

2026 Townwide Reassessment/Revaluation:

The Town of Lima has initiated a townwide Property Revaluation (as has all of Livingston County) to update property values and align assessments with the current real estate market. Revaluation does not mean an increase in total taxes; it ensures property assessments reflect current market values as required by NYS Real Property Tax Law and taxes are distributed equally among properties.

What is a Reassessment/Revaluation?

The purpose of the reassessment is to ensure all properties are assessed fairly at a uniform level of assessment. Typically, assessments are adjusted to 100% of market value at the time of a reassessment. To complete the assessment, the Assessor will review property sales similar to your property along with other indicators. All assessments in the municipality will be reviewed to determine what assessments should be increased, decreased or remain the same. Assessments are determined by sales approach, cost approach or income approach for income producing properties. A list of Sales used for the 2026 Reassessment Project are available in the Assessor's office and on this website.

Why are Reassessment/Revaluations necessary?

The last townwide reassessment was 2022. The local real estate market has changed significantly, and the Town's equalization rate has declined substantially from 100% (we are currently 78-86%). Livingston County strives to maintain 100% equalization, hence the reason we complete a reassessment every 4 years. Conducting a townwide revaluation helps restore alignment between market values and assessments, improves transparency and supports a fair distribution of all property taxes.

Will I be notified of my change in assessment?

Yes, full disclosure notices (impact notices) will be mailed March 2026.

What if I agree with my Assessment?

If you agree with your new assessment, you do not need to do anything. The first time your new assessment will be applied will be the September 2026 School tax bill.

What if I Disagree with my New Assessment?

You should review your new assessment and compare it with recent property sales within your area. If you still disagree with your new assessment, you may request an informal meeting with your Assessor. Call the Assessor's office (do not email a request) immediately and schedule an appointment. Appointments may fill quickly so do not hesitate to call. All informal meetings will be completed by April 3 unless times fill sooner. If you leave a message please speak clearly, leave your name, address, a day & evening phone number. Please give me at least 48 hours to return your call.

Before your informal meeting property owners are encouraged to gather information to establish why they feel the current assessment is not a fair value such as: recent sales of similar properties, a recent appraisal, date stamped pictures that show condition of property. All documents must be left with the Assessor at time of meeting. Meetings will be 15 mins. Decisions will not be made that day, you will be mailed a new notification.

After the Informal Meeting:

If you disagree with the results of the informal meeting or you do not attend an informal meeting you may attend the grievance process at the Board of Assessment Review. For Lima this is at the TownHall, 7329 East Main Street, Lima ,NY on May 28, 2026 from 4:00-8:00pm. Documentation for this is available at the Assessor's office or the Town of Lima's website.