



# 2026 TOWNWIDE PROPERTY REVALUATION GUIDE

**Assessment Office**  
Town of Perinton  
1350 Turk Hill Rd. Fairport, NY 14450

Website: [www.perinton.gov](http://www.perinton.gov)  
E-Mail: [2026Update@perinton.gov](mailto:2026Update@perinton.gov)  
Revaluation Phone Line: (585) 223-1248

# A NOTE FROM THE TOWN SUPERVISOR ON REVALUATION

## Is there ever a perfect time for a Revaluation?

Honestly... no. But putting it off forever doesn't make the underlying issue go away.

I believe in dealing with things directly, honestly, and with fairness at the center. Revaluation isn't something anyone looks forward to, but it is the tool we currently have that keeps our system equitable. When a home is significantly under-valued, that owner pays less than their fair share, and then everyone else must make up the difference. That means many Perinton residents are currently paying more than their fair share. The longer we wait, the more those imbalances grow. Updating our assessments helps ensure that all property owners are treated fairly and consistently.

## What does reassessment actually mean for your taxes?

A change in your assessment does not automatically mean you'll pay more in taxes.

As this guide describes in more detail, our tax bill is shaped by the levy from each entity on it — your school district, the County, Village and Town. New York's property tax cap limits how much those levies can grow each year. A Revaluation simply redistributes the existing levies based on more accurate property values. Perinton's tax levy does not increase just because assessments change.

Basically, the size of the Town's budget - which determines the tax levy (the total amount of money the Town collects) - stays the same. Reassessment just adjusts how that amount is divided based on updated property values.

During this process, most residents will receive a notice showing that their "assessed value" has gone up. Please remember: an increase in assessed value does NOT automatically mean your taxes will increase. In the guide we've provided, we break down how this works in more detail.

## Resources and Support

We are committed to transparency throughout this process. Information about timelines, FAQs, and guidance from the Assessment Office is available in this Revaluation Guide and on the Town website.

We'll also be hosting info sessions and offering office hours for anyone who prefers in-person information; see page 6.

Property owners will be able to review their preliminary values and, if needed, schedule an informal meeting with the Assessment Office to ask questions or challenge the new number.

## Being Responsible Stewards of Public Dollars

Our Town has a long history of responsible budgeting and maintaining a stable tax environment — and that will not change. Keeping assessments up to date is part of that responsible stewardship. It protects fairness, supports long-term stability, and ensures we remain compliant with state standards.

Thank you for your patience, your engagement, and the thoughtful questions so many of you have already shared. We'll continue to communicate updates as the process moves forward, and our doors will always remain open for conversation.

## COMMON DEFINITIONS

### → Assessed Value

A property's value used in comparison to other properties so taxes can be distributed proportionally.

### → Tax Levy

The total amount of money the Town must collect through property taxes after other revenues are applied.

### → Tax Rate

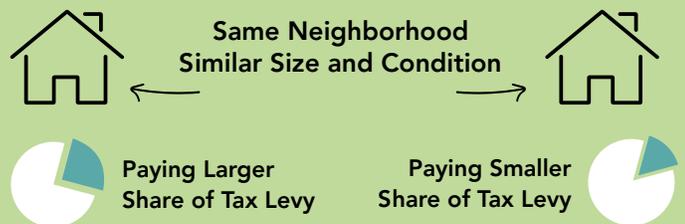
The amount charged per \$1,000 of taxable assessed value, calculated from the tax levy.

### → Taxable Value

The portion of assessed value used to calculate taxes after exemptions are applied.

## Two Similar Homes, Different Tax Shares

*Real estate markets change unevenly over time. When assessments are not updated townwide, similar properties can drift out of alignment and carry different shares of the tax levy.*



*Market values change over time. Assessments don't—until they're updated townwide.*

— Jenn Townsend, Perinton Town Supervisor

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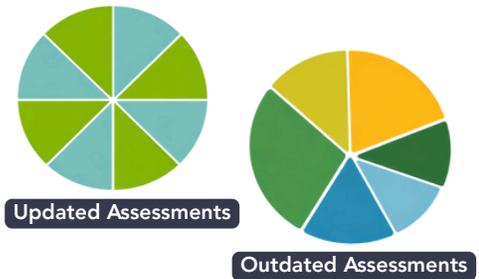
## What Is a Townwide Property Revaluation?

