

## 2024 GRIEVANCE PACKET

### To file a Grievance:

- Complete the RP-524 and compile supporting documentation to the Assessor's Office before 8:00 p.m. on May 28<sup>th</sup>, 2024.

### If you would like to have a 10 minute APPOINTMENT\* with the Grievance Board:

- Return your completed RP-524 and supporting documents and we request 5 (five) additional copies; *as soon as possible* to the Assessor's Office to schedule an appointment.

**\*NOTE: There is a limited number of appointments and appointments will be reserved on a first come first serve basis. All appointments will be 10 minutes; you will have 5 minutes to present your information to the BAR; time will be strictly adhered to so that we may accommodate as many residents as possible.**

### If you would like to have the grievance board review your information but you DO NOT WANT TO BE PRESENT:

- Return your completed RP-524 and supporting documents and we request 5 (five) additional copies; to the Assessor's office before 8:00 p.m. on May 28<sup>th</sup>, 2024.

Grievance forms will not be accepted in any electronic or digital format and must be submitted after May 1<sup>st</sup>, 2024 and received before 8:00 p.m. on May 28<sup>th</sup>, 2024.

If you do not have access to a copier, one is available for public use at the Ogden Farmer's Library (269 Ogden Center Rd) for a fee of \$.25 per copy.

**QUESTIONS? CALL THE ASSESSOR'S OFFICE (585) 617-6107**





# TOWN OF *Ogden*

Assessor's Office  
269 Ogden Center Road, Spencerport, NY 14559-2076  
Assessor's Office (585) 617-6107 – (585) 352-4590 FAX  
[www.OgdenNY.com](http://www.OgdenNY.com)

## **2024 – PROCEDURES: BOARD OF ASSESSMENT REVIEW** **MAY 28th, 2024**

1. **Complete the form.** Complete the applicable information on the Complaint on Real Property Assessment (Form RP-524). Forms are available on the Assessor's web page at [www.ogdenny.com](http://www.ogdenny.com) and/or at the office. Also available are instructions and an informational publication Pub. 1114-Contesting Your Assessment in New York State which gives more detailed information on this process.
  - a. Note: be certain to complete the following items, often overlooked or in error:
    - i. Item number 7 on Page 1 (your estimate of market value)
    - ii. Part Three: A (Unequal) and/or B (Excessive) – all applicable fields.
    - iii. Part Four – **only IF** you are designating a representative
    - iv. Part Five – signature of owner (or representative, if applicable).
2. **Gather your documentation.** Gather documentation supporting your claim of value. Some examples of supporting documentation include, but are not limited to, the following: recent comparable sales (available on website), bank appraisal, realtor CMA (Comparative Market Analysis), photos (if your claim includes condition issues), etc.
3. **Submit the complaint form** & supporting documentation to the Assessor's Office after May 1, 2024, but before 8:00 p.m. on May 28<sup>TH</sup>, 2024.
  - a. By submitting paperwork in advance it allows the assessment staff to make copies, ahead of time, for all of the Board of Assessment Review members and does not delay the process for you and the other residents. **Note: Complaint forms cannot be submitted in any electronic or digital format.**
4. **Schedule an appointment.** Once the completed complaint form is received by the Assessor's Office, you may call (585-617-6107) or come to the Assessor's Office to schedule an appointment for the Board of Assessment Review. (Walk-ins are allowed, however scheduled appointments will be given priority in the order of being heard). **As an alternative, you may opt not to appear before the Board (you have the option of submitting your information to the Assessor's Office; the Board of Assessment Review will review any and all documentation that is submitted).** Please indicate if you prefer this option when submitting the forms.
5. **Notice of Determination.** The Board of Assessment Review will not make a decision immediately.
  - a. The Board reviews and discusses each case in a closed session (closed to both residents and the Assessor/Assessment staff).
  - b. The Notice of Determination of the Board of Assessment Review should be mailed to you by the third week in June.



# TOWN OF OGDEN

## 2024 FACT SHEET

- Address and telephone number of Assessor's Office:

**Pamela J. Dolliver, Assessor  
Town of Ogden  
Assessor's Office  
269 Ogden Center Road  
Spencerport, NY 14559  
(585)-617-6107**

- Dates, hours, and location for inspecting the tentative assessment roll (Assessor or a representative available):

**Tuesday, May 2<sup>nd</sup> from 9:00 A.M. to 1:00 P.M.  
Thursday, May 7<sup>th</sup> from 9:00 A.M. to 1:00 P.M.  
Saturday, May 11<sup>th</sup> from 8:00 A.M. to 12:00 P.M. (by appointment only)  
Tuesday, May 14<sup>th</sup> from 10:00 A.M. to 12:00 P.M. &  
6:00 P.M. to 8:00 P.M. (evening hours by appointment only)**

**Note: The tentative assessment roll may also be reviewed online, after May 1<sup>st</sup>, under the Assessor's Office web page at [www.ogdenny.com](http://www.ogdenny.com).**

- Date, time, and location for hearing formal assessment grievances:

**Tuesday, May 28<sup>th</sup>, 2024  
10:00 A.M. to 8:00 P.M. (except breaks)  
Ogden Community Center  
269 Ogden Center Road  
(please check in at Assessor's Office before the hearing)**

- Last day for filing assessment grievance complaint:

**Tuesday, May 28<sup>th</sup>, 2024 until 8:00 P.M.**

**Please note that grievance appointments will not be scheduled until after the original hard copy, nonelectronic grievance form is completed in full and submitted to the Assessor's Office with the required number of copies (if submitted after 5/22/2024) .**

- Stated uniform percentage of value from the tentative assessment roll: **100%**
- The latest State equalization rate for the Town of Ogden assessing unit: **100%**
- Residential assessment ratio: **100%**





## Contesting Your Assessment in New York State

(Previously titled “What to do if you disagree with your assessment”)

**Overview.....Page 1**

**Grievance procedures.....Page 2**

**Completing grievance Form RP-524.....Page 5**

### OVERVIEW

If you own property in New York State, you are eligible for formal review of your assessment.

