

TOWN OF COPAKE

ASSESSOR REPORT

LYNN C. HOTALING

May 2023

- Processed (25) sales for the month of May 2023
- Processed (45) Building Permits and (16) COs from Building Inspector
- Processed (0) maintenance notifications from Columbia County Mapping (these include any of the following each month: acreage changes per deeds or surveys filed, splits, mergers, boundary line adjustments). These will be on pause until we go to 2024 processing. (Anything after March 1st must, by law, wait until the next assessment roll).
- Continued to update mailing address changes from owners, School Tax Collector, Town Tax Collector, County Treasurer
- 2023 Tentative Roll was published May 1st
- 2023 Taxable Value of town increased \$15,600,000* over the 2022 Taxable Value (**keep in mind, this is before any 2023 SCARs & Article VIIs are filed & decided*)
- 2023 increase in assessments are attributed to new construction (Building Permits), newly subdivided parcels, and/or corrected inventory
- Held special hours by appointment for anyone with questions on assessments
- Mailed (117) Notices of Change in Assessment & (30) Notices of Exemption Removal
- Grievance Day held May 24th, 4-8 pm, with 10 applications received (*including 2 from Camp Pontiac & 2 from Yonder View LLC which is currently in court from 2022*)
- Columbia County Board of Supervisors adopted 3 local laws this month:
 - *Volunteer Firefighter/Ambulance Worker Exemption (repealed the 10% exemption cap w/ limit of \$3,000)*
 - *Senior Citizen Exemption (increased income levels)*
 - *Low Income Disabled Income (increased income levels)*

These local laws will not impact County taxes until January 2025. Owners would have to apply with the assessor prior to March 1, 2024.

If the town chooses to adopt local laws regarding the above exemptions, I recommend doing so prior to November 1, 2023. Our exemption renewals are mailed annually in November, and we would need to know of any changes prior to this year's mailing. It is also my recommendation that the town consider making the same changes to the exemptions that are in line with the newly adopted Columbia County local laws.

- ❖ On May 26th, the town won the Article 78 case that was pending. Jonathon Tingley has been a great asset to the town on these cases.

Lynn C. Hotaling
Assessor

June 6, 2023
Date