

To: Ms. Jenn Townsend, Supervisor
The Honorable Town Board
From: Wayne Pickering, IAO
Date: July 2, 2026
Re: 2026 Assessment Revaluation
Final Assessment Roll Summary

The 2026 Final Assessment Roll was filed on July 1, 2026. This marks the pinnacle of the 2026 Revaluation project that has been ongoing over the last fourteen months. Remaining is the Small Claims Assessment Review (SCAR) process which will occur over the next three to four months. As of this report, some of the vital statistics are summarized herein.

The median residential assessment increased:

Median Residential Assessment			
	2025	2026	% Chg
Village	\$ 183,900	\$ 375,000	103.9%
TOV	\$ 206,500	\$ 405,500	96.4%
Townwide	\$ 203,800	\$ 401,000	96.8%

The total assessment increases as appearing on the final roll:

Total Assessed Value			
	2025	2026	% Chg
Village	\$ 515,904,811	\$ 962,310,144	86.5%
TOV	\$ 4,298,195,635	\$ 7,870,333,279	83.1%
Townwide	\$ 4,814,100,446	\$ 8,832,643,423	83.5%

Taxable Assessed Value			
	2025	2026	% Chg
Village	\$ 432,578,568	\$ 838,527,983	93.8%
TOV	\$ 3,897,724,783	\$ 7,244,666,662	85.9%
Townwide	\$ 4,330,303,351	\$ 8,083,194,645	86.7%

A quick summary of some highlights:

The Town held:

- Two televised public information sessions
- Offered four and held three Office Hours (small group) sessions
- Posted numerous social media splashes

Short term temporary personnel hired during the project - 14

Total # of Preliminary Assessment Notices mailed – 18,234

Informal Review Statistics

- Number of reviewers – 5
- Number of days - 16
- Total # of in-person reviews scheduled – 1,625
- Total # of write-in reviews - 527
- Total Informal Reviews - 2,152 (11.8%)

Board of Assessment Review Statistics

- Number of Boards - 2
- Number of Days – 8 full days and 4 half days
- Total # of applications – 819 (38% of informal reviews)
- Total # of in-person hearings scheduled - 334

Total assessment reduction from Preliminary Values - \$189,622,437 (2.1% of total roll)

Revaluation Budget

The entire revaluation project, to date, has come in under budget. The budgeted amount over two budget cycles (2025 and 2026) was \$182,000. To date, total expenses are \$106,300. Depending on the outcome of the SCAR hearings and how many filing fees the Town will be required to refund, expenses could increase by an additional \$3,000 to \$4,000.

The major items that came in under budget were:

- K LW Appraisal hired for commercial property review was 49% lower than estimated. Also, K LW indicated they will not be charging the Town for the three days of informal hearings they conducted, totaling \$1,500.
- Total number of Informal Review hearings – 38% lower than estimated
- Printing and Postage – 35% lower than estimated

Acknowledgements

I would like to thank the Honorable Town Board, both past and present, for their support and funding of the 2026 Revaluation project. Without both Town Board's support this project would never have happened. I would also like to thank the entire Town Hall staff for their support and assistance. I think every Town department played some sort of role during the revaluation. I would like to give a special shoutout to the Assessment Office staff Tara, Jeff, Shane, Dave and Rufus for their diligence and unweaving support. Also, the Board of Assessment Review members for their dedication. Everyone working together made this revaluation the easiest townwide assessment revaluation I have ever coordinated. Thank you.