There are two levels of formal review:

- 1) Administrative review - the “grievance” process is conducted at the municipal level
- 2) Judicial review
  - in order to pursue judicial review you must first go through administrative review
  - includes two options:
    1. [Small Claims Assessment Review \(SCAR\)](#) - a low-cost option available to most homeowners – information is available from the website of the Unified Court System - [www.nycourts.gov/litigants/scar/generalinfo.shtml](http://www.nycourts.gov/litigants/scar/generalinfo.shtml)
    2. Tax certiorari proceedings in State Supreme Court - to pursue this option, you should contact an attorney.

**Before pursuing formal review of your assessment, you should first determine if you are assessed fairly:**

**Step One: What is the assessor’s estimate of the market value of your property?**

You’ll find this information on the [assessment roll](#).

You should [check your assessment](#) annually prior to Grievance Day (typically the fourth Tuesday in May, but confirm the date with your assessor).

If your municipality is assessing at 100% of market value, your assessment and the assessor’s estimate of market value will be identical.

If assessments are not at 100% of market value, you can use this formula to calculate the assessor's estimate of market value:

- $\text{assessment} \div \text{level of assessment} = \text{assessor's estimate of market value}$

### **Step Two: Develop an estimate of the market value of your property**

- Homeowners may refer to our publication [How to estimate the market value of your home](#)
- Other property owners may wish to contact an appraiser or other real estate professional

Generally, if the assessor's estimate of the market value of your property reflects roughly the amount for which you could sell your property, then your assessment is fair.

### **Step Three: If your assessment is too high**

Often, an informal discussion between a taxpayer and an assessor can result in a sharing of information beneficial to both parties. If such a discussion does not result in a reduction in your assessment, and you still feel as though your assessment is too high, you may wish to contest your assessment.

Rather than determining that your assessment is too high, you might find that your property is assessed based on its market value, but the rest of the community is assessed at a lower level of assessment. Again, you should discuss this with your assessor. For example,

- Your property is worth \$100,000 and your assessment is \$100,000. However, properties in your town are assessed at 90% of market value. Your property is overassessed – your assessment should be \$90,000.

### **If you are assessed fairly, but you feel that your taxes are too high**

Assessors do not determine your property taxes. If you feel as though your assessment accurately reflects the market value of your property, but you still feel that your property taxes are too high, you may wish to address this matter with the taxing jurisdictions that impose taxes in your community - school board, county legislature, city council, town board, fire district and other special districts.

The assessor cannot assist you with tax matters, but only with matters pertaining to the assessed value of your property.

## **GRIEVANCE PROCEDURES**

Any person who pays property taxes can grieve an assessment, including:

- property owners
- purchasers
- tenants who are required to pay property taxes pursuant to a lease or written agreement

Only the assessment on the current tentative assessment roll can be grieved - you can't grieve assessments from prior years.

There is no cost to grieve an assessment and it does not require you to hire a lawyer.



## Filing the grievance form

Outside of New York City and Nassau County, use [Form RP-524 Complaint on Real Property Assessment](#) to grieve your assessment. The form is available from our website ([www.tax.ny.gov](http://www.tax.ny.gov)) or from your assessor's office.

- New York City residents - Contact the [New York City Tax Commission](#) - 212-669-4410
- Nassau County residents - Contact the [Nassau County Assessment Review Commission](#) - 516-571-2391.

File the grievance form with the assessor or the board of assessment review (BAR) in your city or town.

If your property is located in a village that assesses property, you will have two assessments, one for the village and one for the town. To grieve both assessments, you are required to file a separate Form RP-524 with both the town and village. Grievance dates for villages will vary from towns (see below) – contact your village clerk to determine if your village assesses property and for grievance dates (see below).

### Deadline for filing Form RP-524

In most communities, the deadline for submitting Form RP-524 is Grievance Day (see below). If you mail the form, it must be **received** by the assessor or BAR no later than Grievance Day. If you do not file the form by the deadline, you will lose the opportunity for administrative **and judicial review** of your assessment this year.

## Check with your assessor to confirm Grievance Day in your community

Grievance Day is the deadline for submitting Form RP-524 and the day that the BAR meets to hear complaints. In most communities, Grievance Day is the fourth Tuesday in May. However, there are exceptions:

- **Cities and towns that share an assessor** can adopt different Grievance Days between the fourth Tuesday in May and the second Tuesday in June
- **New York City** - the Assessment Review Commission meets throughout the year, but complaints must be filed by March 15 for Class One properties and March 1 for all other properties
- **Nassau County** – the Assessment Review Commission meets throughout the year, but complaints must be filed by March 1
- **Other cities** – dates vary, contact your assessor or city clerk for the date
- **Suffolk County** - town BAR's meet on the third Tuesday in May
- **Westchester County** - town BARs meet on the third Tuesday in June
- **Villages that assess property** – typically, the BAR meets on the third Tuesday of February; however, dates can vary – check with your village assessor or village clerk

Local government contact information is available from our [Municipal Profiles Web page](#).

