# TOWN OF HARTSVILLE
# PUBLIC HEARING
# APRIL 1ST, 2024

A public hearing for the Town Board of the Town of Hartsville, County of Steuben and the State of New York was held at the Town Hall, 5150 Purdy Creek Road Hornell, N. Y. on the 1st day of April 2024.

PRESENT: Heidi Margeson - Councilman
Misti Carbone - Councilman
Brinette Steffey – Councilman
Kriste Gerhard---- Supervisor
ABSENT: Leon Woodworth Jr

6:00 P.M. with the Pledge of Allegiance and Moment of Silence

Special Meeting Topic: 2024 Re-assessment results and analysis

Laura Snow – Assessor report on potential property reval results

Power Point Presentation (See slide show packet)

- Towns people asked when tentative rolls would be posted and Laura stated that would be around May 1st, 2024 on the county website.

Closed Board Meeting at 6:47 P.M. motion made by Kriste Gerhard and Seconded by Brinette Steffey

# TOWN OF HARTSVILLE REASSESSMENT PUBLIC HEARING

# BACKGROUND

- The last time that the town underwent a reassessment was 2019. (every 4 years)
- Property values have skyrocketed in the last few years.
- The property values in the town are falling behind full market value.
- Full market value is determined by comparing similar property values that have sold recently.
- Laura Snow, the Town Assessor, has recently completed her evaluation of all the properties in Hartsville.
- On average, the residential properties are 19% under full market value based on her analysis.
- The state believes they are under valued even more and is recommending 10% be added to Laura's figures in order to get closer to 100% full market value.
- **Just because assessed values go up, does not mean that resident taxes will go up by the same percentage as the assessed value. The tax rates per $1,000 of property value go down as assessments go up.**
- This meeting is to allow Laura the opportunity to talk about how properties are valued and the correlation to tax rate per $1,000 changes.

# ASSESSMENT VS. TAXES

- As mentioned, increases in assessments does not necessarily mean an equal percentage change in your tax bill.
- Shown to the right are different scenarios that residents may face.
- The important takeaway is that we need to get closer to fair market value before the State steps in and forces changes.

**Assessments Vs. Taxes: What's the Difference?**

Your assessment could increase, and your tax bill could decrease

| Last Year | | This Year | |
|---|---|---|---|
| Your Assessment | $100,000 | Your Assessment: (5% increase) | $105,000 |
| Total Value of the Town: | $50,000,000 | Total Value of the Town: (8% avg. increase) | $54,000,000 |
| Tax Levy: | $1,500,000 | Tax Levy: | $1,500,000 |
| Tax Rate: | $30 per $1000 | Tax Rate: | $27.78 per $1,000 |
| Your Property Tax Bill: | $3,000 | Your Property Tax Bill: (decrease $83) | $2,917 |

Your assessment could increase, and your tax bill could stay the same

NO CHANGE

| Last Year | | This Year | |
|---|---|---|---|
| Your Assessment | $100,000 | Your Assessment: (5% increase) | $105,000 |
| Total Value of the Town: | $50,000,000 | Total Value of the Town: (8% avg. increase) | $54,000,000 |
| Tax Levy: | $1,500,000 | Tax Levy: (2.86% increase) | $1,542,855 |
| Tax Rate: | $30 per $1000 | Tax Rate: | $28.57 per $1,000 |
| Your Property Tax Bill: | $3,000 | Your Property Tax Bill: (no change) | $3,000 |

Your assessment could decrease, and your tax bill could increase

| Last Year | | This Year | |
|---|---|---|---|
| Your Assessment | $100,000 | Your Assessment: (5% decrease) | $95,000 |
| Total Value of the Town: | $50,000,000 | Total Value of the Town: (5% avg. decrease) | $47,500,000 |
| Tax Levy: | $1,500,000 | Tax Levy: (2.86% increase) | $1,542,855 |
| Tax Rate: | $30 per $1000 | Tax Rate: | $32.48 per $1,000 |
| Your Property Tax Bill: | $3,000 | Your Property Tax Bill: (increase $85.60) | $3,085.60 |

# HYPOTHETICAL EXAMPLE

- Laura worked with Wendy Jordan, County Director, to provide a hypothetical example of how changing assessment impacts the tax rate per $1,000 value of property.

- ***Option #1 - "Postpone Revaluation" (keep assessments as they were from 2023)***
- Current assessment: 66,000
- Equalization rate:85%
- Tax rate = 5.849947
- **Town tax bill amount = $ 386.10 (66 x 5.849947)**
- ****Keep in mind, the equalization rate will fall for 2024, so the tax rate will increase, and the tax bill amount will be higher)**

- ***Option #2 - Equalization of 90% (based on Laura's preliminary reassessments)***
- Current assessment of 66,000
- New assessment with the 19% = 78,500
- New tax rate = 4.897482
- **Town tax bill amount = $ 384.45 (78.5 x 4.897482)**

- ***Option #3 - add additional 10% to Laura's preliminary assessments to be 100% full value per State recommendation***
- Current assessment of 66,000
- New assessment with the 29% = 85,100
- New tax rate = 4.452584
- **Town tax bill amount = $ 378.92 (85.1 x 4.452584)**

# SUMMARY

- In summary, the town property values are failing behind what is happening in the real estate market.
- The market is not cooling off and is not predicted to do so.
- There is a need to reassess properties on our own before the state steps in and does it for us.
- An increase in assessed value to get to full market value DOES NOT mean your taxes will go up by the same percentage.
    - As assessed values go up, tax rates per $1,000 of property value go down.
- If option #3 is selected, the amount a residents property assessed value goes up will be based on the following:
    - New assessed value = Laura's analysis + 10% increase as recommended by the state.
- The AVERAGE increase of all the properties is 19% per Laura's analysis.
    - Yours may be higher or lower than 19% based on properties sold in recent years
- After reassessment, there is a grievance period where you are welcome to come and discuss your unique situation with the grievance board.

# GRIEVANCE PROCESS AND CALENDAR

The **grievance process** in the **Town of Hartsville**, located in **Steuben County, New York**, follows specific guidelines. Here are the key details.

1. **Grievance Day**: Grievance day occurs on the **second Wednesday after the fourth Tuesday in May**. During this time, property owners can address any concerns they have about their property assessments.

2. **Assessor's Hours**: The Town Assessor, **Laura Smalt Snow**, is available for consultations. Her regular hours are as follows:
   - **2nd Wednesday**: 2:00 PM - 4:00 PM
   - **All other Wednesdays**: 1:00 PM - 4:00 PM

3. **Forms and Exemptions**:
   - To file a grievance, property owners can use the **Grievance Form RP524**.
   - For veterans seeking exemptions from real property tax, the **Veterans Exemption Form RP458a** is necessary.
   - **STAR applications** (for property tax exemptions) should be registered with the Department of Tax and Finance. Online filing is available at this link or by calling **518-457-2036**.

**4. Property Comparisons and Tax Roll**:

- Property owners can view the tax roll and compare properties on the Steuben County website. Click on the **public access button** to access the records.

For additional information or specific inquiries, you can contact the Town Assessor, **Laura Smalt Snow**, at **585-734-7129** or via email at **jdwiggly@yahoo.com**[1].

QUESTIONS?

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