A townwide property revaluation is a process in which all properties within the Town of Perinton are reviewed and updated to reflect current market value. Property assessments are used to determine how the total property tax levy is distributed among property owners.

Think of the tax levy as a pie. The size of the pie is determined by the budgets adopted by the Town, school districts, county, village, and special districts. The Assessor does not determine the size of the pie.

The Assessor's role is to ensure the pie is divided fairly. When real estate markets change and assessments are not updated, some properties may be assigned slices that are too large, while others receive slices that are too small. Over time, this can cause some property owners to pay more, while others pay less.

A townwide property revaluation updates assessments so the pie is sliced according to current market values. By assessing all properties at a uniform percentage of market value, the revaluation helps ensure the tax burden is distributed equitably across the community.

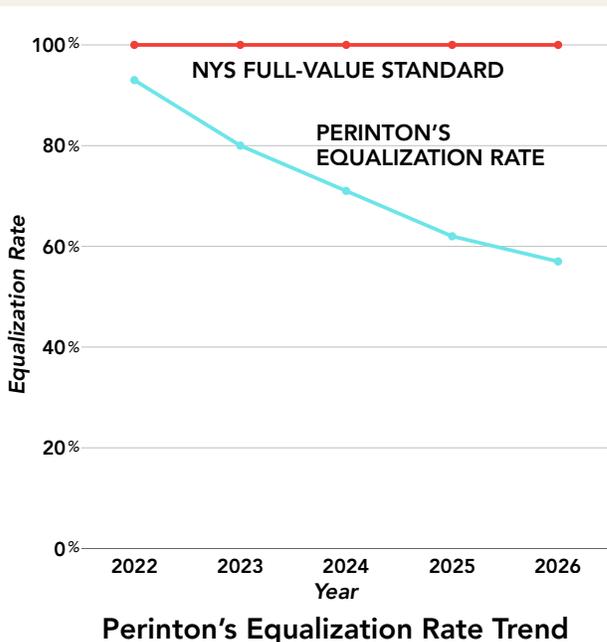


WHOLE PIE = TOTAL TAX LEVY  
SLICES = INDIVIDUAL TAX SHARES  
ASSESSMENT = HOW THE PIE IS SLICED

## Why Is Perinton Conducting a Revaluation Now?

Perinton's last townwide property reassessment was completed in 2018, with the next update originally planned for 2020. That revaluation was delayed due to the COVID-19 pandemic. Because the housing market continued to rise, the Town resumed work on a new revaluation beginning in August 2025.

Since 2018, the local real estate market has changed dramatically. On average, residential property values in Perinton have doubled, though that growth has not occurred evenly. Some neighborhoods and property types have experienced significantly higher increases than others, creating growing differences between assessed values and actual market values.



These market shifts are reflected in the Town's equalization rate, which is a technical measure of how closely assessed values reflect current market value. **Perinton's equalization rate declined from 100% in 2018 to approximately 57% today.** In practical terms, this indicates that assessments no longer consistently align with what properties would sell for on the open market.

The purpose of the 2026 townwide revaluation is to realign assessed values with today's market conditions so that property taxes are distributed fairly, with each property owner paying only their proportional share based on current values, not outdated assessments.



### Did you know?

When assessments are outdated, some property owners may **pay more** than they should in taxes. A townwide revaluation corrects how taxes are distributed, it does not increase the total amount collected.

# 2026 TOWNWIDE PROPERTY REVALUATION GUIDE

## Assessments vs. Taxes: What's the Difference?

When the Town conducts a revaluation, property assessments are updated to reflect current market values. This does not change the total amount of taxes collected, which is set through the budget. When overall property values increase, the tax rate typically goes down because the same tax levy is spread across a larger total value. However, an individual tax bill may go up or down depending on how a property's value changed compared to others in the Town.