## Non-resident property owners

If you're a property owner who doesn't reside in the municipality where you own property, you have additional rights related to grieving your assessment:

- You can file a written request for a list of your property, the assessed value, and the time and place for hearing grievances. The request must be made no later than 15 days prior to Tentative Roll Date. (Tentative Roll Date is May 1 in most communities, but confirm the date with your assessor – also see our [property tax calendar Web page](#)). The assessor must mail the information to you no later than five days after the completion of the tentative assessment roll.
- A non-resident owner can request a date after Grievance Day for the grievance hearing but must submit Form RP-524 on or before the regularly scheduled Grievance Day. Request must be made to the BAR or to the assessor on or before grievance day and the BAR must set a date no later than 21 days after grievance day for the hearing.

### **Stipulating to an assessment reduction**

On or prior to Grievance Day, you and the assessor may stipulate to a reduced assessment of the value of your property. To do so, complete and sign Part Six of Form RP-524. Be sure to receive a copy of the signed stipulation for your records.

If you enter into a stipulation, you may not ask the board of assessment review for a further reduction in your assessment. If the agreed upon assessment appears on the final assessment roll, you will not be allowed to seek a lower assessment through judicial review.

### **Appearing before the BAR**

The BAR consists of three to five members appointed by the city council, town board or village board. The BAR cannot include the assessor or any staff from the assessor's office. Assessors, however, are required to attend all formal hearings of the board and have the right to be heard on any complaint.

You have the right to attend the hearing of the BAR and to present statements and/or documentation in support of your grievance. You may appear personally, with or without your attorney or other representative.

If you choose to be represented by your attorney or other representative, you must authorize that person to appear on your behalf (see Part Four of Form RP-524).

The BAR may require you or your representative to appear personally, or to submit additional evidence. If you refuse to appear or answer any material question you will not be entitled to a reduction in assessment.

### **Notification of the BAR's decision**

You will receive a notice of the board's determination (except where the board ratifies a stipulated assessment – see below). The notice must contain a statement of the reasons for the board's determination.

### **If you don't receive the relief you requested**

If you are dissatisfied with the decision of the BAR, you may seek judicial review of your assessment via:

- **Small Claims Assessment Review (SCAR)** – only available to:
  - Property owners who live in their one, two or three family dwellings that are used exclusively for residential purposes, or
  - Owners of vacant land that is not of sufficient size to contain a one, two or three family dwelling.

- Requires \$30 filing fee
- Information regarding SCAR is available from the [New York State Unified Court System](#)
- **Tax certiorari proceeding**
  - Commenced in New York State Supreme Court pursuant to Article 7 of the Real Property Tax Law
  - We highly recommend you contact a private attorney.

**Deadline for judicial review**

SCAR and tax certiorari proceedings must be initiated within 30 days of the filing of the final assessment roll or notice of such filing, whichever is later.

## COMPLETING GRIEVANCE FORM RP-524

You can complete Form RP-524 *Complaint on Real Property Assessment* yourself or your representative or attorney can complete it for you.

### Part One - General information

Lines 1 through 4 are self-explanatory.

Line 5 - You can find your property identification information on your property tax bill or the [assessment roll](#).

Line 6 - You'll find your land assessment and total assessment on the assessment roll or a notice from your assessor's office. Note that you can't grieve the land assessment – you can only grieve the total assessment.

Line 7 - Determine the market value of your property based on sources of information suggested on RP-524, Part II. Remember that your estimate of the market value of your property should be based on your property's value as of the [Valuation Date](#), which is July 1 of the prior year in most municipalities. You should be careful when determining how much of an assessment reduction to request because you may be precluded from obtaining a greater reduction than the amount you request, even if circumstances should show that a larger reduction is warranted.

### Part Two - Value of property

In order to qualify for a reduced assessment, you will need to prove to the satisfaction of the BAR that your property is currently over-assessed. This section gives you the opportunity to provide information that supports a lower assessment.

For homeowners and owners of most residential properties, the best way to support your case is by providing sales of comparable properties where the sales prices are lower than the assessor's estimated market value of your property. See [how to estimate the market value of your home](#).

### Part Three - Grounds for complaint

In this section, you will make your case for reduced assessment by demonstrating that your property is assessed either:

- at a higher level of assessment than the rest of the community (Unequal – Option A)
- higher than the actual market value of your property (Excessive – Option B1)
- too high because an exemption has been improperly denied (Excessive – Option B2)
- too high because a transition assessment was inaccurately calculated (Excessive – Option B3)
- in a way that is contrary to the law (Unlawful – Option C)
- in the wrong class in a community that uses [homestead and non-homestead tax rates](#) (Misclassification – Option D)

Details of each option are below:

#### A. Unequal Assessment

You can claim unequal assessment if assessments in your city, town or village are not at 100% of market value and your property is assessed at a higher percentage of value than the average of all other properties or all other residential properties on the same assessment roll.

To demonstrate that your property is unequally assessed, first determine an estimate of the market value of your property as described above. Then determine the average level of assessment (also known as the *uniform percentage of value*) at which all other properties are assessed on the same assessment roll. To establish the level of assessment of your municipality, the following figures will be helpful:

- [equalization rate](#) (available from our Web site)
- [residential assessment ratio](#) for the city, town or village (available from our Web site)
- uniform percentage of value listed on the assessment roll

Of those three options, the one that is the lowest will generally be of the greatest value in determining the over-assessment of your property

In addition or alternatively, you may wish to generate your own estimate of your community's level of assessment for either all property or just residential property using either

- Market values and assessments of a sample of other properties on the same assessment roll
- Purchase price and assessment of other properties that have recently sold

**Unequal assessment based on the equalization rate** - Once you establish the value of your property and the level of assessment at which other properties are assessed, you can apply the level of assessment to your property and compare the result to your assessment. If the result is lower than your assessment, you can request that your assessment be reduced to that lower amount. For example:

- If you prove the market value of your property is \$200,000, an assessment of \$150,000 would show that your property is assessed at 75% of market value. If you prove that all other property on average is assessed at 50%, you could claim a reduction of your assessment to \$100,000.

