

## 2020 Municipality of Kinderhook Revaluation Project

This review of all real property is the result of a decision made by The Town of Kinderhook Town Board to create fair and equitable assessments at 100% of Market Value. It is done pursuant to Sections 301 and 305 of the New York State Real Property Tax Law (RPTL). It is the intent of the Town to complete the reassessment in accordance with Section 1573 RPTL, rules and procedures in order to qualify for State Aid.

To accomplish this in the most economical or fiscally responsible way it is the decision of the Town of Kinderhook to perform the project as a combined effort between the Town Assessor's office and the Columbia County Real Property Tax office. Columbia County will be aiding the Assessor with data verification, valuation support and guidance.

The first step is to verify the inventory data currently on file. Previously a complete data collection was conducted in 2013 this will only be a data VERIFICATION. During this process either the Assessor or the County Data Collector will be briefly visiting each property to verify the inventory on record and take a digital photo.

In some cases this can be done from the public right of way. In other cases it will be necessary to knock on the door before we take new measurements or access the rear of the property. Unfortunately due to time constraints, weather and associated costs we cannot make appointments during this process. We do expect the process to start immediately.

The second step in the process begins once the verification of all 3800+ parcels is complete. At that time Data Mailers will be sent to each property owner with a listing of their inventory. Owners will be able to return the mailers with corrections if necessary. The due date to have the data mailers returned is December 15<sup>th</sup>, 2019.

Once the information has been verified and updated from the Data Mailers, the next step is the formulation of values for each parcel. At present, the plan is to have new assessed values in the mail to parcel owners by Mid-March, 2020. With each assessment notice there will be instructions to follow if a parcel owner believes that their property is not at Full Market Value based on the Sales Comparison Approach. Parcel owners will be able to schedule 10 minute "Informal" meetings to present documentation proving their opinion of value, a form will be available for each parcel owner that makes appointment that is to be completely filled out and presented at said meeting. After review, the parcel owner will be notified in writing of the result, either via postal mail or electronic mail, all changes will appear on Tentative Roll published May 1<sup>st</sup>, 2020.

PLEASE NOTE: No determinations will be during these informational meetings.

If you would like more information visit the Town of Kinderhook website or email [tokassessor@fairpoint.net](mailto:tokassessor@fairpoint.net) and continue to check back for any updates.

Thank you for your patience, cooperation and understanding during this process,



Royce G. Noblin, Jr.  
Assessor, Town of Kinderhook