

2022 TENTATIVE ASSESSMENT ROLL INFORMATION

TOWN OF BEDFORD

Valuation Date: **July 1st, 2021** Market Value as of this date
Taxable Status Date: **May 1st, 2022** Exemption Filing deadline, Physical Condition
Tentative Roll Date: **June 1st 2022** 2022 Tentative Roll Published

Grievance Filing Period: June 1st through Tuesday June 21st, 2022 Grievance Day

Grievance Day: **June 21st, 2022**

Final Assessment Roll Published Date: **September 15th, 2022**

2022 SCAR / Tax Certiorari Filing Deadline: **October 17th, 2022**

* - Must have filed a 2022 Grievance Application with the Board of Assessment Review and petitions are filed with the Westchester County Clerk's Office

RATIOS

2022 Stated Level of Assessing (LOA): **9.31%**

2022 Residential Assessment Ratio (RAR): **9.31%**

Please Note: The assessed value and the market value it represents is assumed to be correct and the petitioner carries the burden to prove their claimed assessed value and market value of the property.

Helpful Math:

Market Value (MV) = Assessed Value (AV) divided by **RATIO (9.31%)**

Assessed Value (AV) = Market Value (MV) multiplied by **RATIO (9.31%)**

i.e. - A property assessed at \$93,100 reflects a market value of \$1,000,000 ($\$93,100 / .0931 = \$1,000,000$)
A property with a market value of \$1,000,000 reflects an assessment of \$93,100 ($\$1,000,000 * .0931 = \$93,100$)

If you have any questions or need further information, please contact our office Mon-Fri 8:30am -4:30pm at (914)-666-5149 or via email Assessor@Bedfordny.gov

More Information: NYS Dept. Tax & Finance - www.tax.ny.gov
 Weschester County Clerk'd Office - www.westchesterclerk.com
 Town of Bedford - www.bedfordny.gov

Town of Bedford Annual Assessment Procedures

Each year on or about June 1st, the Tentative Assessment Roll is published which lists the assessed values for all tax lot parcels along with other pertinent assessment information such as ownership, granted exemptions, taxable assessed value, acreage, stated level of assessing (LOA), full market value, property class use code, parcel location, parcel description, school district, taxing jurisdictions, parcel identification number (SBL) as well as other assessment information.

Assessments can be revised annually for physical changes occurring on the property, for inventory items not currently being assessed and/or for any other inventory discrepancies identified by permits, demolition, CO's, inspections, publications, internet sites, public right-of-way observation or any other data sources.

Where inventory discrepancies are found, the assessment is reviewed and where appropriate, revised using our 1974 Revaluation Cost Tables (last time town-wide revaluation was conducted) and/or supplemented with comparable sales analysis and market adjustments which are equalized by our stated level of assessing. Our cost tables are primarily based on a cost per square foot basis and includes percentage adjustments for grade, condition and depreciation. Inventory items such as bathrooms, fireplaces and in some cases garages, are costed on a per unit basis. The calculated incremental value for the new or revised parcel inventory is added to or subtracted from the current total assessment. Calculated assessment increases or decreases are typically capped at the market value of the property.

Property is valued each year as of our valuation date, the prior July 1, as passed by resolution. In valuing properties for assessment and/or grievance purposes, the most recent comparable sales sold as of our July 1 valuation date should be used. Sales occurring in the following year should not be used for these sales may reflect a different or changed market relative to our valuation date. The May 1st Taxable Status Date, passed by resolution, is the deadline for filing all exemption applications and renewals as well as the date in ascertaining the current ownership and physical inventory condition of the property for assessment purposes. Inventory items include square foot of living area (SFLA), interior condition, # baths, # fireplaces, # garages, central a/c, finished basement, in-ground pools, patios, porches and various other improvements.

The 2022 Tentative Assessment will be filed on June 1st, 2022 with a declared level of assessing (LOA) of 9.31%. The Department of Tax & Finance Office of Real Property Tax Services (ORPTS) accepted our declared LOA and issued a rate of 9.31% for both our 2022 Residential Assessment Ratio (RAR) and our 2022 Tentative Equalization Rate. The issued State Eq. Rate and RAR both have a valuation date of July 1st, 2021 and these rates were established using valid arms-length sales occurring from 7/1/2020 thru 6/30/2021. It is important that for all assessment and grievance activities, that the sales and market data used stay in sync with the sales set used by ORPTS in establishing these rates. The primary uses of the equalization rate are in determining full values for tax apportionment, calculating exemption amounts for certain exemptions and in determining full market value for individual parcels for assessment review or challenges.

Beginning June 1st, Grievance applications can be filed with our office through the third Tuesday in June, Grievance Day June 21st 2022. The Board of Assessment Review (BAR) will meet in-person on Grievance Day to hear all complaints, APPOINTMENT preferred. A compliant **MUST** be filed prior to speaking with the BAR. To schedule an appointment to speak with the BAR on Grievance Day, please call 914-666-5149 or email Assessor@Bedfordny.gov to schedule an appointment. The BAR is comprised of three resident members and conducts hearings to listen to all complainants who are challenging their tentative assessment or exemption denial. After grievance day, the BAR meets as needed, to review and to make final determinations on all filed grievances and mails determination letters to all grievance applicants.

Once the BAR reviews and notifies the owner of their determination, the Final 2021 Assessment Roll will be filed on or about September 15th, 2022. The BAR's determination can be challenged by any grievance applicant by either filing a Small Claims Assessment Review (SCAR) or a Tax Certiorari petition within 30 days after the filing of the Final Assessment Roll, this year October 17th, 2022.