

TOWN OF BARRINGTON ASSESSORS OFFICE

40 Seneca Street

Dundee, New York 14837

(607) 243-5974 OFFICE HOURS: Tuesday-Thursday 8am-2pm-phone assistance

Office closed to "walk-ins" due to COVID-19

Email: townofstarkey@stny.rr.com fax: (607) 243-7764

March 2021

The last town-wide revaluation was 2018. The town of Barrington revalues property every 2-3 years for the equitable distribution of taxes. **Revaluations DO NOT raise more money for the town.** It redistributes the tax burden.

Pursuant to Section 511 of the Real Property Tax Law, the preliminary assessment shown on the reverse side of this notice will become the assessment for your property on the tentative 2021 assessment roll to be filed on or before May 1, 2021. The new assessment is based on the market value of your property as derived from recent selling prices of similar properties. The assessment disclosure notice shows the following information:

1. The new assessment placed on your property.
2. The Town tax you paid (Jan 2021). Special district charges (such as fire) are not included.
3. The estimated effect (increase or decrease) on your taxes, had the new full value assessment been in effect. This tax estimate was calculated by extending last years tax levy over the new full value assessment.

The assessment disclosure notice is neither a statement of refund nor an estimate of future taxes; it provides information for you to determine the probable effect of the revaluation on your tax liability if local government budgets do not change.

The first time your new assessment will be used to determine taxes will be September 2021 for school taxes and January 2022 for county and town taxes. Your actual tax bill may be higher or lower than the amount shown for several reasons: Special district charges are not included, local Government and School budgets change, change in assessments resulting from informal hearings, grievance proceedings and changes in exemptions.

IF YOU ARE SATISFIED WITH THE NEW ASSESSMENT ON YOUR PROPERTY, NO ACTION IS NECESSARY. If you disagree with your new assessment you may schedule a phone appointment (informal hearing) to talk with the assessor. At the time of your appointment you may want to offer any additional information which you believe may affect the value placed on your property. Your information may include, but is not limited to:

1. Recent sales of comparable (similar) properties in your neighborhood
2. An independent appraisal of your property
3. A recent purchase contract for your property
4. DATE STAMPED Photographs of the interior of your property that you wish to have considered
5. Any additional information you feel would help establish the property's current value.

Information should be mailed, faxed or emailed to the assessor prior to your appointment. Documents submitted to the assessor will be placed with your file and become part of the permanent record.

Informal hearings will be held by PHONE appointment or EMAIL only. Appointments must be scheduled within 10 days of receiving your notice. If you wish to schedule an appointment, call (607) 243-5974 and leave a message for the assessor or email your request. You **MUST** include your NAME, PHONE NUMBER and TAX ID-messages will be checked daily. Hearings will be scheduled April through May.

No value change will be disclosed during the informal hearing. You will receive a notification by mail. If you are still in disagreement with your assessment you may file a formal written grievance with the Barrington Board of Assessment Review that will meet on Tuesday, May 26, 2021. A publication containing procedures for contesting an assessment will be available at the Assessor's office beginning the first week in May or online at www.tax.ny.gov go to **Government & Researchers**, then to **Property tax and assessment administration**.

Anthony C. DeStephen, NYS Certified Assessor