

2026 Assessment Review Worksheet for Property Owner

The Town's Opinion of Market Value

What does the town believe your property would sell for on the open market? (Please note: Per NYS Real Property Law, the valuation date for the 2026 Final Assessment Roll is July 1, 2025.)

Start with the assessed value of your property:

Assessed Value: \$_____

To find the town's estimate of full market value of your property, divide the assessed value by 0.84.

(For example, if the assessed value of your property is \$200,000, the estimated full market value is $\$200,000 \div 0.84$, or \$238,095.)

Town's Estimate of Full Market Value: \$_____

Your Opinion of Market Value

What do you believe your property would sell for on the open market?

My Estimate of Full Market Value: \$_____

Be prepared to explain how you determined this estimate. (One common way to justify your estimate is to find at least 3 recent sales of properties *similar to yours*. The Monroe County website has a sales comparison feature to assist in your search: <https://www.monroecounty.gov/etc/rp/> You can record these recent sales on the next page of this worksheet.)

Property Condition Issues (If applicable)

Does your property have any major condition issues affecting value? Examples:

- Structural problems
- Foundation issues
- Water damage
- Roof replacement needed
- Outdated systems

Be prepared to provide documentation of any major condition issues. This includes current pictures and estimate(s) of cost to repair.

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Property Address: _____

Property Tax ID #: _____

Owner's Name(s): _____

Mailing Address: _____

Daytime Phone #: _____

	Your Home	Recent Sale #1	Recent Sale #2	Recent Sale #3
Street Address				
Lot Size (Acres)				
Style (Colonial, Ranch, Cape, etc.)				
Year Built				
Sq. Ft. of Living Area				
Number of Bedrooms				
Number of Bathrooms (Full/Half)				
Extras (Garage, Porch, Deck)				
Extras (Pool, Fin Bsmt)				
Sale Date				
Sale Price				
Sale Price per Sq. Ft.				

Has your home been appraised within the past 2 years? _____

If yes, appraisal amount _____ (Attach copy of appraisal)

Has your home been listed for sale within the past 2 years? _____

If yes, when _____ and the listing price? _____

Has your home sold within the past 2 years? _____

If yes, when _____ and the sale price? _____

List any renovations made to the property since your purchase (i.e. additions, pool, baths, deck, porches, finished basement, interior remodeling).

Additional Information: _____

Owner's Signature: _____

Date: _____