

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

- Received the 2026 assessment roll files from the county on July 16, 2025. The new roll was uploaded to RPS on July 21 with NYS and BondarTech IT support on July 21, 2025. All entries on hold for final roll post processing have been made.
- A link to the 2024 final roll has been placed on the Town of Vienna webpage, and a notice of final assessment roll was published in the Queen Central News on July 7, 2025
- An exemption impact report has been prepared and sent to the Town Supervisor, Town Bookkeeper and Village of Sylvan Beach Clerk for use in developing the 2026 budget. This report is to be included with all draft budgets withing the assessing unit pursuant to Real Property Tax Law (RPTL) §495. A copy of the report is also posted on the Town bulletin board.
- Work on the 2026 assessment roll has begun with property transfers, building permits and exemptions.
- Assessment reviews requested by Town Residents since March 2, 2025. There have been three requested assessment reviews for the 2026 assessment roll related to demolitions and fire loss.

### Assessment Changes from Assessment Reviews

2026 Tax Roll	Requested	Reviewed	Assessed Value Change	Market Value Change
Sylvan Beach	0	0	(\$0)	(\$0)
Town of Vienna	3	3	(\$20,350)	(\$59,853)
<b>Totals</b>	<b>3</b>	<b>3</b>	<b>(\$20,350)</b>	<b>(\$59,853)</b>

- Processed 43 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

2025 Tax Roll	Total	Assessed Value Change	Market Value Change
Sales Reviewed	11		
Splits and Merges	3		
<b>Totals</b>	<b>14</b>	<b>\$133,770</b>	<b>\$393,441</b>

- Valuation of closed building permits for the 2026 assessment roll has commenced. Valuation of completed building permits will continue through 12/31/2025 for Sylvan Beach and 03/01/2025 for Town of Vienna outside of Sylvan Beach, consistent with the taxable status dates for each jurisdiction.

### 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	5	5	\$56,810	\$167,088
Town of Vienna	34	40	\$456,000	\$1,341,176
<b>Totals</b>	<b>39</b>	<b>45<sup>1</sup></b>	<b>\$512,810</b>	<b>\$1,508,264</b>

<sup>1</sup> The Assessor has completed valuation of six projects not yet issued a C.O.O/C.O.C, but the work is complete or partially complete.

## **Town of Vienna - Assessment Department Monthly Report July 2025**

- The Assessor is required to maintain at least 12 Continuing Education (CE) Credits per year starting in October 1, 2024 through September 30, 2025. The Assessor has completed a 6 CE credit course on reconstructing income and expense statements used in calculating the income approach to value. The Assessor has also completed a 12 CE credit course on using RPSv4 for town wide revaluations. All required training for 2025 is complete.
- The Assessment department is continuing a project to validate that all tax parcels shown on the new tax maps are reflected in the RPS software. A list of missing tax parcels, meaning those that are not in the RPS software, will be maintained until completion of the project. When the scope of any unaccounted-for parcels is determined, a disposition plan for the unaccounted-for parcels will be developed. This project is expected to continue through 2025 and into 2026. This project is ahead of schedule and will likely complete in 2025. All maps outside Sylvan Beach have been reviewed with corrections identified with supporting documentation. Sylvan Beach maps have been reviewed with issues identified. Working on corrections and supporting documentation.

Respectfully submitted,

**Phillip M. Amway, SCA**

**Sole Assessor**

Town of Vienna

315-245-2191 Menu Option 5

[assessor@townofviennany.org](mailto:assessor@townofviennany.org)