



Nassau County Department of Assessment

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Overview of Assessment Schedules

as mandated under Section 523 (b) of NYS RPTL as amended

- **2007-2008 Assessment Roll was finalized on April 1, 2007.** Because of the 14-month assessment lag imposed by Section 523 (b), the Department of Assessment could only use 2004 and 2005 real estate sales to establish residential assessment values on the 2007-08 roll (as of January 2, 2006). With the exception of Nassau, every assessing jurisdiction conducting a reassessment in NY used 2006-2007 sales to set 2007-2008 assessment values (which is more understandable and explainable than Nassau's current system). Also, Nassau is the only assessing jurisdiction in the state to use April 1 as the date to finalize its assessment roll.
- **January 2, 2007 – March 1, 2007** was the assessment grievance period for filing for changes that will be applied to the 2008-2009 Final Assessment Roll based on market values as of January 2, 2007.
- Changes can be made to the 2007-08 and 2008-09 Assessment Rolls through ARC/SCAR/Writs of Certiorari/Petitions. ARC/SCAR decisions, Writs of Certiorari, and Petitions are received and processed by the Department of Assessment throughout the year.
- To eliminate the refund liability to the county, reductions in assessed value (granted by ARC/SCAR/Writs/Petitions) that are received by the Department of Assessment by July 2007 will be applied to the 2007-2008 Assessment Roll and be used to calculate the 2007-2008 school and the 2008 general tax bills. Reductions received by the Department of Assessment after the tax warrants are issued in -may result in corrected tax bills generated by the town receivers.
- Assessment changes received in 2007 will also be applied to the 2008-2009 Final Assessment Roll. **A letter showing the reduced assessments applied to the 2008-2009 Final Assessment Roll will be mailed by September 30, 2007 and will reflect any reduction required by the 6% cap (as explained on page 2).**
- The 2009-10 Assessment Roll is considered the Department of Assessment's "working roll" and will be approved as a tentative roll on January 2, 2008.
- **Assessment Disclosure Notices/Change of Value Letters will be mailed on or about November 3, 2007 and will indicate the market values for homes (as of January 2, 2008) for the 2009-10 Assessment Roll.**

- ARC decisions will be mailed by March 10. A small number can exceed the deadline as specified under statute.

ARC cases (residential and commercial) that were applied to the 2007-2008 Final Assessment Roll: 362 from 2004; 111 from 2005; 164 from 2006; and 225 from 2007

Section 523 (b)

8. The final determination of the commission upon applications for the correction of an assessment already heard shall be rendered not later than the tenth day of March in the year following the year in which the tentative assessment roll is published, or such later date as may be permitted by the board of assessors, in order that the final assessment roll may be prepared for publication on the first business day in April; provided, however, that the commission may continue to take testimony and render determinations on applications subsequent to March tenth. The board of assessors, upon receipt of such determination, shall correct its assessment rolls. The receiver of taxes of any town in which the property is situated shall issue corrected tax bills in accordance with such determination within thirty days after entry of a final determination by the commission. *

** NB Effective until December 31, 2012*

- Property owners have 30 days to file a SCAR petition or Writ of Certiorari after receiving the ARC decision or the last business day in April – whichever is later.
- Property Exemptions filed by January 2, 2006 will be applied to the 2007-08 Assessment Roll. Conversely, because of Section 523 (b) and the 14-month assessment lag, residential sales occurring in 2006 were used to establish the 2008-09 Assessment Roll.
- Beginning with the 2007-2008 Assessment Roll (the first roll outside of the jurisdiction of the New York State Supreme Court and in accordance with Section 1805 of Article 18 of the NYS Real Property Tax Law), “the assessed value of any individual parcel in Class 1 (residential) in any one year, as measured from the assessment on the previous year’s assessment roll, **cannot increase by more than six percent in one year or twenty percent in any five-year period.**”
- The 6% cap is applied to the assessed value of a property – not the market value – and does not apply to value added on to a property due to additions or renovations. If the new assessed value is less than the 6% increase over the previous year’s assessment, the actual (lower) assessment is used. If a property changes from Class 2 (condos and co-ops over three stories) or Class 4 (commercial) to Class 1 (residential), the assessed value from the previous year is used to calculate the Class 1 six percent cap.

See attachment for examples of how the 6% cap would apply on a residential property.