**Unequal assessment based on the residential assessment ratio** – If you own a one, two or three family residential real property, you also have the option of proving that the your property is assessed at higher level of assessment than the level of assessment applied to other residential properties on the same assessment roll.

Once you determine the level of assessment of other residential properties you can apply this level to the value of your property. If the result is lower than your assessment, you can request that your assessment be reduced to that lower amount. For example:

- If you prove the value of your property is \$200,000, an assessment of \$100,000 would show that your property is assessed at 50% of market value. If you prove that all other residential property is assessed on the average at 25%, you may claim a reduction of your assessment to \$50,000.

## **B. Excessive Assessment**

There are three cases where excessive assessment is the correct option to use:

1. If your municipality is assessing at 100% of market value and you believe your assessed value is greater than the full market value of the property
2. If you were denied a property tax exemption, or if you believe the exemption was calculated incorrectly. If you filed an exemption application with the assessor, include a copy of the application with your complaint. If you do not have a copy, you should request that the assessor submit it to the BAR.
3. Cities, towns and villages that use homestead/non-homestead tax rates can adopt a system of *transition assessments*. The transition assessments phase in over five years all increases and decreases in assessed valuations resulting from a revaluation. If your city, town or village has adopted transition assessments and you believe that the transition assessment for your property has been improperly calculated, you can claim an excessive assessment.

## **C. Unlawful Assessment**

Unlawful Assessment is the option to choose if you believe your property is assessed in a way contrary to the law such that your property:

1. should be wholly exempt from property taxes because of its status as a certain type of organization or agency (e.g., churches, colleges, etc.) and you submitted an application for such an exemption
2. is located totally outside the boundaries of the city, town, village, school district or special district indicated on the assessment roll
3. was assessed by someone other than the assessor or your assessment was entered or changed after the tentative assessment roll was filed
4. cannot be located from the description on the assessment roll
5. is special franchise property (utility property in the public right-of-way) and the assessment exceeds the final assessment as determined by the Department of Taxation and Finance

#### **D. Misclassification**

If your municipality uses [homestead and non-homestead tax rates](#), and you believe your property is assessed in the wrong class (either entirely or partially), misclassification is the option to use.

The homestead class includes:

- One, two, or three family residential parcels
- Residential condominiums
- Mixed use parcels (i.e., used in part for residential purposes and in part for non-residential purposes), if the primary use is residential
- Mobile homes and trailers, only if they are owner-occupied and separately assessed
- All vacant land parcels, not exceeding ten acres, which are located in an assessing unit which has a zoning law or ordinance in effect, provided that such parcels are located in a zone that does not allow a residential use other than for one, two or three family dwelling residential real property
- Farm dwellings
- All land used in agricultural production that is eligible for an agricultural assessment and the owner has filed an annual application for an agricultural assessment (Section 305 or 306 of the Agriculture and Market Law)
- All farm buildings and structures as defined in Section 483(3) of the Real Property Tax Law

The non-homestead class includes all other real property (e.g., commercial, industrial, special franchise and utility property, and some vacant land.)

There are cases where part of a property can be classified homestead and part classified non-homestead. For example, in the case of a 100 acre parcel, an assessor may classify the residence and surrounding 10 acres as residential while the rest is classified as non-homestead.

#### **Part four - Designation of representative**

If you designated someone to represent you before the BAR, then list your name, your representative's name, sign and date.

#### **Part five - Certification**

You or your representative must sign and date this section.

#### **Part six - Stipulation**

Only complete this section if you and the assessor agreed to a reduced assessment. In these cases, the BAR is expected to ratify the stipulation. If you agree to a stipulation and it is approved by the BAR, you will no longer have the right to judicial review.



**NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE  
OFFICE OF REAL PROPERTY TAX SERVICES**

**GENERAL INFORMATION AND INSTRUCTIONS FOR FILING  
COMPLAINTS ON REAL PROPERTY ASSESSMENTS**

**Who may complain?** Any person aggrieved by an assessment (e.g., an owner, purchaser or tenant who is required to pay the taxes pursuant to a lease or written agreement) may file a complaint (RP-524).<sup>\*</sup> You may complete the complaint yourself or your representative or attorney may complete it for you.

**What assessment may be reviewed?** The only assessment that may be reviewed is the assessment on the current tentative assessment roll completed by the local assessor. As a general rule, a separate complaint should be filed for each separately assessed parcel.

**Where must the complaint be filed?** The complaint must be filed in the city or town in which the property is located, with either the assessor or the board of assessment review. You may deliver the complaint either to the assessor or to the board of assessment review. You may also mail your complaint for review, but it must be received by the assessor or the board of assessment review no later than the day the board of assessment review meets to hear complaints.

If the property is located in a village which assesses property, there will be two assessments, one by the village and one by the town. If the complainant wishes to have both the town and the village assessments reviewed, the complainant must file separate complaints with the town assessor (or board of assessment review) and the village assessor (or board of review or board of assessment review). To determine whether the village produces its own assessment roll, consult the village clerk.

**When must the complaint be filed?** You may file the complaint with the assessor on or before the first day the board of assessment review meets to hear complaints or with the board of assessment review on such day. If you file your complaint fewer than four business days before the board of assessment review meets, the board is required to grant the assessor's request for an adjournment to allow the assessor to prepare a response to the complaint. The failure to file your complaint on time closes off your right for administrative and judicial review of this year's assessment.

