

2023 REVALUATION INFORMATION

***** PARCELS WITH OUTSTANDING BUILDING PERMITS MAY RECEIVE A SECOND NOTICE AFTER MAY 1, 2023*****

The last Reassessment Projects took place at these times:

2018- Residential

2018- Vacant Land

2018- Commercial

Not all parcels received a change at that time.

The sales vs. assessment analysis denotes that the largest inequity was in vacant land.

Sales from 2018-2022 were used to arrive at the new assessed valuation.

Market value and assessments change even if there have been no changes to your property.

Sales of similar properties are the biggest indicator of value.

The 2023 Equalization Rate dropped from 100% to 91%. This falling rate indicates that the market values are increasing faster than the assessments.

Information can be found in the Assessor's Office or the Towns' website that will be useful to determine if your assessment is equitable.

Grievance Day information will be available on May 1, 2023

WHAT TO DO IF YOU DISAGREE WITH YOUR ASSESSMENT

After researching similar properties, you determine that your assessment is not reasonable:

Option A: **INFORMAL HEARING**

Appeal the assessment by scheduling an appointment for an informal hearing.
Call 716-736-4050 to schedule a hearing.

Hearings must be scheduled by April 11, 2023

All hearings will be held at the Ripley Town Hall, beginning April 4, 2023.

Assessor's Office hours:

Tuesday and Thursday

9:00 am thru 3:00 pm

*** **REVIEWS ARE BY APPOINTMENT ONLY*****

Option B: **NON-HEARING REVIEW**

Appeal assessment by mailing information by Apr 21st to the Assessor's Office that explains the nature of your challenge. Or email to ripleyta@fairpoint.net.

Assessor's Office

P.O. Box 2

Ripley, NY 14775