Example 1		Example 2		Example 3	
 Your assessment could increase, and your tax bill could decrease.		 Your assessment could increase, and your tax bill could stay the same.		 Your assessment could decrease, and your tax bill could increase.	
 NO CHANGE		 NO CHANGE		 NO CHANGE	
Last Year	This Year	Last Year	This Year	Last Year	This Year
Your Assessment \$100,000	Your Assessment (5% increase) \$105,000	Your Assessment \$100,000	Your Assessment (5% increase) \$105,000	Your Assessment \$100,000	Your Assessment (5% avg. decrease) \$95,000
Total Value of the Town \$50,000,000	Total Value of the Town (8% avg. increase) \$54,000,000	Total Value of the Town \$50,000,000	Total Value of the Town (8% avg. increase) \$54,000,000	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 \$1,500,000	Tax Levy \$1,500,000	Tax Levy (2.86% increase) \$1,542,855	Tax Levy \$1,500,000	Tax Levy (2.86% increase) \$1,542,855
Tax Rate \$30 per \$1,000	Tax Rate \$27.78 per \$1,000	Tax Rate \$30 per \$1,000	Tax Rate \$28.57 per \$1,000	Tax Rate \$30 per \$1,000	Tax Rate \$32.48 per \$1,000
Your Property Tax Bill \$3,000	Your Property Tax Bill (decrease) \$2,917	Your Property Tax Bill \$3,000	Your Property Tax Bill (no change) \$3,000	Your Property Tax Bill \$3,000	Your Property Tax Bill (increase) \$3,085

## How Revaluation Affects Taxes: An Illustrative Example

### BEFORE REVALUATION



### AFTER REVALUATION



Example shown for demonstration purposes only.

#### BUDGET:

Set by Town Board & other taxing jurisdictions. Determines how much funding is needed for public services.

#### TAX LEVY:

Result of the adopted budget. The total dollar amount that must be collected through property taxes.

#### ASSESSMENT:

Determined by the Assessor. Used to distribute the tax levy fairly across all properties based on market value.

#### TAX RATE:

Calculated last. Computed by dividing the tax levy by the total taxable assessed value of all properties.

## WHY TAX RATES ADJUST WHEN PROPERTY VALUES CHANGE



Total Townwide Assessed Value



Tax Levy  
(Amount to Be Collected)



Tax Rate Adjusts Accordingly



## Did you know?

Revaluations don't raise taxes. They update how existing taxes are divided among properties.

If total assessed value across the Town increases, but the tax levy remains the same, the tax rate generally decreases. Each property owner's share of the levy depends on how their assessment compares to the rest of the tax base.

# 2026 TOWNWIDE PROPERTY REVALUATION GUIDE

## What Property Owners Can Expect

The townwide property revaluation is a multi-step process designed to provide transparency and opportunities for review.

## Public Information Meetings & Office Hours



Public Information Sessions will also be available via Zoom and recorded for later viewing.

**Public Information Sessions:** Large-group presentation that explains the revaluation process as a whole, including why it's happening, the timeline, what residents can expect, and upcoming steps. These sessions focus on shared information and general questions. **No registration required.**

**Office Hours:** Smaller, informal meetings where residents can speak in smaller groups with Town officials. These sessions provide an opportunity to ask more specific questions about the revaluation process and next steps in a conversational setting. **Sign up online:**



### Public Information Session #1

No pre-registration required, open to all!

Wednesday, February 4, 2026, at 6PM

Perinton Community Center - Room 204  
1350 Turk Hill Rd. Fairport, 14450

Zoom Meeting Webinar ID 818 6621 6062



### Public Information Session #2

No pre-registration required, open to all!

Tuesday, February 10, 2026, at 6PM

Perinton Community Center - Room 204  
1350 Turk Hill Rd. Fairport, 14450

Zoom Meeting Webinar ID 821 4739 3058



### Office Hours #1

Thursday, Feb. 5 at 5PM

Perinton Community Center  
Room 208B  
1350 Turk Hill Rd. 14450

Sign up: [perinton.gov](http://perinton.gov)

### Office Hours #2

Saturday, Feb. 7 at 2PM

Perinton Community Center  
Room 204C  
1350 Turk Hill Rd. 14450

Sign up: [perinton.gov](http://perinton.gov)

### Office Hours #3

Thursday, Feb. 12 at 1PM

Perinton Community Center  
Room 208B  
1350 Turk Hill Rd. 14450

Sign up: [perinton.gov](http://perinton.gov)

### Office Hours #4

Saturday, Feb. 14 at 10AM

Perinton Community Center  
Room 204C  
1350 Turk Hill Rd. 14450

Sign up: [perinton.gov](http://perinton.gov)

## Revaluation Timeline

### Feb. 2026-Notification

Property owners will receive a mailing from the Assessment Office with their preliminary assessment. This reflects an estimate of the property's current market value.