**When is the meeting of the Board of Assessment Review?** In most towns, the board of assessment review meets on the fourth Tuesday of May, except as follows:

In **Suffolk County**, town boards of assessment review meet on the third Tuesday of May;

In **Westchester County**, town boards of assessment review meet on the third Tuesday in June;

In **Nassau County**, the Assessment Review Commission meets throughout the year, but complaints must be filed by March 1.\*

In **cities**, the date for the meeting of the board of assessment review must be ascertained from specific charter provisions and the assessor's or the city clerk's office should be contacted; and

In **most villages** which assess real property, the board of review or board of assessment review meets on the third Tuesday of February; however, village assessment calendars may vary, and the village clerk should be consulted.

In cities and towns which employ an assessor who is at the same time employed by another assessing unit, the local governing body may adopt a local law establishing a different date for the meeting of the board of assessment review. That date may be no earlier than the fourth Tuesday in May and no later than the second Tuesday in June. You should check with your city or town clerk to determine if such a local law is in effect in your city or town.

**Complaint procedure**

1. Your written complaint should include statements, records, and other relevant information to support your complaint.
2. You should be very careful when determining how much of an assessment reduction to request because you may be precluded from obtaining a greater reduction than the amount you request, even if circumstances should show that a larger reduction is warranted.
3. You have the right to attend the hearing of the board of assessment review and to present statements in support of your complaint. You may appear personally, with or without your attorney or other representative.

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\* Nassau County has its own complaint form and procedures; contact the Nassau County Department of Assessment or Assessment Review Commission for forms or more information.

4. You have the right to be represented by your attorney or other representative. To do so, you must authorize such person to appear on your behalf (see Part four of RP-524). This authorization must be in writing and bear a date within the same calendar year during which the complaint is filed.

5. If the board of assessment review is not satisfied with the evidence you provide, the board may require you or your representative to appear personally or to submit additional evidence. If you willfully refuse or neglect to answer any material question put to you, you may be precluded from seeking judicial review of your final assessment.

6. You (or your representative) and the assessor (or member of the board of assessors designated by a majority of the board of assessors) may stipulate to a reduced assessment of the value of your property. To do so, Part Six of the form must be completed and signed. Be sure to receive a copy of the signed stipulation for your records. If you enter into a stipulation, you may not ask the board of assessment review for a further reduction in your assessment, and if the agreed upon assessment appears on the final assessment roll, you will not be allowed to seek a lower assessment through judicial review.

7. The board of assessment review must mail to each complainant a notice of the board's determination except where the board ratifies a stipulated assessment. Such notice must contain a statement of the reasons for the board's determination.

### **INSTRUCTIONS FOR COMPLETING THE COMPLAINT (FORM RP-524)**

**Complaint form.** Complaints in relation to assessments on city, town and village assessment rolls must be made on Form RP-524\*. All relevant parts of the complaint form must be completed. Failure to do so could result in dismissal of the complaint and preclude subsequent judicial review.

**Part One. General information.** Enter the required identifying information, including your estimate of market value of your property as of valuation date.

**Part Two. Value of property.** You are required to submit proof necessary to determine the value of your property. Value is based upon the condition of your property on taxable status date as of the applicable valuation date. In most cities and towns, taxable status date is March 1 and valuation date is the preceding July 1, but check with your assessor for variations. The rationale for separating valuation date from taxable status date is to permit the assessor sufficient time to review sales data which is used to value most parcels. Generally, "value" means market value, i.e., the price your property would sell for in the open market (assuming no unusual circumstances). Market value can be estimated from a recent sale of your property or from an analysis of recent sales of comparable properties.

When your property is of a type which is not frequently bought and sold, the value of the property may be estimated using other techniques. If the property is income producing (e.g., rental property), value may be estimated by using an income capitalization methodology. If your property is "specialty property" (i.e., property designed for unique purposes or uniquely adapted to the use made of it, which cannot be converted to other uses without expenditure of substantial sums of money), value may be estimated by using the cost method.

To establish the value of your property, the following information may be useful:

1. Purchase price of the property, if recent;
2. Offering price of your property, if recently offered for sale;
3. Professional appraisal of your property;
4. Cost of construction, if recently built;
5. Rental information, if property is rented;
6. Income and expense information, if property is commercial or industrial; or
7. Purchase price of comparable property recently sold.

**Part Three. Grounds for complaint.** There is a presumption under the law that the assessment made by the assessor is correct. The burden of proof is with you, the complainant, to overcome this presumption. To obtain a correction of your assessment, you must show that the original assessment is unequal, excessive or unlawful or that your property has been misclassified.

#### **A. Unequal Assessment**

1. Generally, if assessments in your city, town or village are not made at full value, State law requires that they be made at a uniform percentage of value. If you believe that your property is assessed at a higher percentage of value than

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\*In Nassau County, complaints in relation to assessments on the county assessment roll and on city and village assessment rolls prepared by the county should be made on the form prescribed by the County. Complaints in relation to assessment rolls prepared by a city or village must be made on Form RP-524.



the average of all other properties on the same assessment roll, you may claim an unequal assessment. For example, if you prove the value of your property is \$200,000, an assessment of \$150,000 would show that your property is assessed at 75% of market value. If you prove that all other property on the average is assessed at 50%, you may claim a reduction of your assessment to \$100,000.

2. If you own a one, two or three family residence and if you believe that it is assessed at either a higher proportion of full (market) value than other residential property on the assessment roll or at a higher proportion of full (market) value than the assessed valuation of all real property on the assessment roll, you may claim an unequal assessment. For example, if you prove the value of your property is \$200,000, an assessment of \$100,000 would show that it is assessed at 50% of market value. If you prove that all other residential property is assessed on the average at 25%, you may claim a reduction of your assessment to \$50,000.

