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- Assessment reviews requested by Town Residents since March 2, 2026. There have been five requested assessment reviews for the 2027 assessment roll related to demolitions, fire loss or assessment complaint.

Assessment Changes from Assessment Reviews

2027 Tax Roll	Requested	Reviewed	Assessed Value Change	Market Value Change
Sylvan Beach	1	1	$50,720	$158,500
Town of Vienna	4	4	$(4,700)	$14,688
Totals	5	5	$46,020	$143,813

- Processed 23 sales for entry into the RPS database for sales transmittals using department procedure AA-DC-03, RP-5217 (Sales) Review Process. All arm's-length sale property transactions since March 2, 2026, have been reviewed for inventory comparison between tax records and sales listings with valuation changes made where applicable. All pending splits/merges that can be made have been completed.

Impact of Changes due to Sales, Splits and Merges – 2027 Assessment Roll

2027 Tax Roll	Total	Assessed Value Change	Market Value Change
Sales Reviewed	19		
Splits and Mergers	14		
Totals	33	$317,500	$992,188

- Valuation of completed building permits for the 2027 assessment roll is continuing. The number of completed and valued permits processed at this point in the assessment cycle is historically high.

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

2027 Tax Roll	Closed by Codes	Valued by Assessor	Assessed Value Change	Market Value Change
Sylvan Beach	43	43	$56,050	$175,156
Town of Vienna	135	138[1]	$2,296,396	$7,176,238
Totals	178	181	$2,342,946	7,321,707

- The Assessor is required to maintain at least 12 Continuing Education (CE) Credits per year starting on October 1, 2026, through September 30, 2027. The Assessor has completed a 3 CE credit course on the history of real property taxation and the responsibilities of the Assessor. Nine CE hours remain to be completed for the 2026/2027 year.

- An audit of Sewer Districts SW043 and SW072 is complete with the results presented to the Town Board during the October 7, 2026, meeting. All corrective actions are complete including making the necessary changes in the RPS database for the 2027 Assessment Roll and notifying impacted property owners about the audit and financial impact to their property tax bills that will be effective in 2028.

[1] Three Town of Vienna Building Permits have had valuations performed because work is verified complete, but a CoC has not yet been issued by Codes Enforcement.

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- The Assessment Department has started the 2027 exemption renewal cycle, with renewal applications mailed on October 1, 2026. The following table shows the typical exemption types and progress to date with renewal and new exemption application processing.

Exemption Renewals	Expected	Received and processed
RPTL §467 – Aged Senior	238	83
RPTL §459-c – Limited Income/Disability	19	5
RPTL § - Volunteer Fire/Ambulance Worker	23	22
Ag & Markets Law §305 – Agricultural Assessment	45	5
New Exemptions		
RPTL §458-a – Alternate Veterans Exemption	2	2
RPTL §458-a-Dis – Alternate Veterans Exemption	5	5
RPTL §458-b-Dis – Cold War Veterans Exemption	0	0
RPTL §458-b – Cold War Veterans Exemption	2	2
Ag & Markets Law §305 – Agricultural Assessment	1	1
Total new and renewed exemptions	335	125

Respectfully submitted,

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