



TOWN OF UNION VALE

Office of the Assessor

249 Duncan Road

Lagrangeville, NY 12540

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There are many reasons for increases in assessment, including but not limited to; a recent purchase, recent property improvement, reassessment in your immediate neighborhood or identification as flagged in an outlier report provided by New York State Office of Real Property Services.

Your assessment was increased using “Market Value”. It was not increased based on others assessments in the town. Union Vale assesses at 100% of market value. If you believe your assessed value is greater **than full market value** of the property, you can obtain **comparable sales** (**not comparable listings or comparable assessments**) and conduct your own analysis. Many people hire professional appraisers to estimate their home's market value. However, you can do the analysis by following the steps outlined in the following pages.

My office is committed to working with you to review your new assessment and explain how it was derived. We will look at any possible adjustments based on information you can provide. If we are unable to come to an agreement on the new assessed value, you can submit your grievance to the Board of Assessment Review. Grievance paperwork (Form RP-524) can be obtained at our office or online at www.tax.ny.gov.

Grievance day is Wednesday May 23, 2018. The Board of Assessment Review will be meeting in the town hall at 249 Duncan Road from 4:00pm to 8:00 pm. You do not need to appear before the BAR. You can submit your documentation to the Assessor's clerk no later than 8:00 pm on May 23, 2018.

Robert Taft
Assessor