

**ATTENTION PROPERTY OWNER**

The 2022 Assessment Update in the Town of Scipio is nearing completion. ALL 2022 PRELIMINARY Assessments are available for your review on the Town of Ledyard's Website BEGINNING March 1, 2022. Roll & book of sales will be available at <https://www.townofledyard.com/>

**THE ENCLOSED ASSESSMENT DISCLOSURE NOTICE SHOWS THE FOLLOWING INFORMATION:**

1. The 2022 Preliminary Assessment which has been placed on your property. This "new" assessment is based on the estimated market value of your property as derived from recent selling prices of comparable properties.
2. "The taxes you paid last year." Included are the Town and County taxes billed in January 2021 School taxes and special districts (sewer & water etc.) if applicable are not included for this comparison.
3. An estimate of taxes you would have paid last year had the preliminary full value assessment been used. This tax estimate was calculated by extending last year's tax levy over the new full value assessments. PLEASE NOTE: The term "taxable Value" means the new assessed value minus any exemptions applicable.
4. The estimated effect (increase or decrease) on your taxes had the preliminary assessment been in effect. This amount is shown in the lower right hand portion of the notice.

**THIS 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 ASSESSMENT UPDATE ON YOUR PRIOR YEARS' TAX LIABILITY. THE TAX DOLLAR AMOUNTS SHOWN WOULD BE INDICATIONS OF FUTURE TAXES BILLED ONLY IF LOCAL GOVERNMENT AND SCHOOL TAX LEVIES DO NOT CHANGE. YOUR ACTUAL BILL MAY BE HIGHER OR LOWER THAN THE AMOUNT SHOWN FOR SEVERAL REASONS:**

1. The budgets that will determine the amount of tax dollars to be raised have not been established. If these budgets change from last year, your tax bill will change as a direct result.
2. Special districts charges are not included.
3. Your tax bill will also be affected by changes in assessments resulting from informal hearings, grievances proceedings, and changes in exemptions. Also, possible changes in the apportionments of the TOWN'S SHARE of school and/or county tax levies will affect the taxes compared by the information on the enclosed notice.
4. Assessment may change from the value stated on the PRELIMINARY notice. If there is a change for any reason including an increase or decrease you will be notified by mail May 1<sup>st</sup> and that change will appear on the TENTATIVE ASSESSMENT ROLL.

Town of Ledyard Assessment Office  
1099 Poplar Ridge Rd. Aurora, NY 13026 315 806-5500  
Heather Garner, Sole Appointed Assessor

**WOULD YOU LIKE TO SCHEDULE AN INFORMAL MEETING WITH THE ASSESSOR TO DISCUSS YOUR 2022 ASSESSMENT ??? Please see details on reverse side.**

This notice will be useful in determining if your property has been fairly appraised. Please review your assessment and consider whether or not you wish to discuss it at an informal meeting.

**MEETINGS** will be conducted BY **APPOINTMENT ONLY by phone or in person** at the LEDYARD Town Hall. At the time of the meeting, you may want to discuss the data used to determine your preliminary assessment and offer any additional information which you believe may affect the value on your property. Value changes will not be made at the meeting, but all information you supply will be reviewed and you will be notified about May 1<sup>st</sup> the result. The data compiled for your property will be available for your review during the informal meetings.

**APPOINTMENTS WILL BE TAKEN BY PHONE ONLY**

Call3.: 315 315-806-5500  
Monday-Friday 9:00 am-4:00 pm  
March 7-March 14

This is to make an appointment only. Your value will NOT be discussed at this time. If you reach voice mail please leave ONE message for the SCHEDULER including your NAME & Telephone number. All requests for appointments will be returned in the order in which they were received and during times listed above.

**MEETING LOCATION & WHAT TO BRING**

This is an information gathering appointment; NO decisions will be made that day.

Town of Ledyard Town Hall 1099 Poplar Ridge Rd  
Meetings will be held March 15<sup>th</sup>-31<sup>st</sup>. Monday-Friday 10am-6pm

**Please bring the following with you to this meeting:**

1. Completed Assessment Review Application
2. Photocopy of Entire appraisal completed within the past 3 years
3. Photos showing interior/exterior concerns
4. A list of properties you feel are similar to yours.
5. Listing or Sales Contract documentation for property recently sold or on market.
6. Any other information you feel is relevant to the market value.

**ALL INFORMATION PROVIDED WILL BE KEPT AS PART OF THE ASSESSMENT RECORDS, SO PLEASE BE SURE TO KEEP A COPY/ORIGINALS FOR YOUR OWN RECORDS.**

**IF you are unable to attend in person, you may respond in writing.**

Include all evidence, comments and concerns regarding your preliminary full market value assessment. Include the *ASSESSMENT REVIEW APPLICATION* and all evidence you wish to have documented. All written correspondence must be received by the ASSESSOR by March 18 2016 addressed to:

Assessor's Office  
Heather Garner  
1099 Poplar Ridge Rd.  
Aurora, NY 13026

A notice will be mailed approximately MAY 1<sup>st</sup> for every parcel reviewed during the informal hearing period.