



# Department of Assessment

128 East Buffalo Street

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## FOR IMMEDIATE RELEASE

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### Re: **Annual Equity Maintenance Letters Going out April 29th**

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Beginning April 29th, the Tompkins County Department of Assessment will mail letters to property owners whose assessments have changed since the 2004 Final Assessment Roll was filed on July 1, 2004. Property owners who received an Informal Assessment Change Notice in February will receive a formal Notice of Assessment Change during this time period.

The Department of Assessment advises all property owners to examine the 2005 Tentative Assessment Roll in order to verify their assessment. Starting May 2<sup>nd</sup>, 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. Where the market value for an area has changed, either a decrease or an increase, since the 2004 Final Assessment roll, the Department of Assessment has adjusted the assessment of properties within those market areas to reflect their fair market value as of **JULY 1, 2004**. In addition, the Department of Assessment has made necessary adjustments in assessment due to remodeling, new construction or fire to reflect the fair market value of those properties that have had a physical change during this prior year.

The Annual Equity Maintenance Program is the most simple and transparent process that leads to the fair and equitable distribution of taxes, whether county, city, town, village or school.

For the 2005 Tentative Assessment Roll, 22,245 parcels have changed in value resulting in a **tentative** county taxable value increase of 9.13%.

Property owners may file a formal grievance application contesting the fair market value of their property from May 1 – May 24, 2005. 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.

More information on the Annual Equity Maintenance Program and other topics regarding assessment is available on the web at [www.tompkins-co.org/assessment](http://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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