



## ***A Notice from Your Assessor***

*A town-wide Reassessment has been conducted in the Town of Canaan.*

Per *Real Property Tax Law*, residential values are determined by the market (Sales). The market has changed significantly since the last reassessment in 2018.

Prior to applying the new assessments, the State determined Canaan's assessments to be at a level of 75%. The new Assessments are at 100% of Full Market Value.

You will receive a notice in the mail from the Assessor within the next week or so. This notice will show last year's assessment and your new 2024 assessment.

If you do not receive your notice, you can follow the link on the front page of the Town's website under "Town of Canaan's Assessment Roll". This link is towards the bottom of the page.

On the reverse side of the notice, you will find additional information/instructions. If you disagree with the new value, please follow these instructions. Forms can be found on our website or picked up in the Town Hall.

Please keep in mind, when all assessments are increased the Tax Rate itself will go down. No additional revenue is collected.

The Assessor does not know how your assessment change will affect your individual tax bill.

If you have additional questions please check our website, most answers can be found there. If you do not find the answer, you can email or call the Assessor. Please do not call the Town Clerk's office.

[Assessor@canaannewyork.org](mailto:Assessor@canaannewyork.org)

518-781-3433

*Kimberly Smith*

Assessor

Town of Canaan

518-781-3433

**Office Hours**

Wednesdays 8am – 12 pm

Mondays by Appointment

Editorial services on the Town of Canaan New York Newsletter provided by L. Spencer Humphrey and Donna Mattoon.

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