

Equalization rate dropped from 62% to 54% increasing School tax and upcoming Chautauqua County Taxes since they are both computed by calculated market value (Assessed value divided by Equalization rate)

No Equalization Complaints filed for Town of Portland or Chautauqua County for 2012

According to our research, the state was provided inaccurate data to set the new Equalization rate.

We were provided a document from the Town Assessor that she said she used to report the numbers to recalculate the Equalization rate. We have requested a copy from the state, through the Freedom of Information Act, to see what final list the state sent to the town on how the rate was finally calculated. We do not have that yet.

So working with what we had this is what we found.

On September 27, 2011, the state provided the town with a list of residential sales for the area. It states that by Real Property Tax Law 738 since 2008, that **only residential property** can be used for the rate calculation, without any exceptions. We talked to Bob Wright and Jerry Czup at the state and they said that list was **not used**.

The list provided by the town assessor was inaccurate in several ways. It had no residential properties and no sales. The list included appraised value for gas wells, commercial property, farmland and vacant lots, **NO RESIDENTIAL PROPERTIES**. We were able to identify 3 recent sales and some of these properties and the "Market" value provided by the assessor was far above the actual sales numbers.

In additions, we downloaded all the sales for the period 07-01-2010 through 06/30/11. From that list we used only arm lengths sales taking out all bank, county, estate and family to family sales leaving us with 34 transactions, real sales. There were sales way over appraised value and some under but guess what the final calculation was? 62.8%. Very close to what we had before the

That left us with the conclusion that we were provided the wrong data by the assessor or that the assessor used inaccurate data.

It also points out that there was no need to change the equalization rate and that the numbers were spot on to begin with.

We have documents, downloaded directly from the state websites, to back all this information

What can the town do to look into this and respond quickly?

We can't do this, the town must do it for us. We need your help.

Provide these docs to Board Members:

- Letter from State to Assessors 9/27/11
- Assessors list
- Inaccuracies found on Assessors List
- Sales List
- Real Property Tax Law 738
- Tax Burden for FCS Town of Portland Resident