
Town of Canandaigua
Public Information Session
2023 Reassessment Project

Monday, November 21, 2022

Property Tax 101

Calculation of Property Taxes:

- ❑ Amount of Tax Levy
 - (Budget minus Revenues)

 - ❑ Divided by Taxable Assessed Value
 - (Assessed Value minus Exemptions)

 - ❑ Equals Tax Rate
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Taxing Jurisdictions

- Town: Tax Levy is distributed to property taxpayers within the town's boundaries.
 - School: Tax Levy is distributed to property taxpayers within the school district boundaries. School districts will include portions of multiple towns.
 - County: Tax Levy is distributed to property taxpayers within the county boundaries. Includes all towns within the county.
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Although assessments play an integral part of the tax calculation, the amount of the tax levy is the controlling factor in the amount of taxes we all pay.

Equalization Rates

- Two houses, exactly the same, sold on the same day for the same price
 - Town assesses at 100% of market value
 - Market Value and Assessment = \$100,000
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Example #1

- Properties are in the same town, same school district, same county
- Neither has a partial exemption
- Both will pay the same amount of taxes



Example #2

- Properties are in different towns, same school district
- Town A assesses at 100%
- Town B assesses at 50%



Town A

AV = \$100,000



Town B

AV = \$50,000

Example #2 - Continued

- In order to ensure that both properties contribute their fair share of the property tax, the value of the property in Town B will be EQUALIZED before taxes are apportioned for school and county tax purposes.
 - The tax rate for Town B will be double the tax rate for Town A
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So WHY
do we need
a revaluation?

EQUITY is the GOAL

The last revaluation project was completed in Town of Canandaigua in 2018.

If we assume that everyone was consistently assessed at 100% of market value at that time, then the assessments were fair and equitable.

But What has Happened Since Then?

- First, the real estate market has seen continued activity
 - Not all properties will appreciate or depreciate, in value at the same rate.
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What Drives Market Value?

- Location, Location, Location
 - Some locations are more desirable than others. To some lakefront and lake view property is highly desirable
 - Some want to be close to the city
 - Others want to get back to nature
 - As communities age or the average family size is smaller, Ranch Style homes become more popular
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What Drives Market Value?

- Economic Influences
 - Interest Rates
 - Availability of amenities and jobs
 - Commuting Distance to industry
 - Farming Opportunities
 - These among other factors may influence property values.
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- One thing is for certain, different types of properties in different locations will increase or decrease in value at a different pace.
 - After a long period of time without a revaluation and systematic analysis of property values, the equity is no longer there.
 - That is why the Town of Canandaigua completed a revaluation in 2018 and will be completing one for the 2023 assessment roll.
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How Is Market Value Determined?

- The Assessor does NOT set market value
 - Market Value is determined by analyzing valid real estate sales
 - Market Value trends are then applied to all properties in the town.
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Do You Know Your Market Value?

- Get a reasonable idea of the market value of your property
 - Request sales from your Assessors office.
 - Look at real estate ads, and web-sites.
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ASSESSMENT CALENDAR

- July 1st (Preceding Year) – Valuation Date
 - March 1st – Taxable Status Date
 - May 1st – Tentative Assessment Roll
 - Grievance Day is the fourth Tuesday in May
 - July 1st – Final Assessment Roll
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Taxable Status Date – March 1st

- As with most things, ‘You’ve got to draw the line somewhere’
 - One of the ‘The Lines’ in the assessment process is Taxable Status Date
 - Real Property Tax Law requires that all taxable properties must be assessed based on their condition and ownership as of Taxable Status Date.
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Exemption Filing Deadline

- With very few exceptions, the deadline to file an application with the assessor for a partial exemption, is March 1st.
 - Remember that partial exemptions (with the exception of STAR) shift the tax burden. You are required to provide documentation as proof to the assessor that you meet the qualification criteria.
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STAR Exemptions

- New Legislation caps income for BASIC STAR eligibility at \$500,000
 - STAR is only available on the primary residence
 - A husband and wife can only have one STAR, unless legally separated.
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Ownership

- Some properties are exempt from property taxes based on ownership and property use.
 - For example, a Church used exclusively for religious purposes, or Government property held for public use
 - However, if a Religious Organization buys a property after taxable status date, the property remains taxable until the following year.
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Condition

- If a property is vacant on Taxable Status Date, it must be valued as vacant land, even if a structure is built during the year.
 - Conversely, if a structure is removed or destroyed after Taxable Status Date, the assessment remains, until the next year.
 - If the condition of your property changes, remember to notify the assessor.
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Assessment Change Notice

- The notice and its content are required by Real Property Tax Law §510
 - Notices will be mailed around the end of March 2023.
 - The notice will include the prior assessment and the new preliminary assessment
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What's Next?

- Informal Hearings will be held at the Town Hall. Information will be on the notice about when and who to call for an appointment to discuss the new assessment.
 - The Tentative Assessment Roll will be filed May 1st. After that date the assessor no longer has authority to make changes. Any change must go through the Board of Assessment Review.
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Grievance Day

- If you wish to have your assessment reviewed, you must file an application with the Board of Assessment Review on or before May 23rd.
 - The application may be mailed or delivered to the assessor's office. If it is mailed, it must be delivered on or before May 23rd. The postmark won't count for timely filing.
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Town of Canandaigua Assessor's Office

- Paul Arndt, Assessor
 - Michelle Rowlinson, Deputy Assessor
 - Telephone: 585-394-1120 Ext. 2237
 - Location and Mailing Address:
5440 Route 5 & 20 West
Canandaigua, NY 14424
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Ontario County Real Property Tax Services

- Telephone: 585-396-4382
 - Location and mailing address:
20 Ontario Street
Canandaigua, NY 14424
 - Web-site address:
<https://ontariocountyny.gov>
OnCor – Ontario County Online Resources
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Want More Information?

Visit the New York State
Office of Real Property Tax
Services Web-Site at

www.tax.ny.gov
