

Real Property 2026 Revaluation Update

Previous Background Information

In an effort to ensure fair and equitable property assessments, a town wide reassessment was conducted for the 2026 Assessment Roll and all property values were brought up to full market value. The Town has a four-year assessment cycle agreement with New York State. This means that every 4 years we analyze all the property sales in the Town to determine if adjustments to assessments are warranted. We have completed town wide reassessments for years 2014, 2018, 2022, 2026

Revaluation Update: Tentative Assessments Online

Change in assessment notices will be mailed on or before March 1st 2026

Informal Review Meetings to discuss the Preliminary Assessment will be held Wednesdays, Thursdays & Saturdays starting March 11th - through April 30th 2026. Appointments will be limited to 15 minutes.

To make an appointment please call 607-377-4048 – phone appointments can be made for property owners that are unable to attend a meeting in person. Because the responsibility is on the property owner to provide the Informal Review Official with evidence of why the Preliminary Assessment is incorrect, it is **VERY IMPORTANT** that the property owner does their “homework” prior to attending an Informal Review meeting. We have available, online and at the Town Hall, forms that will assist the property owner with this process.

All property owners that attend an informal review (whether in person, by phone or mail) will be notified of the Assessors’ decision the second week of May 2026.

Formal Grievance Process (Forms Due by May 28, 2026 no later than 8pm)

The result of informal reviews will be incorporated in the Tentative Assessment Roll published on **May 1, 2026** and the **formal grievance** process will then begin. The 2026 Tentative Assessments for all properties, Grievance Forms, instructions & procedures are available in the Assessors’ Office and through the website.

The **Board of Assessment Review** is the body which reviews all requests for changes in assessments, through the formal grievance process; it is an independent board composed of 5 Pulteney residents with expertise in property valuation. This board meets on **Grievance Day, Thursday, May 28, 2026 3-5pm and 6-8 pm** to hear all complaints in relation to assessments.

You are encouraged to meet or speak with the Assessor well prior to Grievance Day with any questions or concerns. All grievances (requests for changes in assessments) **MUST BE SUBMITTED NO LATER THAN 8PM ON THAT DAY, MAY 28, 2026** and must be submitted using the official Grievance form, as prescribed by NYS Law. However, you do not need to appear in person if you do not wish to, and can either mail in your forms or drop them by the Assessors’ Office instead. All grievance forms (along with supporting data) submitted on or by **May 28, 2026** will be examined by the Board of Assessment Review and their decisions will be mailed to property owners in June.

607-377-4048

Cherokee Roe – Assessor assessor@pulteneyny.com

The Assessor’s office is located at 9226 County Route 74 Pulteney NY 14874

