

## Statement from the Assessor

The Town of Lancaster Assessor's Office would like to address the concerns regarding the 2020 Revaluation Project for the 2020 Assessment Roll. There have been some questions regarding the postponement of the project. This project is in the final stages of a two-year long commitment. We have gathered all our data, updated our inventory, analyzed sales, determined new values, mailed out 19,200+ notices and have begun reviewing the informal hearing requests.

Postponement of the project would result in:

1. effectively wasting the almost \$300,000 we have spent, or at least half of that. The assessments that are now in place would no longer be valid. Additional sales from July 2019 to July 2020 would have to be included, which means additional sales analyzed, new models created, revisit of all properties, determine new values, and the remaining out of 19,000+ notices.
2. potentially higher values, as the real estate market is still increasing
3. an even lower equalization rate for 2020 than the 2019 value of 77%, meaning higher tax rates, and tax increases regardless.
4. many exemptions decreasing due to the lower equalization rate.
5. and **MOST IMPORTANTLY**, those who have been over assessed will pay more than their fair share for another year, while those who are under assessed will not pay enough!

**The current deadline of March 31, 2020 will not be extended.** This is crucial so that we can meet the state deadline of May 1, 2020 to file the Tentative Assessment Roll and to give property owners enough time to prepare for the Board of Assessment Review (if needed) on Grievance Day, which will be May 26, 2020 (also a state determined date). There will not be any interior inspections conducted, in order to limit public contact. However, we are accepting pictures of the issues you would like to bring to our attention. These can be emailed to the Assessor at [rbaker@lancasterny.gov](mailto:rbaker@lancasterny.gov) (be sure to include your name and address) or printed and included with your application.

We in the Assessor's office are committed to hearing each and every property owner's concerns. Your application for review can be submitted electronically, mailed in, faxed, or dropped off either in our office or in the outside drop box. We are currently arranging for the Assessor and the Real Property Appraiser to have remote access, so as we adhere to the 50% workforce rule, we can work from home to make sure all applications are reviewed. Although the current situation makes things a little more difficult, if we all "work together", this process will work.

Thank you for your cooperation and understanding.