

**Lima Assessor's Office**  
**2015-2016 Report of Activities**

During the next few years the tax base of the Town of Lima should be on the increase. The last few years has resulted in very little new construction. Even with the Governor's 2% limit on new taxes, the real property tax burden on residential property in western New York has been increasing each year. Without new construction, taxes for existing homeowners will increase.

It is important that all taxpayers understand the relationship that exists between taxes, assessed values and the resulting tax rate. Assessed values and tax levies are not directly related to each other. The tax levy or budget is represented by the amount of money that the School District, Town, County or Fire District needs to operate for a given year. These taxing authorities always receive the amount of money they need to operate each year. The share that each taxpayer will pay of the tax levy is determined by their assessed value. The total assessed value within a taxing jurisdiction is sometimes referred to the tax base. When the tax levy is divided by the

tax base, a tax rate is developed and used to collect the taxes. It is for this reason that the assessor only determines a taxpayer's share of a levy and never the tax itself.

In Livingston County individual assessed values are adjusted to the market value of property every four years. People living in neighborhoods where property values are increasing can expect to pay more tax. In areas where values are decreasing, taxes will also decline assuming that the tax levy remains the same. Residential property located in the town with 5 acres or more of land that were constructed after 1970 appear to have increased in value at the fastest rate. It is for this reason that taxpayer's should expect an increase in assessed values and taxes after the 2018 assessment update is completed.

The last time assessed values were adjusted to 100% or to value was in 2014. Since this time values in the Town of Lima have increased substantially, in keeping with an upward trend in property values in western New York. Values in the village have remained about the same.

Please feel free to come to the Assessor's Office at any time and I will show you actual sales in your neighborhood that you can use to compare with your own property.

Robert E. Morgan, Assessor

Town of Lima