



2019 Town of Victory REVALUATION

HOW TO PARTNER WITH THE ASSESSOR
TO GET THE MOST ACCURATE
ASSESSMENT OF YOUR PROPERTY

Why is the Town of Victory undergoing a Revaluation?

1. The Equalization Rate had fallen to 87%
2. To restore an equitable tax roll
3. To restore your Exemptions

Exemptions are decreased if the market value is not at 100%.

Basic STAR @ 100% = \$30,000 off Assessed Value

Yours = \$27,000

Enhanced STAR = \$ 66,800

Yours = \$60,120

4. It was overdue ~ last full reval before 2010

Example of how the roll gets unequal over time

This is a typical “Old Style” house with 11 acres of land.
Assessed Value: \$86,900



This same house sold for \$147,900 in 2017.
But the assessment has to stay at \$86,900 until
the town undergoes a revaluation. The tax bills
stay basically the same.

But the market value of this house is now
\$147,900



This a typical 2006 Double Wide
Manufactured Home on 3 acres of land.
Assessed Value \$63,700



Unlike stick-built homes, manufactured homes tend to depreciate. Without a revaluation to capture that depreciation, the assessment remains the same.



How the Assessor Values your Property



SWIS: 056400 39.00-1-14.11



Site Nbr: 1
 Zip Code:
 Valuation District: 0
 Route No:
 Zoning Code: AR

Sale Price: \$0
 Sale Date:
 2019 Land Av: \$122,900
 2019 Total Av: \$227,600

Valuation Date: 7/1/2018
 Cost Table: COST 2017
 Land Table: 2019VicLand

Neighborhood: 6410

Land Type	Description	Grp	Soil Rating	Total Land Size	Unit of MSR	Partial Size	Rate	Partial Value	Total Value	Infl Pct	Dpt Pct	Adj Total Value
01	Primary	1		2.00	ACRES	0.50	24,000.00	12,000				
						0.50	9,000.00	4,500				
						0.50	4,000.00	2,000				
						0.50	2,000.00	1,000	19,500	1.00	0.000	19,500
05	Tillable	1		45.00	ACRES	45.00	2,200.00	99,000	99,000	1.00	0.000	99,000
07	Woodland	1		3.50	ACRES	3.50	1,000.00	3,500	3,500	1.00	0.000	3,500
14	Wetland	1		3.50	ACRES	3.50	250.00	875	875	1.00	0.000	875
Site Total Acres				54.00								
Total Land (Rounded)												\$122,900



Residential Building Information

Act Yr Blt: 1803 No. Story: 1.7
 Eff Yr Blt: 1945 Overall Cond: 3 Normal

Bldg Style: 08 Old style SFLA: 2,050
 Constr Grade: C Average Ext Wall Mtrl: 03 Alum/vinyl
 Grade Adj: 100 Bsmt Type: 3 Partial

Heat Type: 2 Hot air
 Fuel Type: 5 Wood

Struc. Code	Description	Area	Quantity	Rate	Factor	RCN	RCNLD
RM1	Residence, First Story	1,336		173.75		232,130	
RM8	Residence, Finished 3/4 Story	714		84.77		60,528	
RM9 B01	Residence Partial Basement	668		-21.97		-14,676	
Total Building RCN						\$277,982	
Total Building RCNLD							\$108,413

PCT Good: 39 Funct. Utility: 100

Improvements Information

Struc. Code	Description	Primary Rating Dim1	Dim2	Quantity	Grd	Cond	YrBlt	Measure	Rate	RCN	PCT Good	Funct Utility	RCNLD
RP4	Porch, Enclosed	6.00	16	1.00	D	2	1940	96.00	58.28	5,595	25	100	1,399
RP4	Porch, Enclosed	5.00	10	1.00	D	1	1920	50.00	82.50	4,125	10	100	413
RG4	Garage, 1 Story Detached	20.00	24	1.00	D	1	1920	480.00	41.98	20,150	10	100	2,015
FB5	Barn, 1.5 Story Gen. Purpose	24.00	60	1.00	D	1	1900	1,440.00	28.27	40,709	5	100	2,035
RP2	Porch, Covered	7.00	32	1.00	D	2	1940	224.00	28.59	6,404	25	100	1,601
FB7	Barn, Pole	24.00	48	1.00	D	3	2001	1,152.00	27.28	31,427	5	100	1,571
RP2	Porch, Covered			1.00	C	3	1975	224.00	35.30	7,907	42	100	3,321
FB4	Barn, 1 Story General Purpose	16.00	40	1.00	D	3	2007	640.00	26.41	16,902	5	100	845
FB4	Barn, 1 Story General Purpose	40.00	40	1.00	C	3	2012	1,600.00	32.24	51,584	25	100	12,896
FB4	Barn, 1 Story General Purpose	48.00	40	1.00	C	3	2019	1,920.00	31.36	60,211	100	100	60,211