3. To demonstrate that your property is unequally assessed, you must first establish the full value of the property as indicated above. Note that the State law now requires that the assessment roll display the assessor's estimate of the full value of your property. Then you must establish the average percentage of value at which all other properties are assessed on the same assessment roll. To establish the average percentage of value at which all property is assessed on the assessment roll, the following information may be useful:

- a. The uniform percentage of value appearing on the assessment roll;
- b. The latest State equalization rate or residential assessment ratio for your assessing unit (city, town or village), which is available from your assessor, County Director of Real Property Tax Services, or the Office of Real Property Tax Services;
- c. Market values and assessments of a sample of other properties on the same assessment roll;
- d. Purchase price and assessment of other properties recently sold; and
- e. Statements of the assessor or other local official.

Once you have established the value of your property and the average percentage of value at which all other properties are assessed, you must apply the percentage to the value of your property and then compare the result to your assessment. If the result is lower than your assessment, you may request that your assessment be reduced to that lower amount.

In the case of one, two or three family residential real property, you also have the option of proving that the percentage of full value represented by your assessment is higher than the average percentage at which other residential properties are assessed on the same assessment roll. To establish the average percentage at which residential property is assessed on the assessment roll, the latest residential assessment ratio established for your assessing unit is useful. (The residential assessment ratio is available from your Assessor, County Clerk or County Director of Real Property Tax Services, or the Office of Real Property Tax Services.) Once you have established the average percentage at which other residential properties are assessed, you must apply this percentage to the value of your property. If the result is lower than your assessment, you may request that your assessment be reduced to that lower amount.

## **B. Excessive Assessment**

1. **Overvaluation.** If you believe the assessed valuation of your property is greater than the full market value of the property, you may claim an excessive assessment. To establish the full market value of your property, you should supply the kind of information set forth above.
2. **Incorrect Partial Exemption.** If your property was denied all or a portion of a partial exemption (e.g., senior citizens, veterans, school tax relief [STAR]), you may also claim an excessive assessment. If you filed an application for the partial exemption with the Assessor, submit a copy of the application with your complaint. If you do not have a copy, you should request the Assessor to submit it to the Board of Assessment Review.
3. **Excessive Transition Assessment.** Cities, towns and villages certified by the Office of Real Property Tax Services as approved assessing units may adopt a system of transition assessments to phase in over five years all increases and decreases in assessed valuations resulting from a revaluation. If your city, town or village has adopted transition assessments and you believe that the transition assessment for your property has been improperly calculated, you may claim an excessive assessment.

## **C. Unlawful Assessment**

1. **Property wholly exempt.** Certain real property of certain organizations and agencies is wholly exempt from real property taxation (for example, churches, colleges, etc.) If your claim is that the assessment is unlawful because the property should be wholly exempt, you should supply the Board of Assessment Review with information upon which it may make a judgment, including a completed exemption application form if required. (NOTE: If your claim relates to a partial exemption such as a veterans or senior citizen exemption, the assessment is not unlawful, but a failure to grant all or a portion of a partial exemption may constitute an excessive assessment; see item B.2.)

2. Property is entirely outside the boundaries of the city, town, village, school district or special district in which it is designated as being located. If your property is located totally outside the boundaries of the city, town, village, school district or special district indicated on the assessment roll, the assessment on this property is unlawful. You must produce facts showing that no part of the property in question was located within the jurisdiction on taxable status date.
3. Assessment made by person or body without authority. If your property was assessed by someone other than the Assessor or if your assessment was entered or changed after the tentative assessment roll was filed, your assessment is unlawful.
4. Property cannot be identified from description. If your property cannot be located from the description on the assessment roll, your assessment is unlawful.
5. If your property is special franchise property and the assessment exceeds the final assessment thereof as determined by the Office of Real Property Tax Services, your assessment is unlawful.

**D. Misclassification (Relevant only in approved assessing units which establish homestead and non-homestead tax rates.)\***

Cities, towns and villages certified by the Office of Real Property Tax Services as approved assessing units may elect to establish separate tax rates for homestead and non-homestead real property.

The homestead class includes:

- One, two, or three family residential parcels
- Residential condominiums
- Mixed use parcels (i.e., used in part for residential purposes and in part for non-residential purposes), if the primary use is residential
- Mobile homes and trailers, only if they are owner-occupied and separately assessed
- All vacant land parcels, not exceeding ten acres, which are located in an assessing unit which has a zoning law or ordinance in effect, provided that such parcels are located in a zone that does not allow a residential use other than for one, two or three family dwelling residential real property
- Farm dwellings
- All land used in agricultural production which is eligible for an agricultural assessment pursuant to section 305 or 306 of the Agriculture and Market Law, if the owner has filed an annual application for an agricultural assessment
- All farm buildings and structures as defined in Real Property Tax Law, section 483(3), located on such land used in agricultural production.

The non-homestead class includes all other real property (e.g., commercial, industrial, special franchise and utility property, and some vacant land.)

These are two possible claims of misclassification.

1. The parcel has been designated in the wrong class on the assessment roll.
2. The allocation of your parcel’s total assessed value-between the homestead and non-homestead parts is incorrect.

For example, your 100 acre parcel is assessed for \$500,000. The Assessor allocates \$200,000 of that amount to your residence and surrounding 10 acres, the other \$300,000 being allocated to the remaining 90 acres. You believe that the \$500,000 total assessment is correct but contend that the residence and 10 acres are worth one-half of the total, or \$250,000. (The question of allocation will be significant because of the different tax rates for the homestead and non-homestead classes.) In this case, you may claim that your property is misclassified and request that the assessed value be allocated equally between your residence and surrounding 10 acres and the remaining 90 acres.

