







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
Your property tax bill:	\$3,000	Your property tax bill:	\$2,917 (\$83 decrease) 

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
Your property tax bill:	\$3,000	Your property tax bill:	\$3,000 (no change) 

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
Your property tax bill:	\$3,000	Your property tax bill:	\$3,085.60 (\$85.60 increase) 

- 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