

**Question  
and  
Answer Continued...**

**What is STAR?**

The School Tax Relief (STAR) is a program that provides partial exemption from school property taxes for owner-occupied primary residences. There are two kinds of STAR exemptions: The Enhanced Star and the Basic Star.

**I am a senior citizen, do I qualify for the Enhanced Star exemption?**

The Enhanced Star exemption, which exempts up to \$50,000 of the full market value of a home, applies to seniors 65 years of age or older whose household adjusted gross income does not exceed \$70,650.

**I will turn 65 years old after the May 1st, deadline. Do I still qualify?**

Yes, as long as you turn 65 before December 31st of the same year.

**I don't qualify for the Enhanced Star. Do I qualify for the Basic Star exemption?**

Yes. The Basic Star, which exempts up to \$30,000 of the full market value of a home applies to any homeowner regardless of age and income, as long as they reside in that home.

**I already have an Enhanced Star exemption. Do I have to renew it every year?**

Yes. You are required by state law to renew your Enhanced Star exemption every year.

**Do I qualify for any kind of real property tax exemption?**

Real property used exclusively for residential purposes and owned by one or more persons, each of whom is sixty-five years of age or over, or real property owned by husband and wife, one of whom is sixty-five years of age or over, shall be exempt from taxation to the extent of per centum of the assessed valuation. If the maximum annual income is less than \$24,000 then the exemption is 50 percent of the tax obligation.

The real property tax exemption of real property owned by husband and wife, when one of them is sixty-five (65) years of age or over, once granted, shall not be rescinded solely because of the death of the older spouse so long as the surviving spouse is at least sixty-two (62) years of age.

Applications for a property tax exemption should be filed with the Assessor's Office before May 1st of each year.

**Does a revaluation mean that the School District will be collecting more property taxes?**

The amount of property taxes collected is the result of the budget approved each year for the School District. The purpose of a revaluation or an update is not to "make money" but to correct inequities in property assessments. A revaluation simply redistributes the tax dollars within the tax base, so that property owners pay only their fair share.

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**Lake Shore  
Central School  
District**

**Town of Evans  
Revaluation  
Process**



**Questions  
And  
Answers**

**Look for a special BUDGET edition of the  
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# Frequently Asked Questions about Revaluation



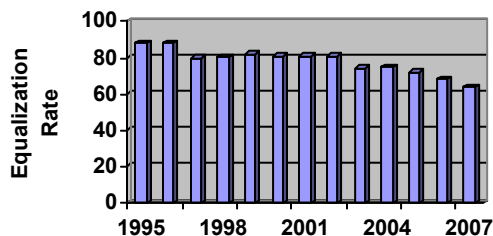
## What role does the Lake Shore Central School District have in the revaluation process?

School districts are not assessing agencies, but are directly affected by the assessment practices of the assessing unit, such as the Town of Evans, in which the district is located.

## What is an assessment?

Currently, a property's assessment in the Town of Evans is at market value as determined by the Town's Assessor. Market value, as defined by the International Association of Assessing Officers, is the "most probable price expressed in terms of money that a property would bring if exposed for sale in the open market. The sale should be in an arm's-length transaction between a willing seller and a willing buyer, both of whom are knowledgeable concerning all the uses to which the property is adapted and for which is capable of being used."

**Town of Evans Equalization Rates from 1995 to 2007**



## Is the Town of Evans assessing at full market value?

The Town of Evans has recently completed a town wide real property revaluation and is currently assessing all of its properties at 100 percent of their fair market value. A revaluation is meaningless unless it is updated periodically and kept in pace with changing market values. The last time that this process was completed was in 1990. New York State Real Property Tax Law, Section 302 mandates local municipalities to assess at a uniform percentage of value; based on that value, the state assigns an equalization rate to each municipality. The 2007 equalization rate assigned by the State of New York to the Town of Evans was 64 percent.

## How does the Assessor keep assessments in pace with market values?

"Updates", as they are called, are conducted by a systematic market data analysis of all locally assessed property. Through the assistance of regression analysis software programs, annual reassessments are accomplished by conducting field inspections; sales verifications; trend factors; income and expense updates for income producing properties; and neighborhood analysis for both, commercial and residential properties.

## If as a result, of this revaluation my assessment increases, won't my taxes also increase?

The effect of a revaluation on your tax bill may vary and there are a number of reasons why it is almost impossible to predict the impact on any individual property owner's tax bill. However, it is important to understand that real property and school taxes are based on the value of your property. It is also important to understand that the amount of taxes are determined by budgets and services provided by local municipalities. Most taxpayers do not mind paying their taxes, as long as they are fair, equitable, and comparable to similar properties. Historically, the Lake Shore Central School District has developed fiscally responsible budgets and only levied the necessary taxes for an average of **3.24%** since 1995, compared to an average Consumer Price Index of **3%** during that same time period. Therefore, taxes will only be levied as a result of a reliable budget process.

**Taxes Levied by the Lake Shore Central School District from 1995 to 2007**  
**Average Increase of 3.24%**

