of consumers**
- **Availability of amenities and jobs**
- **Consumer desires and the quality, condition and amenities of a property**

# The question to ask yourself . . .

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- ➔ **Is the market value estimate the assessor has derived for your property a reasonable representation of what you would expect to receive for your property if it was offered for sale on the open market?**

# Assessment Disclosure

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- **Disclosure Notices**
- **Mailed by March, 1 2024**
- **Informal Meetings – Month of March**

# Assessment Disclosure Notice

Property  
Location



County of Franklin  
Town of Brighton

Town of Brighton  
12 County Highway 31  
Paul Smiths, NY 12970

**2024 ASSESSMENT NOTIFICATION**  
FOR INFORMATION ONLY - THIS IS NOT A TAX BILL

OWNER INFORMATION

Town of Brighton  
12 County Route 31  
Paul Smiths, NY 12970

PARCEL INFORMATION

163000 380.-1-31  
12 County Route 31  
652 - Govt bldgs  
.37 Acres

EXEMPTIONS

13500 - TWN OWNED

You are hereby notified in accordance with the requirements of Section 511 of the Real Property Tax Law of your preliminary assessment. New York State law requires all properties in each municipality to be assessed at market value or at a uniform level of assessment each year. To comply with the law and ensure that all property owners are assessed fairly and accurately, assessments throughout the Town of Brighton have been reviewed and adjusted as necessary.

Year	Assessed Value	Level of Assessment
2023	\$90,700	57.00%
2024	\$145,700	100.00%
Net Change	\$55,000	

Change in  
Level of  
Assessment



Change in  
Assessment

# Assessment Disclosure Notice

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A change in your property's assessment does not necessarily indicate that your taxes will change. Your tax liability will be affected by several factors, including: changes to school/county/municipal budgets, changes to assessments of other properties, changes to exemptions and/or exemption savings amounts applicable to your property, and apportionment of school and/or county taxes among multiple municipal segments.

The information below is for comparison purposes only. It compares your prior year taxes to what they would have been had your 2024 assessment been in place. **This is a hypothetical estimate based on prior year tax levies and does NOT represent your actual future tax liability.**

	2023 Taxable Assessed Value *	2024 Preliminary Taxable Assessed Value *	Approximate Tax Liability	
			2023	2024
COUNTY	\$0	\$0	\$0	\$0
TOWN	\$0	\$0	\$0	\$0
SCHOOL	\$0	\$0	\$0	\$0

Estimated Tax Amount

Approximate Total Taxes:  
Increase in Estimated Taxes:

\$0  
\$0

Estimated  
Change in  
Taxes

Note: Special District and Village taxes, if any, are not included.

\* Taxable assessed value is your property's assessed value minus applicable exemptions.

You should examine the tentative assessment roll regardless of this notice or have discussions with representatives of the assessor's office. If you disagree with your property's assessment, in order to protect your right to assessment review, you must file a formal written complaint on the officially prescribed form (RP-524), available from your assessor or online at [www.tax.ny.gov](http://www.tax.ny.gov), with your Board of Assessment Review (BAR) on or before

**Grievance Day: 6/6/2024** A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and online: [www.tax.ny.gov](http://www.tax.ny.gov).

Please note that your assessor and the BAR can only review your **assessed value**; they do not set and cannot adjust your taxes. If you feel that your assessment is fair but your taxes are too high, your comments should be addressed to the appropriate taxing jurisdiction.

# Informal Meetings

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- **Informal Meetings – Month of March**
  - **Remote Conference Call ('Zoom')**
  - **In-Person**
    - **Held at town hall**
- **Call (518) 621-0372**
  - **Answering Service will schedule meetings**

# Additional Information

**Additional Information Regarding Assessments, the job of the Assessor and property information can be found at the following websites:**

- <https://www.tax.ny.gov/research/property/regional/orpts.htm>
- <https://www.tax.ny.gov/research/property/assess/reassess.htm>
- <https://www.tax.ny.gov/research/property/assess/reassessment/reassessqa.htm>
- <https://www.tax.ny.gov/research/property/assess/reassessment/fairassessments.htm>
- [https://www.franklincountyny.gov/departments/finance/real\\_property\\_tax\\_services/index.php](https://www.franklincountyny.gov/departments/finance/real_property_tax_services/index.php)
- <https://franklin.sdgny.com/index.aspx>

# Thank You

**Robert Koszarek**  
**KLW Municipal, Inc**  
**municipal@klwgroup.com**  
**(716) 632-2400**

**Roseanne Gallagher**  
**Assessor, Town of Brighton**  
**assessor@townofbrighton.net**  
**(518) 481-5320**