

ASSESSORS REPORT

11/11/2020

Attached is the first report from the New York State Department of Taxation and Finance for the calculation of the 2021 Equalization Rate. The A Class is residential properties which is just the homes only. It shows the trend for 2021 at +5%. This means that the average home in the Town of Barre is under assessed by at least 5% for 2021. I will supply you with the updated chart every time the State comes out with new numbers. They will determine the overall rate if there is no update of values for 2021. The trend is +5% for all of Orleans County.

I have already started the 2021 update. All land categories are going up \$200 per acre. The acre that a house is on will be going up \$1,000. Change notices will be sent out in March once the State verifies that the increases are enough to be at 100%.

There have been 8 home sales in the Town of Barre since March. The combined 2020 assessed value of those homes was \$673,900. The combined sales price of those homes was \$853,800. The average of 26.69% above assessed value. This is the data used by the State to come up with trends. There are still several home sales yet to come in that will be well above current assessed value. Market is currently strong and values will increase for 2021.

Ag and Aged exemptions will be mailed out in the next month. Please feel free to contact me with any questions.

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CTY	MA	SWIS	MUNI	2021 Trends				2021 PDC CAMA	2021 PDC Sale Ratio	2021 MTA Ratio	2021 PDC Overall Ratio	Alt Sales Ratio
				A Class	B Class	C Class	D Class					
ORLEANS COUNTY 34												
	55	3422	BARRE	5								
	55	3424	CARLTON	5								
	55	3426	CLARENDON	5								
	55	3430	KENDALL	5								
	55	3432	MURRAY	5								
	55	3434	RIDGEWAY	5								
	55	3436	SHELBY	5								
	55	3438	YATES	5								
	55	349902	CAP 2	5								
	55	3420	ALBION									
	55	3428	GAINES									

Invalid sales ratio