

**Town of Ancram**  
**Rene DeLeeuw, Assessor**  
**1416 County Route 7**  
**Ancram, NY 12502**  
[ancramassessor@gmail.com](mailto:ancramassessor@gmail.com)

March 1, 2023

Dear Property Owner,

Pursuant to Section 511 of Real Property Tax Law, please be advised that the preliminary assessment shown on the Assessment Disclosure Notice will become the assessment for your property on the tentative assessment roll to be filed on or before May 1, 2023. The preliminary assessment is based on the market value of your property as derived from recent selling prices of comparable properties. **THIS IS NOT A BILL.**

The taxes listed on the reverse of this letter are for illustration purposes to show the projected effect of the reassessment. Changes to exemptions may not be included in this projection. Please note the Assessor determines **VALUES** not taxes. The purpose of a reassessment is to create fair and equitable property assessments so that each property is apportioned its fair share of the tax burden. The municipality does not gain increased revenues by increasing assessments. The first time your new assessment will be used to determine taxes will be in September 2023 for school taxes.

If you disagree with your preliminary assessment, you may present information to support your determination of value. This can be done during the informal review time period., March 6<sup>th</sup> – 17<sup>th</sup>. If you cannot make an appointment on the dates below, you may submit a written request using the [informal worksheet](#). They can be picked up at the Town Hall during normal business hours or printed from the Town of Ancram website. Completed requests can be mailed, emailed or dropped off at the Town Hall no later than March 25<sup>th</sup>.

If you are making an appointment, you must be prepared to support your determination of value. This can be done using the above mentioned “informal review worksheet” or by providing other supporting documentation. Examples of other supporting documentation include: a recent appraisal, recent sales of similar property in your neighborhood, photos depicting actual physical condition of the property and a recent listing of the property. Please see [www.ancramny.org](http://www.ancramny.org) and follow the links on the Assessors page for more detailed information concerning reassessments, determining market value and much more.

Appointments can be scheduled for any on of the following dates: March 6<sup>th</sup> 9am-12noon and 2pm- 4pm, March 7<sup>th</sup> 9am-12noon and 2pm- 4pm, March 8<sup>th</sup> 9am- 12noon, March 9<sup>th</sup> 9am -12noon, March 10<sup>th</sup> 9am-12noon, March 13<sup>th</sup> 9am- 12noon and March 14<sup>th</sup> 9am-12noon. Appointments are 10 minutes per parcel. No decisions are made during the appointment. You will be notified of the results by mail in early May. Each property owner should examine the tentative roll, published on May 1<sup>st</sup>, regardless of the Assessment Disclosure Notice, informal review determination, or any discussions at the informal review.

If you disagree with the results of the informal review, your next step would be to file a grievance with the Town’s Board of Assessment Review. Grievance Day will be held in May. More information and forms are available on our website.

**To schedule an appointment please call Columbia County Real Property Office**  
**518-828-7334 between 9am and 5pm**

**Do not call the Town Hall or the Assessors Office**