



2027 REVALUATION:

What to expect now and in the future

The Town of Webster is entering into its first townwide revaluation, or reassessment, project in over twenty years. Revaluations are so often met with skepticism, misunderstanding, and anxiety; however, this is usually unnecessary. The fear and/or anger comes from a false premise that an increase in a property's assessed value and/or the tax rate will necessarily cause residents' tax bills to increase.

To best understand how the 2027 revaluation will impact the Webster community, it is important to first understand what revaluations are and why they are important.

What is a revaluation?

During a reassessment, the assessor (or a hired contractor) will review the market values of all of the properties in the community. Based on changes in the real estate market, the assessor will determine which assessments need to be increased or decreased.¹

Why are revaluations important?

Webster's last assessment was in 2004. The Town of Webster, as well as the cost of living, has changed significantly over the last two decades.

After several years without a reassessment, some properties will be over-assessed and some will be under-assessed. This is because some properties will have increased in value more than others. Without a reassessment, all of the properties will continue to pay the same share of taxes.

How will a reassessment impact my tax bill?

A reassessment does not mean that a property's assessment or tax bill will automatically increase. In fact, property taxes could even stay the same or decrease. Understandably, the most common concern when a municipality undergoes a revaluation is how the

reassessment will impact residents' tax bills. A common fear and misunderstanding is if a property's assessment increases, the tax bill for that property will increase by a similar amount. Some may even worry that their property's assessment will double, therefore doubling their property taxes – this is not the case.

On the following page, Figure 1 illustrates a probable scenario for many homeowners in Webster. The scenario shows that, although the property's assessment has doubled, the property taxes have stayed the same.

How is it possible that a tax bill could stay the same when the assessment has doubled? In this scenario, the equalization rate was reset to 100% therefore the tax rate decreased by half. It is important to note that there are many factors that go into a revaluation and subsequent tax bills including

¹ "Reassessments," New York State Department of Taxation and Finance. <https://www.tax.ny.gov/pit/property/learn/reassess>

Figure 1

2027 Revaluation Potential Scenario

	Before Revaluation	After Revaluation
Assessed Value	\$200,000	\$400,000
Equalization Rate	50 %	100 %
Tax Rate per \$1,000	\$5.00	\$2.50
Tax Bill	\$1,000	\$1,000

Please note: There are many factors that go into a revaluation and subsequent tax bills including accuracy of the assessed value, improvements made to a property, exemptions, etc. While many residents' tax bills will be relatively unaffected by the 2027 revaluation, this may not be true for all.

accuracy of the assessed value, improvements made to a property, exemptions, etc. While many residents' tax bills will be relatively unaffected by the 2027 revaluation, this may not be true for all.

While assessed value and tax rate are important parts of the equation that calculates tax bills, they are not the sole determinants of whether a property tax bill increases, decreases, or stays the same after a revaluation.

The Office of the Assessor is responsible for assessments, and not for taxes. Taxing bodies, like Webster Town Board, set their organization's budget and determine the amount of money that needs to be raised from taxes – this is the tax levy. Simply put, tax levies are determined separately from assessments, but are set and applied over all taxable properties in a municipality.

The biggest threat to a property owner's tax bill increasing annually is if the taxing jurisdiction increases its tax levy. Guide rails put into place by New York State beginning in 2012 make it difficult for Town Boards to increase

the tax levy year-over-year by more than 2%. It can be done, but it needs a supermajority—a 4-1 or 5-0 vote for the Town of Webster—on the budget by the Town Board. Since 2012, the Town of Webster has only exceeded the New York State tax cap formula once for the 2016 budget.

What if I disagree with my reassessment?

Several opportunities will be given to ask questions to KLW or the Webster Office of the Assessor about your property's reassessment.

In early 2027, after the Full Disclosure Notice – or notice of a property's new assessment – is received, residents may participate in the Informal Review process. Through this process, taxpayers may meet with the Assessor's Office and/or representatives with the Town's consultant, KLW Group, to discuss their proposed new assessment.

In addition, property owners have the opportunity to grieve their assessment before the Board of Assessment Review (BAR), a quasi-judicial body. The BAR hears all

property review grievances. This is a property owner's second opportunity to challenge their proposed assessment. The formal grievance filing deadline will be May 25, 2027.

Finally, property owners may file Small Claims or Tax Certiorari proceedings through New York State Supreme Court. This is a property owner's final chance to appeal their proposed new property assessment.

How can I learn more?

The Town of Webster wants to be a trusted partner through the revaluation process. The Town, along with KLW, will be hosting several opportunities to meet with taxpayers and share important information throughout the next two years.

We encourage property owners to reach out with any questions so we may work with our community to best educate property owners on this process and its impact.

Information can be found on our webpage at websterny.gov/874/2027-Townwide-Revaluation-Project.

About our Consultant...

KLW Group

In December 2024, the Town of Webster contracted with the KLW Group for the upcoming 2027 Revaluation.

Since 2004, New York State Certified Residential Real Estate Appraiser, Bob Koszarek, has co-led KLW's municipal operations with his proven appraisal techniques and expert understanding of computer assisted valuations.

Bob and his team at KLW will be working closely with the Town of Webster throughout this project. At each project milestone, Bob will provide an update to Webster Town Board and will host community meetings to keep Webster residents in the know about this project.

Information on upcoming events and project milestones will be shared on our webpage (websterny.gov/874/2027-Townwide-Revaluation-Project), social media pages, and by email.