

**Town of Peru  
Office of the Assessor  
3036 Main Street  
Peru, NY 12972**

Dear Property Owner,

An annual update has been completed for the 2022 assessment roll. Over the past several years, we have seen the real estate market progress to record heights. As a result, many property values have increased significantly. While it should be considered a good thing that your most valuable asset, your home, is appreciating in value, I understand the concern as to how this will affect your tax burden.

Please remember, the Assessor does not set the amount of taxes you will pay. My goal as your assessor is to set a fair and equitable assessment roll whereby each property owner will pay only their fair share in the tax levy as determined by the County, School and Town budgets. When assessments increase, and taxing jurisdictions (town, school, etc.) remain fairly consistent in their budgets, the overall tax rate should decrease.

In short, when assessments go up, the tax rates go down.

Without the reassessment, you would pay the increase in tax without the benefit of the increase in the value of your property. Also, if an update is not done by the Assessor, the State of NY will place an equalization rate less than 100% on all properties thereby "artificially inflating" the value on all properties. This is a much less equitable method of increasing assessments without the input of the local Assessor.

If you choose to contest your assessment, either with me at an informal hearing date or with the Board of Assessment Review, please bring evidence as to why you believe your property should not be assessed as it is.

Examples of evidence would be photos of the condition of the home, your own research on other comparable sales, an estimate of market value from a realtor, or an appraisal from a licensed appraisal professional. Without providing sufficient evidence for the Assessor or the Board of Assessment Review, we cannot make an informed decision to accept or deny your request for a reduction in assessment.

Also, if you do choose to contest your assessment, please visit the New York State Department of Taxation and Finance website for all of the information and forms you will need.

The website is: <https://www.tax.ny.gov/pit/property/contest/contestasmt.htm>

Of course, I am here to answer any questions you may have. Please understand that it will be an extremely busy time in my office and I will do my best to address any concerns you may have prior to grievance night.

**Please call 518-565-4760 for an appointment.**