Town of Vienna - Assessment Department Monthly Report
April 2026

- Assessment reviews requested by Town Residents since March 2, 2025. There have been 14 requested assessment reviews for the 2026 assessment roll related to demolitions, fire loss or assessment complaint. One of the assessment complaints was resolved after the tentative roll and will require Board of Assessment Review (BAR) using a stipulation agreement documented on form RP-524. The BAR will ratify the stipulation agreement when it meets on May 26, 2026.

Assessment Changes from Assessment Reviews

2026 Tax Roll	Requested	Reviewed	Assessed Value Change	Market Value Change
Sylvan Beach	6	6	($13,400)	($39,412)
Town of Vienna	8	8	($66,020)	($194,176)
Totals	14	14	($79,420)	($233,588)

- Processed 16 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 1, 2025, taxable status date 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 – 2026 Assessment Roll

2026 Tax Roll	Total	Assessed Value Change	Market Value Change
Sales Reviewed	38		
Splits and Mergers	18		
Totals	56	$638,440	$1,877,765

- Valuation of closed building permits for the 2026 assessment roll is complete.

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

2026 Tax Roll	Closed by Codes	Valued by Assessor	Assessed Value Change	Market Value Change
Sylvan Beach	43	43	$556,270	$1,636,088
Town of Vienna	116	120	$2,563,686	$7,540,253
Totals	159	163[1]	$1,845,256	$9,176,341

- The Assessor is required to maintain at least 12 Continuing Education (CE) Credits per year starting on October 1, 2025, through September 30, 2026. The Assessor has completed a 6 CE credit course on the administration of RP-467 and RP-459-c exemptions. The Assessor has also completed a 6 CE credit course on using Artificial Intelligence (AI) for assessment functions. This completes the 12 CE credits needed for 2026.
- The Assessment department has completed the 2026 tentative assessment roll and uploaded the RPS datafile to the Oneida County FTP site. The tentative assessment roll has been received back from Oneida County and a copy is available on the Town Clerk's office and the Assessor's office. The assessor has made notice of the 2026 tentative assessment roll in the Queen Central News including dates and times that the Assessor will be available with the tentative assessment roll and the date and time of the Board of Assessment Review (BAR)

[1] The Assessor has completed valuation of two projects not yet issued a C.O.O/C.O.C, but the work is complete or partially complete. The Assessor has valued two improvements that were made without an associated building permit.

hearing, which will be on May 26, 2026, from 4 to 8 pm at the Vienna Town Hall. A link to the 2026 tentative assessment roll will be placed on the town website on or about May 10, 2026.

Respectfully submitted,

Phillip M. Amway, SCA
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