

WHY ARE WE INSPECTING YOUR PROPERTY?

Under New York State Real Property Tax law 1573 requires inventory to be collected at least once every six years for each parcel. This may be done assessing unit-wide in one year, or spread out over a six-year period. Assessing units must be able to ensure that all parcels have been physically inspected within the past six years for any given roll year. The town of Union Vale is currently on a four-year time frame to collect the entire inventory in Union Vale.

The fairness, or equity, of the real property tax depends on whether similar properties are treated alike. By keeping property inventory up-to-date, assessors can go a long way toward ensuring that taxpayers do not pay more or less than their fair share of taxes.

Assessment Equity for Taxpayers-
The longer it has been since a municipality has updated an assessment the more likely it is that some taxpayers are paying more or less than their fair share of taxes. Up-to-date assessments eliminate unfair assessments and the "Sticker Shock" that taxpayers experience when assessments are adjusted after years of neglect.

The Assessor is responsible for determining 100% of fair market value of all parcels within town limits. For this task to be completed accurately, every property must have correct data or inventory on file, (style, condition, square footage, etc.) Without the

correct information, it is likely an assessment will be inaccurate.

The rules (20 NYCRR Part 8201-3) state that review of all appraisal values is required as part of a reappraisal. This consists of a visit to each property, to include a review of the recorded inventory.

What can I expect from the data collectors visit- The inspector will knock at the door and ask for permission to measure and take photos of the exterior of your home. She may ask questions about the interior, (numbers of room, bathrooms, etc.) you may refuse her request and she will promptly leave the premises. If the collector can't collect the data needed, the assessor will have to use any other resource available to determine fair market value. The inspector will be inspecting the exterior of your property only, unless you request an interior inspection.

Who is the Data Collector-

The Union Vale Data Collector is Lee McEnroe. Lee has in her possession at all times, a town identification badge as well as a business card.

Who Can I Call with Questions-

Robert Taft is the assessor. He can be reached at 845-724-5600. Patricia Tompkins is the Town Supervisor. She can also be reached at that number.

Union Vale

ASSESSORS OFFICE



249 Duncan Road
LaGrangeville, NY
12540

Phone (845) 724-5600

Data Collector- Lee McEnroe
Assessor- Robert Taft