







## 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%↑):	\$105,000 
Total value of the town:	\$50,000,000	Total value of the town (8% avg.↑):	\$54,000,000
Tax levy:	\$1,500,000	Tax levy:	\$1,500,000
Tax rate:	\$30 Per \$1,000	Tax rate:	\$27.78 Per \$1,000
<b>Your property tax bill:</b>	<b>\$3,000</b>	<b>Your property tax bill:</b>	<b>\$2,917 (\$83 decrease)</b> 

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

Last year		This year	
Your assessment:	\$100,000	Your assessment (5%↑):	\$105,000 
Total value of the town:	\$50,000,000	Total value of the town (8% avg.↑):	\$54,000,000
Tax levy:	\$1,500,000	Tax levy (2.86%↑):	\$1,542,855
Tax rate:	\$30 Per \$1,000	Tax rate:	\$28.57 Per \$1,000
<b>Your property tax bill:</b>	<b>\$3,000</b>	<b>Your property tax bill:</b>	<b>\$3,000 (no change)</b> 

Your assessment could decrease, and your tax bill could increase

Last year		This year	
Your assessment:	\$100,000	Your assessment (5%↓):	\$95,000 
Total value of the town:	\$50,000,000	Total value of the town (5% avg.↓):	\$47,500,000
Tax levy:	\$1,500,000	Tax levy (2.86%↑):	\$1,542,855
Tax rate:	\$30 Per \$1,000	Tax rate:	\$32.48 Per \$1,000
<b>Your property tax bill:</b>	<b>\$3,000</b>	<b>Your property tax bill:</b>	<b>\$3,085.60 (\$85.60 increase)</b> 

- For more information on the factors affecting your tax bill, talk to your school board, town board, city council, or county officials.
- For more information on assessments, talk to your assessor.
- More information is available online at: [www.tax.ny.gov](http://www.tax.ny.gov)



## Office of Real Property Tax Services

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Vacant, Assistant Director

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March 29, 2022

TO: Chairman, Board of Assessors & Sole Assessors

FROM: David R. Wainwright, Director

In order to properly prepare your 2021 "Change of Assessment" Notices, we will need the following information. (Fill in the blank, underlined areas below.)

TOWN of Wilmington

1) If you have any questions concerning the above change, you may telephone the assessor(s) at (518) 946-2105 EXT-305.

2) The Tentative Assessment Roll is on file, and may be viewed at Town Hall, Monday through Friday from 9 AM - 3 PM, (fill in hours: ie. 8:30am - 4:30pm) beginning May 1, 2022.

3) Section 526(2) of the Real Property Tax Law requires the Assessor to be in attendance with the Tentative Roll at a specified place for at least four (4) hours, not necessarily continuous, between 9am & 10pm on four (4) specified days prior to Grievance Day; and on at least one (1) day, two (2) hours must be after 6pm. Also, two (2) days must be at least 10 days after the Tentative Roll is filed, and at least one (1) of those days must be a Saturday.

Location to view Tent Roll TOWN HALL

1<sup>st</sup> DAY DATE May 10 HOURS 5 PM - 9 PM

2<sup>nd</sup> DAY DATE May 14 HOURS 8 AM - 12 PM

3<sup>rd</sup> DAY DATE May 17 HOURS 5 PM - 9 PM

4<sup>th</sup> DAY DATE May 21 HOURS 8 AM - 12 PM

4) GRIEVANCE DAY - May 24, 2022 / HOURS 10 AM - 12 PM & 6 PM - 8 PM

Location for Grievance Day: TOWN HALL

Hours must be between 9am & 10pm for at least four (4) hours, not necessarily continuous, with at least two (2) hours after 6pm. You should contact the Chairman of your Town Board of Assessment Review to obtain the place and hours of Grievance Day.