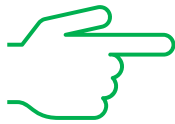


Good Evening – My name is Dennine Leeson and I am the Assessor for the Town of Macedon.

On January 14<sup>th</sup> of this year the Board passed Resolution #36 Authorizing the Assessor to “Perform and undertake a reassessment update” for the 2022 assessment roll. I recall that we had a brief discussion regarding the need for this project, but I would like to now take a moment to highlight some reasons and benefits of such a project. So that you as a board, and our community as a whole have a better understanding of why we have made this decision.

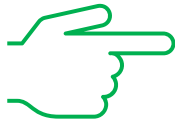


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**Next Slide**

**Assessment Equity for Taxpayers**

My role as an Assessor is to ensure that all assessments are “Fair and Equitable”. This is so that taxpayers are not paying more or less of their fair share. Since Assessments are a reflection of the real estate market when there are changes in the market it is necessary to capture that change in the form of a revaluation to maintain our tax roll at 100% Level of Assessment.



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Level of Assessment History for Macedon

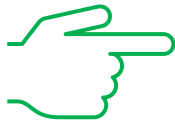
- 2014 100%
- 2015 99%
- 2016 100% Revaluation year
- 2017 100%
- 2018 98%
- 2019 96%

2020 88%

2021 80%

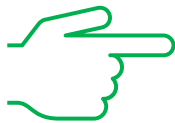
2022 100% after successful completion of a Revaluation Project

Up-to-date reassessments eliminate any unfair assessments and the potential “Sticker Shock” that taxpayers experience when assessments are adjusted, if the trend is left unchecked for too long.



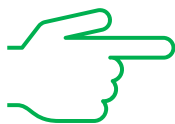
### **Fewer Court Challenges to Assessments**

By keeping assessments up-to-date municipalities are likely to have fewer tax certiorari cases. Which would result in savings on attorney fees as well as adhering to court order assessment reductions that are locked in for 3 years.



### **State Aid**

NYS has a fund/budget line to assist towns performing a reval. The fund is divided by the total amount of parcels – historically this can range anywhere from \$2 to no more than \$5 a parcel



Macedon has approximately 3,700 parcels

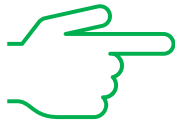
$$3,700 \times 2 = 7,400$$

$$3,700 \times 3 = 11,100$$

$$3,700 \times 4 = 14,800$$

$$3,700 \times 5 = 18,500$$

There is no way to know for sure in advance how much is in the fund or how many towns/parcels will be sharing the incentive, but it is reassuring to know that there is a program set up to help offset the additional cost involved in a reassessment project such as mailings or attorney fees. And you can see from the slide what potentially the aid can be @ the different amounts.



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### **Improved Bond Ratings**

In addition to state aid many municipalities are receiving improved bond ratings as a result of their efforts to keep assessments current.



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### **Transparency**

Improved understanding of assessments for the taxpayer and it is much easier to explain when someone be it a taxpayer, attorney, real estate agent, appraiser etc. if we are at 100% level of assessment.

Otherwise, the conversation can be confusing – “your Assessed Value is \_\_\_ but our Level of Assessment is \_\_\_ so your Market value is considered \_\_\_”

So now that we know some of the benefits of a revaluation project, I would like to continue this conversation with our next PowerPoint that delves a little more into what happens when you conduct a revaluation and why it is the best way to ensure assessments are fair, accurate, and equitable.