

2022 Assessment Update

The Ledyard Town Board in conjunction with the Assessor, Heather Garner, has agreed to conduct an update of the inventory and Assessed Value for each property located in the Town of Ledyard. EVERY parcel will be given a new ASSESSED VALUE which reflects a FULL MARKET VALUE. The 2022 Updated Values are based on recent sales in the area and more specifically the Town of Ledyard. This Assessment update will follow NYS procedures and guidelines set forth by the NYS Real Property Tax Law and are available for your viewing at www.tax.ny.gov. Please see the timeline below for the 2022 reassessment project. *All properties are valued as they stand MARCH 1, 2022 and what they might have sold for JULY 1, 2021.*

10/1/2020-PRESENT Assessor is analyzing sales, developing new values, and conducting road review.

March 1, 2022 Preliminary Assessment Roll is available as a hard copy at the Town Hall and electronically at: <http://www.cayugacounty.us/Departments/Real-Property>

MARCH 1, 2022 All exemption 1st time applicant and renewal applications are due.

& CHANGE OF ASSESSMENT NOTICES with Impact disclosures ARE MAILED to property owners.

MARCH 7th -14th Property owners MUST call 315-297-2374 BETWEEN 9am-4pm. to schedule an informal hearing/meeting appointment if they wish to discuss the 2022 Assessment. The appointments will begin March 15th. **ALL PROPERTY OWNERS CALLING MARCH 7-14th between 9am-4pm will be scheduled.** There are a limited number of evening appointments, so call early if you need an evening.

March 15th-31st- In-person or by- phone APPOINTMENTS all 15 minute informal meetings are scheduled on a first CALL, first schedule bases.

This informal meeting/hearing is used to EXCHANGE INFORMATION between property owner and Assessor. The Assessor will share how new assessments were arrived at and property owners may provide any information that the Assessor may not have had previously.

PLEASE BRING TO INFORMAL Hearing/MEETING: Completed Assessment Review Application, photos of interior /exterior overview of property. Any documentation supporting what you feel the market value of your property is AND why.

MARCH-APRIL 30 Assessor will review all information provided during informal meetings and make any necessary changes warranted based on relevant information received.

MAY 1, 2022 Notices will be mailed to property owner for EVERY PARCEL *reviewed during the informal meeting* regardless if a change of Assessment was made or not.

May 1, 2022 Tentative Assessment Roll is available as a hard copy at the Town Hall and electronically at: <https://www.cayugacounty.us/459/Real-Property-Services> *Will include any changes made during informals. Applications for BAR are available at:

https://www.tax.ny.gov/pdf/current_forms/orpts/rp524_fill_in.pdf

Tuesday, May 24th 4-8pm Board of Assessment Review. (Grievance Day) All grievance applications (in writing, by mail or in person) must be received by the BAR no later than 8 pm 5/24/2022 to be reviewed for the 2022 BAR & 2022 Final Assessment Roll.

July 1, 2022 Final Assessment Roll is available as a hard copy at the Town Hall and electronically at:

<https://www.cayugacounty.us/459/Real-Property-Services>

September 2022 School taxes are the 1st tax bill reflecting the NEW 2022 assessment.

January 2023 Town and County taxes are the 2nd bill reflecting the New 2022 assessment.

Assessment Information: Assessment Values, inventory information & Assessment Rolls are available on line at: <https://www.cayugacounty.us/459/Real-Property-Services> A paper copy of All Assessment Rolls are available at the Town Hall. March 1st Preliminary Assessment Roll, May 1st Tentative Assessment Roll, July 1st Final Assessment Roll.

Heather Garner, Assessor

Phone: 315-806-5500

Call March 7-14th to Schedule an appointment 315-297-2374

Town of Ledyard

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