NYS - Real Property System
County of Cayuga
Town of Victory
SWIS Code - 056400

Cost System
Cost Valuation Report -
Active SUBJECT

Date: 2/16/2019 Time: 4:36 PM

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SWIS: 056400 39.00-1-14.11

Site Nbr: 1

Improvements Totals: \$245,014 \$86,307

Site Totals

Land: \$122,900

Land + Residence + Improvements: \$317,595

Total Cost Value: \$317,600



This report was produced using Marshall & Swift/Boeckh, LLC Cost Tables

RCNLD = Replacement Cost New Less Depreciation

Model Application Computation Report

2019VICTORY

Uses inventory to + or - value

Field Function	Field Column	Field Value	Field Oper	Field Column 2	Field Value2	Field Oper2	Rate Value	Contribution Amount	Qlfy Column	Qlfy Oper	Qlfy Value1	Qlfy Value2	Qlfy Field Value
SWIS:056400	Print Key: 39.00-1-14.11			Site Num: 1			Prop Class: 241		NBHD Code: 6410	Inv Date: 1/1/2019			
		0	*				4000.00	4,000.00	NBR_FULL_BATHS	=	1		1
	AT_GAR_SQFT	0	*				25.00	0.00					
	COST_LAND	122900	*				1.00	122,900.00					
	DT_GAR_SQFT	480.000000	*				7.00	3,360.00					
	FIN_REC_ROOM	0	*				10.00	0.00					
	IMPROV_RCNLD	60211	*				0.50	30,105.50	STRUCTURE_CODE	Betw	FB1	FB8	FB4
	IMPROV_RCNLD	1601	*				0.80	1,280.80	STRUCTURE_CODE	Betw	RP1	RP8	RP2
	IMPROV_RCNLD	12896	*				0.50	6,448.00	STRUCTURE_CODE	Betw	FB1	FB8	FB4
	IMPROV_RCNLD	413	*				0.80	330.40	STRUCTURE_CODE	Betw	RP1	RP8	RP4
	IMPROV_RCNLD	2035	*				0.50	1,017.50	STRUCTURE_CODE	Betw	FB1	FB8	FB5
	IMPROV_RCNLD	1571	*				0.50	785.50	STRUCTURE_CODE	Betw	FB1	FB8	FB7
	IMPROV_RCNLD	3321	*				0.80	2,656.80	STRUCTURE_CODE	Betw	RP1	RP8	RP2
	IMPROV_RCNLD	1399	*				0.80	1,119.20	STRUCTURE_CODE	Betw	RP1	RP8	RP4
	IMPROV_RCNLD	845	*				0.50	422.50	STRUCTURE_CODE	Betw	FB1	FB8	FB4
	NBR_HALF_BATHS	0	*				2000.00	0.00					
	RBLDG_AGE	73	*				-50.00	-3,650.00					
	SFLA	2050	*				42.00	86,100.00					
	SFLA	2050	*				-1.00	-2,050.00	FUEL_TYPE	=	5		5
	SFLA	2050	*				0	0.21	SFLA	Betw	2001	2200	2050

