



City of Rochester, New York

Department of Finance
Bureau of Assessment

Understanding the 2012 Reassessment

City of Rochester

Bureau of Assessment

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www.cityofrochester.gov/assessment



Thomas S. Richards, Mayor
City of Rochester, NY

*In 2012, we will update our 66,500 property assessments,
adjusting them to match current real estate values.*

FAIRNESS

City, school and county taxes are only distributed fairly when every parcel of property is correctly assessed. A property's value for tax purposes must reflect what it would sell for on the open market. For City property owners, reassessment ensures that the costs of City services are always shared equitably.

ASSESSMENTS

Many people believe that during a reassessment, the City simply raises everyone's assessed value by the same percentage and collects higher taxes. While some tax bills do go up after reassessment, others go down by a comparable amount. Reassessment is not a means of raising taxes, but instead, is the fairest way to redistribute tax shares.

The City relies on computer-assisted appraisal techniques to estimate initial values. However, our Assessor's appraisal staff conducts field reviews and makes adjustments to the City's 66,500 parcels.

This one-at-a-time check helps to make sure that every new assessment matches the property's current full market value.

ASSISTANCE

The City depends on up-to-date descriptions of all properties to generate accurate assessments. If your property's interior has never been inventoried, please call **(585) 428-7221** as soon as possible to schedule an inspection.



It is also important to verify the Property Inventory Report that you received in the mail. Please contact the Bureau of Assessment if it is incorrect or out of date. If corrections are not submitted by the deadline, the existing data in the Assessor's files (right or wrong) will become the basis for determining your new assessment.

The deadline for inventory corrections is Friday, July 1, 2011. Remember, accurate values start with accurate property information.

BUSINESSES

Commercial properties leased to others sometimes require special consideration when vacancy becomes a problem or operating income is lost due to physical damage or other difficulties. In such cases, the City needs to know about any extraordinary expenses or significant revenue losses in addition to structural information. Please contact the **Bureau of Assessment at (585) 428-7221** if you have a property with special circumstances. The City will do a better job of reassessment if you give the Assessor all the facts early in the valuation and review process.

Neighborhood and Business Meetings will begin in the fall of 2011. Please contact the Bureau of Assessment if your organization would like the City Assessor or a member of his staff to attend your meeting or if you wish to schedule a special meeting.

Property Inventory Reports, giving a complete description of each parcel were mailed to all property owners in spring, 2011. The due date for corrections is Friday,



TIMELINE

The 2012 Reassessment Program will take approximately 14 months to complete:

MAY 2011–JUNE 2011

Property Inventory Reports mailed to property owners

JULY 1, 2011

Inventory Corrections due

July 1, 2011. Data about your property in the Assessor’s files as of that date will become the basis for determining the amount of your new assessment.

From July to November, 2011, City staff will **review** and verify property information and determine new values.

Full Disclosure Notices showing old and new assessments and your total tax decrease or increase (based on the tax rates then in effect) will be mailed in late November through December, 2011.

JULY 2011

City reviews property data and begins valuation. (Valuation and individual parcel review continues through December.)

NOV.–DEC., 2011

City mails Full Disclosure Notices (new estimated assessments)

DEC. 2011–FEB. 2012

Citizens’ opportunity to review estimated assessments with City staff.

Informal Reviews with a City staff appraiser to explain how your property value was determined will begin in December, 2011 and continue through February, 2012.

Board of Assessment Review hearings and the formal complaint process will begin in March, 2012. The application deadline is 8 p.m., Tuesday, March 20, 2012.

The Final Assessment Roll will be completed on May 1, 2012.

Tax bills using the new assessments will be mailed in July, 2012 and January, 2013.

YOUR BUSINESS AND NEIGHBORHOOD ASSOCIATIONS ARE IMPORTANT

The City is making every effort to keep neighborhood and business groups informed about the 2012 reassessment program through mailings, public meetings, and the news media. Neighborhood and business associations are invited to host meetings to let property owners pose their questions directly to the City Assessor. Complete information and open discussions about the reassessment program are key to its success.

MARCH 20, 2012 until 8 p.m.

Board of Assessment Review (appeal process deadline)

MAY 1, 2012

Final Assessment Roll

JULY 2012–JAN. 2013

City/School/County Tax Bills



MORE TO COME

Look for updated information in the Full Disclosure Notice mailed in late November through December. Review assessment topics, property information, exemptions, forms, maps and comparable sales online at www.cityofrochester.gov/assessment.

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