

## Clayton Home Owners See No Assessment Hike--5/4/09

Homeowners in the Town of Clayton have something to look forward to besides Spring: no hike in their property assessments this year. The Town of Clayton Assessor, Denise Trudell, IAO, contributes this to “many negotiations and much statistical analysis.” Although New York State urged local assessors to trend residential values up this year, Mrs. Trudell felt that the comparable sales in the area was enough to allow the Town of Clayton to hold the line. Waterfront property values have also stabilized in the area, meaning that those property assessments will also remain unaffected. The Assessor stated, the Town is able to remain at 100% equalization without increasing any residential or commercial property assessments. Only those properties that have seen improvement will be affected by an increase in valuation. However, “vacant land in the township has continued to sell for higher than its assessed value,” she said. Vacant property owners will realize approximately a 5% increase in their property assessments.

A 100% Equalization Rate means that properties are valued at 100% of their market value. The Town of Clayton conducted a Revaluation last year, which brought the equalization rate from 57% to 100%.

It is important for residents to remember that although their tax bills come from the Town of Clayton, their total tax liability is distributed between the Town of Clayton, the Thousand Islands School District, Jefferson County, and if they reside within the Village of Clayton, to the Village as well,” stated Town of Clayton Supervisor Justin A. Taylor. Each year each entity sets a tax rate that determines how much money they will collect per \$1,000 of assessed value of the property. Currently, the tax rates are as follows:

- TI School District: \$9.38 per \$1,000 (2008-2009)

- Jefferson County: \$6.70 per \$1,000 (2009)
- Village of Clayton: \$5.73 per \$1,000 (2009/2010)
- Town of Clayton: \$1.30 per \$1,000 (2009)

As a tool for our taxpayers, the Town of Clayton has placed a Tax Calculator on their homepage, [www.townofclayton.com](http://www.townofclayton.com). Residents can view their tax liability to each entity by entering their assessment value into the calculator. In addition, the calculator includes a pie chart illustrating the distribution of their tax dollars.

The Tentative Assessment Roll will be filed in the Town Clerk's Office on May 1, 2009, and published on the Town of Clayton's website thereafter, at [www.townofclayton.com](http://www.townofclayton.com). Notifications will be mailed out the first week in May, only to property owners who will realize a change in their assessment.

Be sure to check with the Town of Clayton Assessor to determine if you are eligible for STAR Basic or Enhanced, Veterans, or other exemptions that may help lower your taxable value. The Assessor's Office is open Monday through Friday, 9am to 3:30pm, and is located in the Town Hall at 405 Riverside Drive, Clayton. All exemption forms can be found on the Assessor's webpage at [www.townofclayton.com/assessor.htm](http://www.townofclayton.com/assessor.htm).