

PROPERTY ASSESSMENT
TOWN OF GENOA
1000 Bartnick Rd. Genoa, NY 13071
(315) 806-5500
www.townofgenoaany.com

HEATHER GARNER
NYS Certified Sole Assessor

April 15, 2021

Dear Property Owner:

The Genoa Town Board in conjunction with Assessor, Heather Garner has agreed to conduct a revaluation for each property located in the Town of Genoa. EVERY parcel is assessed at Full Market Value for the 2021 Assessment Roll. The new 2021 assessed values are based on sales in the area. This revaluation/reassessment project follows NYS procedures and guidelines as set forth in NYS Real Property Tax Law and are available for viewing at your convenience at www.tax.ny.gov. Properties will be valued "as they stand" March 1, 2021 and for what your property might have sold for prior to July 1, 2020.

Market Value = Market value is generally defined as the price a willing buyer would pay a willing seller for a property in its present condition with neither buyer nor seller under pressure to act (such as career relocation, death of a family member, divorce, etc.). A market value sale also is known as an arm's length transaction.

If you believe your assessment is incorrect, you have several options:

- ✦ Call (315) 806-5500 to schedule an **Informal Assessment Review** appointment.
- ✦ **ALL in-person appointments will be held at the TOWN OF VENICE ASSESSMENT OFFICE** using Covid-19 safety guidelines April 19th-April 26th by appointment **ONLY**.
 - arrive with a completed Assessment Review Application*
 - any additional evidence such as photos, recent appraisals or recent purchase offers
- ✦ Complete the "Assessment Review Application" and mail or deliver to Assessment Drop Box to Town of Genoa Assessor 10000 Bartnick Rd. Genoa, NY 13071 **prior to April 26th.**

You must provide the Assessor with credible information, based on evidence of market sales that supports your belief that your assessment is incorrect. The most credible evidence is recent comparable sales of other properties of a similar type located in the same area. **Prior to your appointment, you must complete** the ***Assessment Review Application** available online @ www.townofgenoaany.com

Here are a couple of resources to help you do your homework prior to your appointment.
Town of Genoa Website <https://www.townofgenoaany.com/>
Cayuga County Real Property Services

No decisions will be made at the Informal Review appointment
– a notice of the Assessor's determination, based on evidence you provide, will be mailed to you May 1st

Please keep in mind, an assessment appeal is not a complaint about high taxes. You must show that the market value of your property is less than the assessment of your property.

MARCH 1, 2021: Taxable Status Date. ALL RENEWAL APPLICATIONS and NEW APPLICATIONS FOR EXEMPTIONS DUE.

APRIL 16-26th IN PERSON Assessment Review Appointments. Call (315)806-5500 ***Held at the Venice Town Hall~follow safety guidelines***

MAY 1, 2021: Tentative Assessment Roll. This will include all changes made through informal meetings and will be available on the Town Website and at the Town Hall for viewing.

TUESDAY, JUNE 1, 2021: Board of Assessment Review (Grievance Day) 4 – 8PM BY APPOINTMENT. Call 315-806-5500 to schedule beginning **May 15th**. Complaint Applications are available to download and print at your convenience. The publication “Contesting Your Assessment” including the grievance application at <https://www.tax.ny.gov/pdf/publications/orpts/grievancebooklet.pdf>

JULY 1, 2021: Final Assessment Roll. This will include all changes made through Board of Assessment Review.

SEPTEMBER 2021: School tax bill. 1st tax bill to use new 2021 assessed values

JANUARY 2022: County and Town bills will use the new 2021 assessed values

ASSESSMENT INFORMATION: Assessment inventory information & Assessment Rolls available online at www.cayugacounty.us/459/Real-Property-Services. A paper copy is also available for viewing at the Genoa Town Hall. Changes will be available March 1st (Preliminary Roll), May 1st (Tentative Roll) and July 1st (Final Roll.)

Town of Genoa
ASSESSMENT REVIEW APPLICATION

The following information is essential for your informal assessment review. Please fill out the property information below to the best of your ability and add comparable recent sales you believe support your case. The information provided will be considered by the Assessor and becomes the property of the Assessor's Office. Please attached additional documents, photos and comments you wish the Assessor to review and consider.

SECTION 1

The following information is related to the subject property and can be obtained from tax bills or public information available on the Internet.

Please Print

1. Tax Map # _____
2. Property Type (1 family, 2 family) _____
3. Property Address _____
4. Name and Phone # of property owner _____
5. New Preliminary Assessment _____
6. Requested Assessment _____
7. Evidence _____

SECTION 2

List three comparable sale properties:

Sale One

- | | |
|-------------------------|-----------------|
| 1. Location _____ | Tax Map# _____ |
| 2. Sale Price _____ | Sale Date _____ |
| 3. Square footage _____ | Style _____ |
| 4. Comments _____ | |

Sale Two

- | | |
|-------------------------|-----------------|
| 1. Location _____ | Tax Map# _____ |
| 2. Sale Price _____ | Sale Date _____ |
| 3. Square footage _____ | Style _____ |
| 4. Comments _____ | |

Sale Three

- | | |
|-------------------------|-----------------|
| 1. Location _____ | Tax Map# _____ |
| 2. Sale Price _____ | Sale Date _____ |
| 3. Square footage _____ | Style _____ |
| 4. Comments _____ | |

I certify that all statements made on this application are true and correct to the best of my knowledge and belief.

Signature of Property Owner

Date