

2025 Reassessment

- Assessors establish value by comparing sales of similar properties to every other property. This analysis tells us what each property is likely to sell for on the open market.
- The valuation of property is used to establish a value, which determines how much of the budget each property owner is responsible for.
- In simple terms, we establish a market value while the County, Town, and School establish a budget. The budget, or levy, is divided by the value of the Town to arrive at the tax rate.

Definitions

- ▶ Assessed Value – (AV) what your property is assessed for property tax purposes.
- ▶ Market Value – (MV) what your property would sell for on the open market.
- ▶ Tax Rate – the percentage at which your property is taxed
 - ▶ Taxes owed = taxable assessment X property rate per thousand
- ▶ Equalization Rate – ratio comparison of assessed value to market value
 - ▶ Total assessed value of the municipality ÷ total market value of the municipality = Equalization rate

Purpose of a Reassessment

- ▶ An assessment reflects your property's market value. As market values increase and assessments do not reflect these changes, some property owners could pay more than their share, while others might pay less than their share.
- ▶ Reassessments are intended to maintain equity and fairness.
- ▶ Real estate markets have risen dramatically for each of the past four years, annual reassessments are the best way to ensure that assessments are kept fair and equitable.
- ▶ Assessments at 100% are accurately representing individual taxpayer responsibility.
- ▶ Assessments at 100% keeps transparency between the assessed value and market value, which at 100% become equal.

Why do a reassessment now?

- The current Assessed Values at 68% does not accurately reflect Market Value.
- The current Assessed Values at 68% does not give the full benefit of some exemptions.
- The difference between AV and MV will continue to grow, creating a larger gap between AV and MV.
- Growing Gap between AV and MV will cause the tax rate to continue to increase.
- The Town receives funding from NYS for being at 100%. The Town was at 100% for approximately 20 years and was considered among the best assessing units in NYS.
- **END GOAL:** Have Market Value and Assessed value be synonymous.

Why reassess each year?

- ▶ Reassessments should be completed each year to maintain:
 - ▶ Fairness and Equity
 - ▶ Transparency and Accuracy of Market Value
 - ▶ Full value of exemptions

Does the Assessor determine taxes?

- ▶ No, taxes are the result of budgetary decisions made by the County Legislature, Town Board, School Board, Library, and Fire District, not by the Assessor. Each board determines the amount of money it must raise to meet their budgets and divides that number by the total taxable assessed value to arrive at a tax rate. Your share of the tax is calculated by multiplying the rate by your assessed value.
- ▶ $\text{County} + \text{Town} + \text{School} + \text{Library} + \text{Fire} = \text{Budget} / \text{Levy to be raised by tax dollars.}$

Does the Town raise extra money?

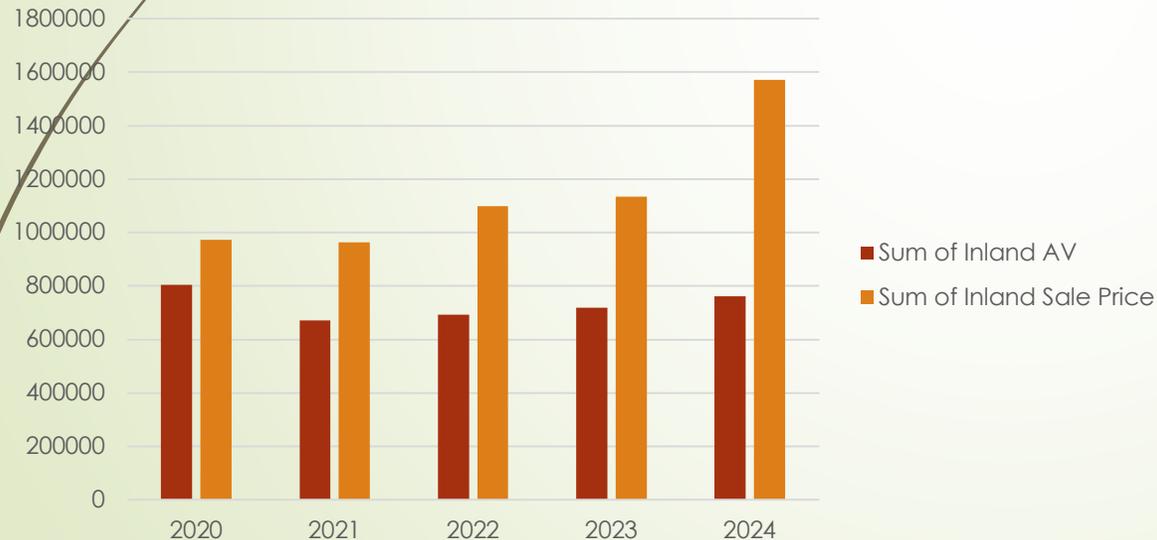
- ▶ There is no extra money. Budgets are determined by School, Town, and County to arrive at the amount needed each year to adequately service the community. As explained previously, the amount needed, (budget/levy) is divided by the gross assessed value to arrive at a tax rate.

