

Town of Vienna - Assessment Department Monthly Report September 2024

- The Assessor certified the petition results for the proposed new Vienna Far East water district. Property owners of greater than 50% of the assessed value of the parcels within the proposed water district approved the creation of the new water district.
- The Assessor was installed as the Oneida County Assessor’s Association Secretary on September 19, 2024. This is a two-year term.
- The Assessor reviewed several informal requests for a change of assessment. While most did not result in an assessment change, those that did are shown in the following table:

Assessment Changes from Assessment Reviews

2025 Tax Roll	Requested	Reviewed	Assessed Value Change	Market Value Change	Reason
Sylvan Beach	1	1	(\$20,000)	(\$55,556)	Fire loss
Town of Vienna	1	1	(\$18,000)	(\$50,000)	Fire loss
Totals	2	2	(\$38,000)	(\$105,556)	

- Processed 35 sales for entry into the RPS database and for sales transmittals using department procedure AA-DC-03, RP-5217 (Sales) Review Process. All arm’s-length sale property transactions since March 1, 2024, taxable status date have been reviewed for inventory comparison between tax records and sales listings with valuation changes made where applicable.

Impact of Changes due to Sales, Splits and Merges

2025 Tax Roll	Total	Assessed Value Change	Market Value Change
Sales Reviewed	14		
Splits and Mergers	10		
Totals	21	\$485,540	\$1,348,722

- Valuation of closed building permits for the 2025 assessment roll continues. Sylvan Beach valuation changes must be complete by 12/31/2024 and Town of Vienna valuations must be completed before tentative roll, and all that were completed before March 1, 2025, will be valued.

Permits – Village of Sylvan Beach (306401) and Town of Vienna (306489)

2025 Tax Roll	Closed by Codes	Valued by Assessor	Assessed Value Change	Market Value Change
Sylvan Beach	45	45	\$214,265	\$595,181
Town of Vienna	84	84	\$667,310	\$1,853,639
Totals	129	129	\$881,575	\$2,448,819

- The Assessor is required to maintain at least 12 Continuing Education Credits (CE) per year starting in October 1, 2024 through September 30, 2025.
- The Assessment Department continued work on a project to scan and upload the latest property transfer records in RPS, which includes the deed to each parcel within Town of Vienna. This work is being performed by the Assessor Clerk and is expected to complete in late 2024.

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Respectfully submitted,

Phillip M. Amway, SCA

Sole Assessor

Town of Vienna

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