

“The Heart of the Park…Where the Eagle Soars”

**Town of Shandaken** P.O. Box 134, 7209 Rte. 28, Shandaken, NY 12480 *www.shandaken.us*

Supervisor: (845) 688-7165

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Town Clerk: (845) 688-5004

Justice Court: (845) 688-5005

**Assessor: (845) 688-5003**

ZBA/ZEO/Planning: (845) 688–5008

Highway: (845) 688-9901

Fax: (845) 688-2041

Hi Folks,

I want to clear some things up for the residents of Shandaken.

First, I am the Assessor for the Town of Shandaken and I think that your assessment needs some explaining.

All of you may have noticed an increase in your Full Market Value (FMV). That is a reflection of the increased prices of properties that have sold in the Town of Shandaken market.

It utilizes our **new** Equalization Rate (EQ). Now 23.9%, previously 25.5%. That number is set by New York State Tax and Finance and the Assessor’s office and is based on actual sales that have occurred in the town recently.

What your FMV means to you…

Based on sales data, your home is more valuable. That means more equity for loans, higher value of renovations will be allowed in the flood plain, and you can expect a higher price if you choose to sell.

**Now for the important part.**

**Your taxes are based on your share of the value of the whole town (your assessment),** and the **Town, County, and School budget**. Your assessment is what your portion of the tax base is derived from, so **unless there has been a change in your inventory (addition to square footage, new deck, more bathrooms, renovations, etc.), your taxes will only reflect changes in the Town, County, and School budgets as always.**

So, to finish up, unless you added something to your property like an in-ground pool, an addition, a bathroom, a fireplace, a deck, renovation, etc., your assessment will not be affected and your taxes will only change based on the Town, County, and School budgets.

If you need a more specific explanation, please don’t hesitate to call my office and leave callback info and I will pull your file and go over any issues you may have.

Peter DiModica Assessor Chair

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