Hypothetical Example

- ▶ A town with:
 - ▶ 1000 Identical houses and a Town Budget of \$10,000,000.
 - ▶ $\$10,000,000 \text{ budget} / 1000 \text{ houses} = \$10,000$ in property tax per house (no assessed value applied)
 - ▶ 1000 Identical houses with an AV of \$500,000 each, a Grand Total AV of \$500,000,000, a Town Budget of \$10,000,000, and tax/mill rate
 - ▶ $(\$10,000,000 \text{ budget} / \$500,000,000) \times 1000 = \20 per \$1,000 of AV
 - ▶ $(\$500,000 \text{ AV} \times \$20/1000) = \$10,000$ (AV applied at 50% of MV and rate doubled)
 - ▶ 1000 Identical houses with an AV of \$1,000,000 each, a Grand Total AV of \$1,000,000,000, a Town Budget of \$10,000,000, and tax/mill rate
 - ▶ $(\$10,000,000 \text{ budget} / \$1,000,000,000) \times 1000 = \10 per \$1,000 of AV
 - ▶ $(\$1,000,000 \text{ AV} \times \$10/1000) = \$10,000$ (AV applied)
- ▶ The taxes never changed in this example because the budget of the Town never changed.

Changes between AV and MV in Properties that Sold

MEDIAN	Inland AV	Inland Sale Price	Difference	Waterview AV	Waterview Sale Price	Difference	Waterfront AV	Waterfront Sale Price	Difference	Vacant AV	Vacant Sale price	Difference
2020	804,500	972,500	21%	765,000	850,000	11%	2,500,000	2,825,000	13%	343,450	415,000	21%
2021	671,000	962,500	43%	1,944,800	3,495,000	80%	2,264,000	2,800,000	24%	363,600	495,000	36%
2022	693,000	1,100,000	59%	1,153,000	1,610,000	40%	2,315,000	3,600,000	56%	381,800	522,500	37%
2023	718,500	1,135,000	58%	1,125,300	1,995,000	77%	2,036,000	2,850,000	40%	385,000	750,000	95%
2024	762,000	1,572,000	106%	2,296,000	3,000,000	31%	1,966,000	2,812,500	43%	383,550	545,000	42%



Changes in Value

	nbhd_code	2024 Value	2025 Value	Average per NBHD	Difference.	% Nhbhd of SI
Hay Beach	1	493,345,200	827,160,000	2,205,760	68%	12.29%
Ram Island	2	465,191,185	708,269,400	3,263,914	52%	10.52%
Heights	3	210,800,800	360,763,000	1,662,502	71%	5.36%
Winthrop	4	212,725,400	358,980,300	1,889,370	69%	5.33%
Serpentine	5	102,936,100	162,911,200	2,231,660	58%	2.42%
Center	6	287,899,000	545,499,300	1,175,645	89%	8.10%
Coecles	7	123,007,000	191,414,800	1,724,458	56%	2.84%
Nostrand	8	137,763,220	211,917,000	4,709,267	54%	3.15%
West Neck	9	462,895,460	798,125,000	1,738,834	72%	11.86%
Montclair	10	293,161,000	478,780,900	2,166,429	63%	7.11%
Fresh Pond	11	188,592,200	356,677,504	1,356,188	89%	5.30%
Silver Beach	12	354,518,400	597,087,500	1,938,596	68%	8.87%
Shorewood	13	410,580,800	665,737,800	2,465,696	62%	9.89%
Dering Harbor	14	158,295,300	238,186,100	2,769,606	50%	3.54%
Underwater	15	1,005,100	1,005,100	24,515	0%	0.01%
Commercial	16	120,950,200	228,449,833	1,936,016	89%	3.39%
	Grand Total	4,023,666,365	6,730,964,737	1,946,491	67%	100.00%

Example: (A/V = assessed value)

Years.	Gross AV	Rate per 1000.	Budget.
20-21	3,741,866,331	6.2036	23,214,143
21-22	3,769,729,020	6.2942	23,729,268
22-23	3,785,934,799	6.3761	24,141,066
23-24	3,829,731,330	6.6268	25,380,356
24-25	3,869,982,555	6.9796	27,013,068
ESTIMATED	6,357,756,912	4.2485	27,014,125

- 2023 rate per \$1,000 of A/V = 6.6268/1000 times A/V of \$1,000,000 = Tax of \$6,626
- 2024 rate per \$1,000 of A/V = 6.9796/1000 times A/V of \$1,000,000 = Tax of \$6,979
- 2025 (est) per \$1,000 of A/V = 4.2485/1000 times A/V of \$1,000,000 = Tax of \$4,285
- 2025 (est) per \$1,000 of A/V = 4.2485/1000 times A/V of \$1,570,000 = Tax of \$6,670
- 2025 (est) per \$1,000 of A/V = 4.2485/1000 times A/V of \$2,000,000 = Tax of \$8,497

