

Town of Durham
Office of the Assessor
Gordon W. Bennett, IAO
7309 Rte 81, E. Durham, NY 12423

Homeowners Fact Sheet

Important information about assessment for new and current homeowners!

- 1.) **Exemptions:** The deadline for filing **exemption forms** is March 1st. Any primary resident of Durham is entitled to a STAR exemption. Applications can be acquired at any assessor's office, Greene County Real Property Tax Service Office, or at www.orps.state.ny.us.
- 2.) **Taxable Status Day** occurs each year on March 1st. Your property is assessed for the year to come as it was on that date. Any changes to the property made after March 1st will be captured in the assessment for the next March 1st. If your home or an improvement to your home is only partially complete as of March 1st, the assessment should reflect the property's market value as of that date. The completion of your home or improvement will be included in the next assessment roll. If your home was assessed at a percentage of full value, the percentage should be listed on the Change of Assessment Notice you will receive in early May. Questions about the calculation of the percentage of completion can be answered by the Assessor.
- 3.) **Assessment challenges or reviews** can be discussed with the Assessor throughout the month of May. If an agreement cannot be reached with the Assessor, you may file for a formal review with the Board of Assessment Review on Grievance Day which is held the 4th Thursday in May. The review form can be obtained at any Assessor's office, the Greene County Real Property Tax Service Offices or online at www.orps.state.ny.us. You may also contact or visit the Town of Durham Assessor's Office for the booklet "A Taxpayer's Guide: How to File For A Review of Your Assessment", and for assistance in completing the form and putting together your challenge. Once Grievance Day has passed for a particular year, there are no more legal opportunities for changing an assessment and it becomes final for the year.
- 4.) **Tax bills** are based upon the assessment that is published on the Final Roll on July 1st of each year. The tax bills are issued by your school district on or about **September 1st** and by the Town of Durham, for town, county, fire, etc. on or about every **January 1st**. The Assessment Roll is compiled and published again in the same cycle for the next year.
- 5.) **Equalization Rate:** Assessments are based on current market value as of the last town-wide revaluation. Durham's latest revaluation was in 2002; therefore we are using 100% of 2002 values for our assessments. As the market value changes, so does the level at which we assess property. In recent years the increase in market value has lowered the level at which our assessments compare. 100% of 2002 value was 68.0% of 2012. Next year as property values increase our level will decrease again. New York State determines the level of our assessments by comparing sales prices to assessed values. This is required by law so that the split of school and county budgets results in a fair division. These budgets are split according to the value of the property within them. The state determined level we assess property at is called the **equalization rate**.
- 6.) **Change in billing address:** Any time your billing address changes you should notify the Assessor's Office in writing. The billing or mailing address on file is the address where the school and property tax bills are mailed. If your address changes and we are not notified, your receipt of these tax bills may be delayed. An incorrect address or owner will not waive the bill or any penalties that could be assessed.

If you have any questions regarding the above information, please do not hesitate to contact the Assessor's Office at 518-239-8362. Our office hours are 9:00 am to 1:00 pm Tuesday through Thursday. Please call for an appointment if you wish to meet directly with the Assessor.