

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

**Your assessment could increase, and your tax bill could decrease**

	Last Year	➔	This Year	
<b>Your Assessment</b>	<b>\$100,000</b>		<b>Your Assessment:</b> (5% increase)	<b>\$105,000</b>
<b>Total Value of the Town:</b>	\$50,000,000		<b>Total Value of the Town:</b> (8% avg. increase)	\$54,000,000
<b>Tax Levy:</b>	\$1,500,000		<b>Tax Levy:</b>	\$1,500,000
<b>Tax Rate:</b>	\$30 per \$1000		<b>Tax Rate:</b>	\$27.78 per \$1,000
<b>Your Property Tax Bill:</b>	<b>\$3,000</b>		<b>Your Property Tax Bill:</b> <u>(decrease \$83)</u>	<b>\$2,917</b>

**Your assessment could increase, and your tax bill could stay the same**

	Last Year	➔	This Year	NO CHANGE
<b>Your Assessment</b>	\$100,000		<b>Your Assessment:</b> (5% increase)	\$105,000
<b>Total Value of the Town:</b>	\$50,000,000		<b>Total Value of the Town:</b> (8% avg. increase)	\$54,000,000
<b>Tax Levy:</b>	\$1,500,000		<b>Tax Levy:</b> (2.86% increase)	\$1,542,855
<b>Tax Rate:</b>	\$30 per \$1000		<b>Tax Rate:</b>	\$28.57 per \$1,000
<b>Your Property Tax Bill:</b>	<b>\$3,000</b>		<b>Your Property Tax Bill:</b> <u>(no change)</u>	\$3,000

**Your assessment could decrease, and your tax bill could increase**

	Last Year	➔	This Year	
<b>Your Assessment</b>	<b>\$100,000</b>		<b>Your Assessment:</b> (5% decrease)	\$95,000
<b>Total Value of the Town:</b>	\$50,000,000		<b>Total Value of the Town:</b> (5% avg. decrease)	\$47,500,000
<b>Tax Levy:</b>	\$1,500,000		<b>Tax Levy:</b> (2.86% increase)	\$1,542,855
<b>Tax Rate:</b>	\$30 per \$1000		<b>Tax Rate:</b>	\$32.48 per \$1,000
<b>Your Property Tax Bill:</b>	<b>\$3,000</b>		<b>Your Property Tax Bill:</b> <u>(increase \$85.60)</u>	<b>\$3,085.60</b>

- 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](http://www.tax.ny.gov)