

Call (607)535-8118 to make an appointment with your assessor to discuss your preliminary assessment.

2015 ASSESSMENT NOTIFICATION

FOR INFORMATION ONLY - THIS IS NOT A TAX BILL

OWNER INFORMATION

~~XXXXXXXXXXXX~~
~~XXXXXXXXXXXX~~
Cayuta, NY 14824

PARCEL INFORMATION

442200 ~~XXXXXXXXXX~~
~~XXXXXXXXXXXX~~
270 - Mfg housing
.52 Acres

EXEMPTIONS

41854 - STAR B

You are hereby notified in accordance with the requirements of Section 511 of the Real Property Tax Law of your preliminary assessment. New York State law requires all properties in each municipality to be assessed at market value or at a uniform level of assessment each year. To comply with the law and ensure that all property owners are assessed fairly and accurately, assessments throughout the Town of Cayuta have been reviewed and adjusted as necessary.

Year	Assessed Value
2014	\$36,000
2015	\$45,000
Net Change	\$9,000

Prior year value
New preliminary value

A change in your property's assessment does not necessarily indicate that your taxes will change. Your tax liability will be affected by several factors, including: changes to school/county/municipal budgets, changes to assessments of other properties, changes to exemptions and/or exemption savings amounts applicable to your property, and apportionment of school and/or county taxes among multiple municipal segments.

The information below is for comparison purposes only. It compares your prior year taxes to what they would have been had your 2015 assessment been in place. **This is a hypothetical estimate based on prior year tax levies and does NOT represent your actual future tax liability.**

	2014 Taxable Assessed Value *	2015 Preliminary Taxable Assessed Value *	Approximate Tax Liability	
			2014	2015
COUNTY	\$36,000	\$45,000	\$297	\$331
TOWN	\$36,000	\$45,000	\$235	\$263

New Estimated Tax

Approximate Total Taxes: **Prior Tax** \$532 \$594
Increase in Estimated Taxes: **Difference** \$62

Note: Special District and Village taxes, if any, are not included.

* Taxable assessed value is your property's assessed value minus applicable exemptions.

You should examine the tentative assessment roll regardless of this notice or have discussions with representatives of the assessor's office. If you disagree with your property's assessment, in order to protect your right to assessment review, you must file a formal written complaint on the officially prescribed form (RP-524), available from your assessor or online at www.tax.ny.gov, with your Board of Assessment Review (BAR) on or before

Grievance Day: 6/3/2015 A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and online: www.tax.ny.gov.

Please note that your assessor and the BAR can only review your **assessed value**; they do not set and cannot adjust your taxes. If you feel that your assessment is fair but your taxes are too high, your comments should be addressed to the appropriate taxing jurisdiction.