

Will my taxes increase if my assessment is increased?

Your assessor does not increase your taxes. *Assessors are trained to be appraisal professionals; it is their job to make sure that the assessments are accurate and equitable, which provides the basis for fair distribution of taxes among the property owners within the assessing unit. Keeping assessments up-to-date each year is necessary for fair tax distribution.*

Next, keeping values up-to-date each year does not necessarily mean that your assessment will increase. Market values of properties may stay the same or go up or down. This means that some properties should see a decrease/increase in assessed values and some will not change. If a majority of assessments increase at the same percentage, the tax rate theoretically should go down (assuming your school and municipal budgets remain stable and the tax levy does not increase). If your assessment does increase, it doesn't necessarily mean that your taxes will automatically increase. Additionally, if your assessment increases but the assessments of most other properties increase as well, you'll likely see minimal, if any, increase in taxes.

What should I do if I feel my assessment is incorrect?

Your town is at 100% of fair market value. Your assessment is not based on that of other assessments in the town, rather it is based on market value. If you feel your assessment is incorrect, you should obtain data of similar properties that have sold prior to July 1, 2018. Sales over 1 year of the valuation are less desired unless there are no other more recent sales.

Dutchess County Parcel Access (<https://gis.dutchessny.gov/parcelaccess/>) is a website that will allow you to find sales of similar properties within the town. You should search for similar sales that are prior to July 1, 2018. You should note differences between your property and those of the sales. If a **sale** has a superior item compared to yours, (please refer to list below) you should adjust the sales price of the **sale** downward to reflect the differences. If the **sale** has something inferior to your home, you should adjust the sales price of the **sale** upward to reflect the differences. **Sales** that have the most similar characteristics to your home will require less amount of change or adjustment. These would be the best comparable sales to use.

Common differences include (but are not limited to)-

Location,(heavily travelled road versus a cul-de-sac), acreage, views, age, condition, bedroom count, square footage, bathroom count, basement type & finished vs unfinished, heating & cooling, garages, porches/decks, fireplaces, pools and sheds.