Assessed Values vs Taxes

	2024 Value	2024 Taxes	2025 Value	2025 Taxes on 2024 BUDGET	Tax Difference
Hay Beach	1,312,952	9,164	2,205,760	9,371	207
Ram Island	2,147,312	14,987	3,263,914	13,867	-1,121
Heights	972,223	6,786	1,662,502	7,063	277
Winthrop	1,117,970	7,803	1,889,370	8,027	224
Serpentine	1,412,443	9,858	2,231,660	9,481	-377
Center	622,034	4,342	1,175,645	4,995	653
Coecles	1,105,422	7,715	1,724,458	7,326	-389
Nostrand	3,057,966	21,343	4,709,267	20,007	-1,336
West Neck	1,010,950	7,056	1,738,834	7,387	331
Montclair	1,329,098	9,277	2,166,429	9,204	-72
Fresh Pond	717,560	5,008	1,356,188	5,762	753
Silver Beach	1,153,926	8,054	1,938,596	8,236	182
Shorewood	1,522,035	10,623	2,465,696	10,476	-148
Dering Harbor	1,846,404	12,887	2,769,606	11,767	-1,120

New Values

- ▶ New Median Values based on 2025 Revaluation.

	2024	2025	Increase	Parcels
Houses	865,000	1,662,500	92%	2,515
Vacant	310,000	449,700	45%	608
Other	314,300	377,500	20%	348
				3,471

Exemptions:

- If Shelter Island is your primary residence, you may qualify for a property tax exemption. Listed below are some of the exemptions available:
- Basic Star: Income is less the \$500,000. – Exemption is worth around \$130.
- Enhanced Star: Over the age of 65, Income is less than \$107,300. – Exemption worth around \$320.
- Senior / Disabled: Over the age of 65, Income is less than \$58,400. Sliding scale up to 50% off property tax bill
- Veterans: Any veteran that can provide a DD-214.
 - Currently the maximum limit for veterans exemptions are:

	100%	68%
War	\$ 75,000	\$ 51,000
Combat	\$ 50,000	\$ 34,000
Disabled	\$ 250,000	\$170,000

Assessments Vs. Taxes: What's the Difference?

Your assessment could increase,
and your tax bill could decrease

Last Year		This Year	
Your Assessment	\$100,000	Your Assessment: (5% increase)	\$105,000
Total Value of the Town:	\$50,000,000	Total Value of the Town: (8% avg. increase)	\$54,000,000
Tax Levy:	\$1,500,000	Tax Levy:	\$1,500,000
Tax Rate:	\$30 per \$1000	Tax Rate:	\$27.78 per \$1,000
Your Property Tax Bill:	\$3,000	Your Property Tax Bill: <u>(decrease \$83)</u>	\$2,917

Your assessment could increase,
and your tax bill could stay the same

Last Year		This Year	
Your Assessment	\$100,000	Your Assessment: (5% increase)	\$105,000
Total Value of the Town:	\$50,000,000	Total Value of the Town: (8% avg. increase)	\$54,000,000
Tax Levy:	\$1,500,000	Tax Levy: (2.86% increase)	\$1,542,855
Tax Rate:	\$30 per \$1000	Tax Rate:	\$28.57 per \$1,000
Your Property Tax Bill:	\$3,000	Your Property Tax Bill: <u>(no change)</u>	\$3,000

Your assessment could decrease,
and your tax bill could increase

Last Year		This Year	
Your Assessment	\$100,000	Your Assessment: (5% decrease)	\$95,000
Total Value of the Town:	\$50,000,000	Total Value of the Town: (5% avg. decrease)	\$47,500,000
Tax Levy:	\$1,500,000	Tax Levy: (2.86% increase)	\$1,542,855
Tax Rate:	\$30 per \$1000	Tax Rate:	\$32.48 per \$1,000
Your Property Tax Bill:	\$3,000	Your Property Tax Bill: <u>(increase \$85.60)</u>	\$3,085.60

Timeline & Dates:

- ▶ March 1, 2025 - Send out Assessment Disclosure Letters. This letter will tell you the new assessed value and an estimated tax based on the 2024 tax bill.
- ▶ May 1, 2025 - Tentative Roll Publication Date
- ▶ May 20, 2025 - Grievance Day. Last day to contest your new assessment.
- ▶ July 1, 2025 - Final Roll Publication Date
- ▶ December 10, 2025 - 2025-2026 Tax Bills are sent out.

Resources

- Other resources of information:
 - New York State Assessors Association:
 - <https://nyassessor.org/>
 - <https://youtu.be/ZXmq8BsfUws>
 - Office of Real Property Tax Services:
 - <https://www.tax.ny.gov/pit/property/learn/index.htm>

Questions or Concerns:

- Before informal review meetings, please have information about your property available and the Residential Review Application filled out.
- Call us at 631-749-1080 Monday – Friday 9am through 4pm to make an appointment.
- Email us at jlechmanski@shelterislandtown.gov or assessor@shelterislandtown.gov