### Resident Review Period

Property owners are encouraged to review their preliminary assessment and compare it with recent property sales. If a property owner agrees with the assessment, no action is required.



### March 2026-Informal Reviews

If a property owner believes additional information should be considered, they may:

- Submit documentation in writing to the Assessor
- Submit documentation by email to [2026Update@perinton.gov](mailto:2026Update@perinton.gov)
- Schedule an in-person informal valuation review appointment. Note, Informal review appointments are limited in length and focus solely on property market value. Book on [www.perinton.gov](http://www.perinton.gov).



May 2026

After informal reviews are completed and decisions are sent, tentative assessments will be issued. Property owners who disagree with the outcome of an informal review will receive instructions on the formal grievance process.

# 2026 TOWNWIDE PROPERTY REVALUATION GUIDE

## Revaluation Quick Facts

### What's Happening:

The Town of Perinton is conducting a townwide property revaluation, which started in 2025, to update property assessments so they reflect current market value and are applied consistently across all properties.

### Why Now:

The last townwide revaluation was completed in 2018. Since then, real estate markets have changed unevenly, causing assessments to fall out of alignment over time. The 2020 revaluation was cancelled due to the COVID-19 pandemic.

### When:

- February 2026: Preliminary assessments mailed to property owners
- March-April 2026: Informal review period
- May 2026: Formal grievance period
- July 2026: Final Assessment Roll filed

### What This Does:

- Updates how property taxes are distributed based on the current market value
- Improves consistency across all property types
- Helps prevent tax shifts caused by outdated assessments

### What This Does Not Do:

- Does not set tax rates
- Does not increase tax budgets
- Does not determine individual tax bills

### What Property Owners Should Do:

Review your preliminary assessment when it arrives, and feel free to do your market research on your property. **If you agree, no action is required. If you disagree, submit a written request by mail or email to [2026Update@perinton.gov](mailto:2026Update@perinton.gov) or schedule your informal review.**



### What DOESN'T Change: Town Budget/Tax Levy

The Town budget and tax levy are set through the budget process. It does NOT change because assessments change.



### What DOES Change: Townwide Revaluation

Updates assessed values to reflect current market conditions. In a rising market like ours, the total assessed value increases.



### RESULT: Tax Rate Adjusts Automatically

$\text{Tax Rate} = \text{Tax Levy} \div \text{Taxable Assessed Value}$ . When total value goes up and the levy stays the same, the tax rate generally goes down.

## FAQs:

**1. Will a townwide property revaluation increase my taxes?** A revaluation does not determine how much tax revenue the Town collects. Property taxes are driven by budgets set by the town, school districts, county, village, and special districts. A revaluation updates how the tax levy is distributed among property owners based on current market value.

**2. If my assessment increases, will my taxes automatically increase?** Not necessarily. When assessments are updated townwide, the tax rate adjusts to reflect the total taxable value of all properties. Changes to individual tax bills depend on multiple factors, including budgets, exemptions, and how a property's assessment compares to others.

**3. When would any changes appear on a tax bill?** Any changes related to the revaluation would first be reflected on the 2026-2027 tax bills, after assessments are finalized.

**4. What if I believe my assessment is incorrect?** Property owners may request an informal valuation review if they believe relevant information about their property should be considered. This may be done by submitting written documentation, by email, or an in-person appointment. See our "Informal Review Guide" on the next page.

**5. What does an informal valuation review cover?** Informal reviews focus only on a property's estimated market value and the information used to determine it. The review process does not address tax rates or tax bills.

**6. Why not just leave Assessments alone?** When property values change over time and assessments are not updated, some properties can end up paying more property taxes while others pay less. This happens because assessments no longer reflect current market values.