If you contest only the allocation without seeking review of the total assessed value, only the “Misclassification” claim need be raised. However, if you believe that your assessment is unequal or excessive and the allocation between the homestead and non-homestead parts is incorrect, then you should check both misclassification and unequal or excessive assessment. Using the same example as above, if you claim that the total assessed value should be reduced from \$500,000 to \$350,000, you must show an allocation of the \$350,000 between the homestead and non-homestead shares.

**E. Penalty for false statements**

A person making willful false statements on a complaint form may be charged with a crime punishable by law.

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\* Nassau County is subject to a different classification system.



NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE  
OFFICE OF REAL PROPERTY TAX SERVICES

COMPLAINT ON REAL PROPERTY ASSESSMENT FOR 20

BEFORE THE BOARD OF ASSESSMENT REVIEW FOR \_\_\_\_\_  
(city, town village or county)

PART ONE: GENERAL INFORMATION

(General information and instructions for completing this form are contained in form RP-524-Ins)

1. Name and telephone no. of owner(s)	2. Mailing Address of owner(s)
_____	_____
_____	_____
Day no. ( )	_____
_____	_____
Evening no. ( )	Email (optional)
_____	_____

3. Name, address and telephone no. of representative of owner, if representative is filing application.  
(if applicable, complete Part Four on page 4.)

\_\_\_\_\_

4. Property location

_____	_____
Street Address	Village (if any)
_____	_____
City/Town	County
_____	_____
_____	
School District	

5. Property identification (see tax bill or assessment roll)

Tax map number or section/block/lot \_\_\_\_\_

Type of property:      Residence \_\_\_\_\_      Farm \_\_\_\_\_      Vacant land \_\_\_\_\_

   Commercial \_\_\_\_\_      Industrial \_\_\_\_\_      Other \_\_\_\_\_

Description: \_\_\_\_\_

6. Assessed value appearing on the assessment roll:

Land \$ \_\_\_\_\_      Total \$ \_\_\_\_\_

7. Property owner's estimate of market value of property as of valuation date (see instructions)      \$ \_\_\_\_\_

**PART TWO: INFORMATION NECESSARY TO DETERMINE VALUE OF PROPERTY**

(If additional explanation or documentation is necessary, please attach)

Information to support the value of property claimed in Part One, item 7 (complete one or more):

1.  Purchase price of property: ..... \$ \_\_\_\_\_

a. Date of purchase: \_\_\_\_\_

b. Terms  Cash  Contract  Other (explain)

c. Relationship between seller and purchaser (parent-child, in-laws, siblings, etc.): \_\_\_\_\_

d. Personal property, if any, included in purchase price (furniture, livestock, etc.; attach list and sales tax receipt): \_\_\_\_\_

2.  Property has been recently offered for sale (attach copy of listing agreement, if any):

When and for how long: \_\_\_\_\_

How offered: \_\_\_\_\_ Asking price: \$ \_\_\_\_\_

3.  Property has been recently appraised (attach copy): When: \_\_\_\_\_ By Whom: \_\_\_\_\_

Purpose of appraisal: \_\_\_\_\_ Appraised value: \$ \_\_\_\_\_

4.  Description of any buildings or improvements located on the property, including year of construction and present condition:

5.  Buildings have been recently remodeled, constructed or additional improvements made:

Cost \$ \_\_\_\_\_

Date Started: \_\_\_\_\_ Date Completed: \_\_\_\_\_

Complainant should submit construction cost details where available.

6.  Property is income producing (e.g., leased or rented), commercial or industrial property and the complainant is prepared to present detailed information about the property including rental income, operating expenses, sales volume and income statements.

7.  Additional supporting documentation (check if attached).

**PART THREE: GROUNDS FOR COMPLAINT**

**A. UNEQUAL ASSESSMENT (Complete items 1-4)**

1. The assessment is unequal for the following reason: (check a or b)
  - a.        The assessed value is at a higher percentage of value than the assessed value of other real property on the assessment roll.  
              The assessed value of real property improved by a one, two or three family residence is at a higher percentage of full (market) value than the assessed value of other residential property on the assessment roll or at a higher
  - b.        percentage of full (market) value than the assessed value of all real property on the assessment roll.  
              The complainant believes this property should be assessed at     % of full value based on one or more of the following
2. (check one or more):
  - a.        The latest State equalization rate for the city, town or village in which the property is located is     %.  
              The latest residential assessment ratio established for the city, town or village in which the residential property is located. Enter latest residential assessment ratio only if property is improved by a one, two or three family
  - b.        residence     %.
  - c.        Statement of the assessor or other local official that property has been assessed at     %.
  - d.        Other (explain on attached sheet).
3. Value of property from Part one #7 ..... \$ \_\_\_\_\_
4. Complainant believes the assessment should be reduced to ..... \$ \_\_\_\_\_

**B. EXCESSIVE ASSESSMENT (Check one or more)**

The assessment is excessive for the following reason(s):

1.        The assessed value exceeds the full value of the property.
  - a. Assessed value of property ..... \$ \_\_\_\_\_
  - b. Complainant believes that assessment should be reduced to full value of (Part one #7) ..... \$ \_\_\_\_\_
  - c. Attach list of parcels upon which complainant relies for objection, if applicable.
2.        The taxable assessed value is excessive because of the denial of all or portion of a partial exemption.
  - a. Specify exemption (e.g., senior citizens, veterans, school tax relief [STAR]) \_\_\_\_\_
  - b. Amount of exemption claimed ..... \$ \_\_\_\_\_
  - c. Amount granted, if any ..... \$ \_\_\_\_\_
  - d. If application for exemption was filed, attach copy of application to this complaint.  
       Improper calculation of transition assessment. (Applicable only in approved assessing unit which has adopted
3.        transition assessments.)
  - a. Transition assessment ..... \$ \_\_\_\_\_
  - b. Transition assessment claimed ..... \$ \_\_\_\_\_

