

## Town of Vienna - Assessment Department Monthly Report January 2025

- Exemption renewal notices have been mailed out and are being received and processed. 2,303 second notice reminders have been mailed to residential property owners pursuant to NYS mandate. Exemption processing will continue through the March 1<sup>st</sup> taxable status date.
- The Assessor reviewed several informal requests for a change of assessment. While most did not result in an assessment change, those that did are shown in the following table:

### Assessment Changes from Assessment Reviews

2025 Tax Roll	Requested	Reviewed	Assessed Value Change	Market Value Change
Sylvan Beach	7	5	\$9,300	\$25,833
Town of Vienna	7	7	(\$39,120)	(\$108,667)
<b>Totals</b>	14	12	(\$29,820)	(\$82,833)

- The number of sales the past month is well above average. Processed 37 sales for entry into the RPS database and for sales transmittals using department procedure AA-DC-03, RP-5217 (Sales) Review Process. All arm's-length sale property transactions since March 1, 2024, taxable status date have been reviewed for inventory comparison between tax records and sales listings with valuation changes made where applicable.

### Impact of Changes due to Sales, Splits and Merges

2025 Tax Roll	Total	Assessed Value Change	Market Value Change
Sales Reviewed	26		
Splits and Mergers	16		
<b>Totals</b>	35	\$587,470	\$1,631,861

- Valuation of closed building permits for the 2025 assessment roll continues. Sylvan Beach valuation changes were completed by 12/31/2024 and Town of Vienna valuations must be completed before tentative roll, and all that were completed before March 1, 2025, will be valued.

### Permits – Village of Sylvan Beach (306401) and Town of Vienna (306489)

2025 Tax Roll	Closed by Codes	Valued by Assessor	Assessed Value Change	Market Value Change
Sylvan Beach	54	54	\$359,635	\$998,986
Town of Vienna	116	119	\$1,092,520	\$3,034,778
<b>Totals</b>	170	173 <sup>1</sup>	\$1,452,155	\$4,033,764

- The Assessor is required to maintain at least 12 Continuing Education Credits (CE) per year starting in October 1, 2024 through September 30, 2025. The Assessor is registered through NYSAA for an Ethics course on 02/07/2025 to satisfy the education requirements for re-appointment in 2025.
- The Assessment Department continued work on a project to scan and upload the latest property transfer records in RPS, which includes the deed to each parcel within Town of Vienna. This work is being performed by the Assessor Clerk and is expected to complete in 2025.

<sup>1</sup> The Assessor has completed five permit projects not yet issued a C.O.O/C.O.C, but the work is complete. There are two permits closed by codes that have not been valued by the Assessor.

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Respectfully submitted,

**Phillip M. Amway, SCA**

**Sole Assessor**

Town of Vienna

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