### Website

[www.perinton.gov](http://www.perinton.gov)

### E-mail

[2026Update@perinton.gov](mailto:2026Update@perinton.gov)

### Phone

(585) 223-1248



# 2026 TOWNWIDE PROPERTY REVALUATION GUIDE



Ask our Assessment Office if you qualify for any tax exemptions!

## Informal Review Guide for Perinton Residents

An informal review is an opportunity for property owners to share information with the Town Assessment Office if they believe their preliminary assessment does not reflect current market value. If you agree with your preliminary assessment, no action is required.

### What Is an Informal Review?

An informal review allows property owners to submit information they believe should be considered when estimating the market value of their property. Informal reviews focus only on market value, not tax rates or tax bills.

### When Should You Request a Review?

You may wish to request an informal review if, after reviewing your preliminary assessment and comparing it with recent property sales, you believe relevant information about your property has not been fully considered.

### How to Prepare

Before requesting an informal review, property owners are encouraged to gather and review information that helps establish current market value, such as:

- Recent sale prices of similar properties
- A recent sale or listing of your property
- A recent appraisal (not prepared for a mortgage transaction)
- Documentation of property conditions or characteristics that may affect value
- Photographs or other supporting information

### How to Request an Informal Review

Property owners may submit information in one of the following ways:

1. **By Email:** Send documentation to [2026Update@perinton.gov](mailto:2026Update@perinton.gov) using the subject line: Informal Review. Please include your parcel ID number and property address.
2. **By Mail:** Send written information to: Town of Perinton Assessment Office, 1350 Turk Hill Road, Fairport, NY 14450
3. **In-Person (By Appointment Only):** Property owners may schedule a brief, in-person informal review appointment. Appointments are limited in length and focus solely on market value. Book on [www.perinton.gov](http://www.perinton.gov).

### Important Things to Know

- Informal reviews and written submissions address market value only
- The Assessment Office does not determine tax rates or tax bills
- Supporting documentation is required for consideration
- Assessments may increase, decrease, or remain the same
- Decisions following informal reviews are mailed to property owners

### After the Informal Review

If you disagree with the result of an informal review, instructions will be provided on how to pursue the formal grievance process through the Board of Assessment Review. An informal review is not required to file with the Board of Assessment Review.



## Know your Property Tax Exemption Options:

You may qualify for property tax exemptions that can reduce your property tax bill.

Common exemptions include:

- Senior Citizen
- Persons with Disabilities and Limited Income
- Veterans
- School Tax Relief (STAR)
- Volunteer Firefighter

### Local Exemptions (Town Administered)

Local exemption applications are due 3/1.

**Senior Citizen Exemption:** Available to qualifying homeowners age 65 or older. Exemptions are income-based and applied on a sliding scale. The property must be the owner's primary residence.

**Persons with Disabilities and Limited Income:** Income-based exemption available on a sliding scale for qualifying homeowners. This exemption cannot be combined with the Senior Citizen Exemption.

**Veterans Exemptions:** Available to honorably discharged veterans and applied to Town, County, and Village taxes. Documentation is required.

**School Tax Relief (STAR):** The STAR program is administered by New York State, not the Town. For information, visit [tax.ny.gov/star](http://tax.ny.gov/star) or call (518) 457-2036.

**Volunteer Firefighter:** An enrolled volunteer member of an incorporated volunteer fire company, fire department or ambulance service with a minimum of two years of service may apply for a partial real property tax exemption on their primary residence.

### Need Help?

Town of Perinton Assessment Office  
1350 Turk Hill Road, Fairport, NY 14450  
(585) 223-0770 | Monday-Friday,  
9:00 AM-5:00 PM

## RESOURCES & STAYING INFORMED

**Website:** [www.perinton.gov](http://www.perinton.gov)

**Email:** [2026Update@perinton.gov](mailto:2026Update@perinton.gov). Please include your parcel ID number and address when submitting information. Property owners may submit documentation or questions related to informal valuation reviews by email.

**Assessment Office Contact:** (585) 223-1248



Department of  
Taxation and Finance

The New York State Office of Real Property Tax Services provides additional educational materials about reassessments and property taxes.



Scan the  
QR Code

[tax.ny.gov/research/property/assess/reassess.htm](http://tax.ny.gov/research/property/assess/reassess.htm)