**C. UNLAWFUL ASSESSMENT (Check one or more)**

The assessment is unlawful for the following reason(s):

1.        Property is wholly exempt. (Specify exemption (e.g., nonprofit organization))  
              Property is entirely outside the boundaries of the city, town, village, school district or special district in which it is
2.        designated as being located.  
              Property has been assessed and entered on the assessment roll by a person or body without the authority to make the
3.        entry.
4.        Property cannot be identified from description or tax map number on the assessment roll.
5.        Property is special franchise property, the assessment of which exceeds the final assessment thereof as determined by  
              the Office of Real Property Tax Services. (Attach copy of certificate.)

**D. MISCLASSIFICATION (Check one)**

The property is misclassified for the following reason (relevant only in approved assessing unit which establish homestead and non-homestead tax rates):

- Class designation on the assessment roll: ..... \_\_\_\_\_
1.        Complainant believes class designation should be ..... \_\_\_\_\_
  2.        The assessed value is improperly allocated between homestead and non-homestead real property.
- |                | Allocation of assessed value on assessment roll | Claimed allocation |
|----------------|---|--------------------|
| Homestead      | \$ _____  | \$ _____           |
| Non –Homestead | \$ _____  | \$ _____           |

**PART FOUR: DESIGNATION OF REPRESENTATIVE TO MAKE COMPLAINT**

I, \_\_\_\_\_, as complainant (or officer thereof) hereby designate \_\_\_\_\_ to act as my representative in any and all proceedings before the board of assessment review of the city/town/village/county of \_\_\_\_\_ for purposes of reviewing the assessment of my real property as it appears on the \_\_\_\_\_ (year) tentative assessment roll of such assessing unit.

\_\_\_\_\_ Date

\_\_\_\_\_ Signature of owner (or officer thereof)

**PART FIVE: CERTIFICATION**

I certify that all statements made on this application are true and correct to be best of my knowledge and belief, and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the Penal Law relevant to the making and filing of false instruments.

\_\_\_\_\_ Date

\_\_\_\_\_ Signature of owner (or representative)

**PART SIX: STIPULATION**

The complainant (or complainant's representative) and assessor (or assessor designated by a majority of the board of assessors) whose signatures appear below stipulate that the following assessed value is to be applied to the above described property on the \_\_\_\_\_ (year) assessment roll: Land \$ \_\_\_\_\_ Total \$ \_\_\_\_\_ (Check box if stipulation approves exemption indicated in Part Three, section B.2. or C.1.)

\_\_\_\_\_ Complainant or representative

\_\_\_\_\_ Assessor

\_\_\_\_\_ Date

**SPACE BELOW FOR USE OF BOARD OF ASSESSMENT REVIEW**

**Disposition**

- Unequal assessment
- Excessive assessment
- Unlawful assessment
- Misclassification
- Ratification of stipulated assessment
- No change in assessment

Reason: \_\_\_\_\_

**Vote on Complaint**

- All concur
- All concur except: \_\_\_\_\_  against  abstain  absent  
Name
- \_\_\_\_\_  against  abstain  absent  
Name

	<u>Tentative assessment</u>	<u>Claimed assessment</u>	<u>Decision by Board of Assessment Review</u>
Total assessment	\$ _____	\$ _____	\$ _____
Transition assessment (if any) ...	\$ _____	\$ _____	\$ _____
Exempt amount.....	\$ _____	\$ _____	\$ _____
Taxable assessment.....	\$ _____	\$ _____	\$ _____

Class designation and allocation of assessed value (if any):

Homestead ..... \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_  
 Non-homestead ..... \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_  
 Date notification mailed to complainant \_\_\_\_\_

SBL# \_\_\_\_\_ LAST NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

**Preparing for a Board of Assessment Review Hearing:**

PLEASE NOTE: EACH PARCEL IS GIVEN A 10-MINUTE TIME SLOT FOR IN-PERSON INFORMAL ASSESSMENT REVIEWS. **YOU WILL HAVE FIVE (5) MINUTES TO PRESENT YOUR INFORMATION TO THE BAR.** WE MUST LIMIT THE TIME SO THAT EVERYONE HAS THEIR OPPORTUNITY TO BE HEARD. IT IS VERY IMPORTANT THAT YOU COVER THE CRUCIAL POINTS OF YOUR REQUEST.

IT WOULD BE HELPFUL TO ALL IF YOU ORGANIZE YOUR THOUGHTS PRIOR TO THE HEARING, SO THAT IT WILL GO SMOOTHLY AND EFFICIENTLY FOR YOU. PLEASE COMPLETE THIS SHORT QUESTIONNAIRE AND HOPEFULLY IT WILL GUIDE YOU.

Name: \_\_\_\_\_

Address of the property you are grieving: \_\_\_\_\_

2024 preliminary assessment: \_\_\_\_\_ Prior 2023 assessment: \_\_\_\_\_

Did you have an Informal Assessment Review with the Assessor's Office?  YES  NO

If YES: What were the results? (circle) No Change OR Reduced to: \_\_\_\_\_

What do you believe is the value of the property? \_\_\_\_\_

Why? (Provide comparable sales, photographs, comparative market analysis, appraisal or whatever documentation you have as support for your request)

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