- \$50 for each year old



+ or - for fuel type



Model Estimate: \$254,800

The computer uses this number to adjust the sales on the comp sheet





	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	056400	056400	056400	056400	056400	056400
Print Key	39.00-1-14.11	27.00-1-4.2	26.00-1-14	44.00-1-22	30.00-1-29.1	31.00-1-22
Owner	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Address	11935 Pople Rd	2087 Robinson Rd	13009 Pople Rd	11540 Johnnycake Hill F	488 Victory Rd	12353 Coleman Rd
Property Class	241 Rural res&ag	210 1 Family Res	242 Rurl res&rec	210 1 Family Res	241 Rural res&ag	210 1 Family Res
Neighborhood	6410	6410	6410	6410	6410	6410
School Code	052401	052401	544803	052401	544803	544803
Site No.	1	1	1	1	1	1
Land Size	54.00	1.78	11.70	1.60	18.50	100 x 143
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1803 / 1945	1900 / 0	1900 / 0	1850 / 0	1900 / 0	1900 / 1967
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average	C Average	C Average	C Average	C Average
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	4 Electric No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	2.0	2.0	1.7	2.0	2.0
Bedrooms	3	4	4	4	2	3
Full/Half Baths	1 / 0	2 / 1	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type	3 Partial	4 Full	4 Full	3 Partial	3 Partial	3 Partial
1st Sty Area	1336	1150	1538	1401	1570	1448
2nd Sty Area	0	900	440	0	270	384
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2050	2050	1978	2109	1840	1832
2019 Land AV	\$122,900					
Cost Estimate	\$317,600	\$103,300	\$103,600	\$105,600	\$89,500	\$74,900
Sale Date		10/5/2016	12/12/2017	10/9/2013	12/30/2016	5/4/2017
Sale Price		\$130,000	\$70,000	\$130,000	\$90,000	\$75,000
Time Adj Sale Price		\$133,900	\$71,200	\$132,400	\$92,700	\$77,300
TADJSP/SQFT		\$65.32	\$36.00	\$62.78	\$50.38	\$42.19
Model Estimate	\$254,800	\$109,800	\$110,900	\$139,600	\$101,900	\$73,600
Value Estimate	\$254,800	\$109,800	\$110,900	\$139,600	\$101,900	\$73,600
Adjusted Sale Price		\$278,900	\$215,100	\$247,600	\$245,600	\$258,500
Comparable Estimate	\$265,500	(\$129.51/SFLA)				

If it were to sell today

Sale date

How you can partner with me for the most accurate assessment of your property:

1. Bring me facts not feelings
Example of a fact:



the roof needs replacing

Example of a feeling:



**I could NEVER sell
this house for that**



How you can partner with me for the most accurate assessment of your property:

2. Bring current pictures of the interior of your house
A picture is worth a 1000 words!
3. Invite me to inspect the interior
4. Find more accurate comparable sales
MUST be in the Town of Victory
MUST Be an Arms Length Sale
(a willing buyer and a willing seller under normal conditions)
MUST have sold within the last 5 years
5. Bring the completed **Assessment Review Form**
Have an informed estimate of the Market Value of
your property

What NOT to do when you meet with me:



Do NOT come in angry, defensive, hostile or unwilling to listen. We will not be negotiating for a lower assessment.



Do Not use Zillow, Trulia, or out-of-area housing market data

Do not compare your new assessment with your neighbors unless their house is exactly like yours!!



PLEASE REMEMBER...

My job has NOTHING to do with the amount of taxes you pay or raising revenue for the Town



My job is to assign your property a fair market value



**Your Taxes are determined by
the budgetary requirements
needed to run the
Town
County
School**

If you agree with the market value of your property but don't like the amount of taxes you pay...

Make it a priority to attend your local School Budget Public Information Meetings and Board of Education Meetings



Attend Town of Victory Board Meetings and participate in Budget Workshops
Board meetings are held the 2nd Monday of every month



Talk to your County Legislator, Tucker Whitman
Phone #: 315-294-8010



Shop in Cayuga County to keep sales tax local



Change of Assessment Notices will be mailed to each and every property owner on or around the first week in March, whether your property assessment changed or stayed the same.



I will have lots of dates and times for you to schedule a meeting with me in March and April. You will have to call my office and, most likely, leave a message, I WILL call you back to set up an appointment.

* DO NOT call the Town Clerk to set up appointments – she will not have access to the schedules

I will not make any determinations at our informal meeting.
This is an informational exchange only.

Reduction decisions will be mailed around May 1st

If you do not achieve the desired outcome at our meeting, you are entitled to take your complaint to the Board of Assessment Review on Grievance Night.
Thursday, May 30th at the Town Hall from 4 – 8 pm.



ANY QUESTIONS?

