



# 2027 Roll Town-wide Revaluation

**Selection Committee Report  
to the Webster Town Board**

**December 19, 2024**

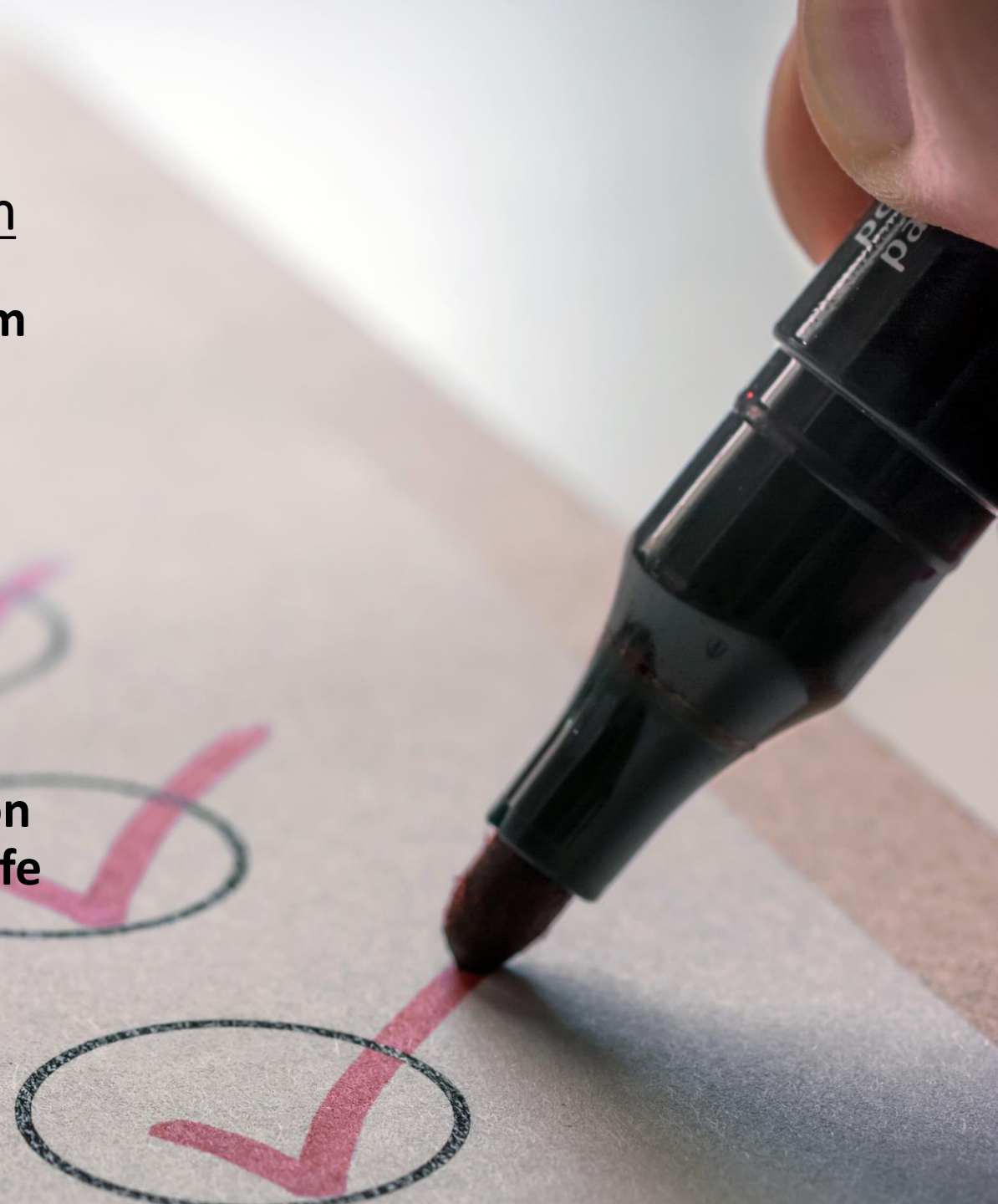




## Our Charge from November 7, 2024 Discussion

**For this project to be considered for funding from unallocated ARPA funds, which must be under contract by December 31, 2024, and spent by December 31, 2026:**

- **Solicit quotes for Professional Services based on a standardized outline of our own creation;**
- **Interview and compare the interested valuation firms' presentations, contracts, experience, references, etc.;**
- **Return on December 19, 2024 with a recommendation based upon our findings.**

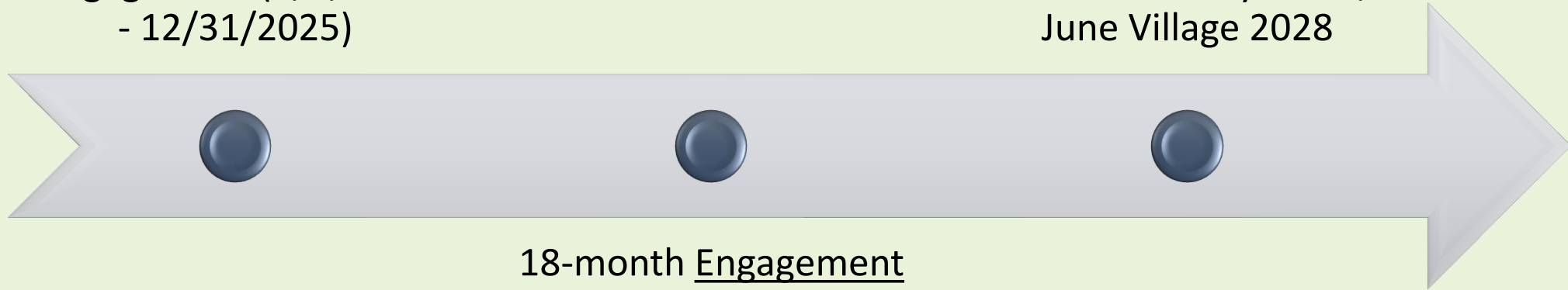


# 30-month Project Timeline

12-month Public  
Education prior to  
Engagement (1/1/2025  
- 12/31/2025)

The Results Tax Bills:  
Sept School 2027 / Jan  
Town & County 2028 /  
June Village 2028

18-month Engagement  
(1/1/2026 - 7/1/2027)



# Overview of the Engagement

Generally:

- Three main "Phases", typically
- Overlapping yet distinct
- Completion date: July 1, 2027 (2027 Final Assessment Roll)
- Starting now allows us to add a public education campaign PRIOR to Phase 1.

Public Education

Phase 1: Data Analysis



Phase 2: Valuation Production



Phase 3: Public Interaction

# Three firms in WNY were invited to provide quotes. Two replied:



**Williamsville / Clifton Park**

## Appraisal Services

- Reassessment Support (Revaluation)
- Annual Reassessment
- Sustaining Equity Program
- Public Relations and Education Programs
- Tax Certiorari Support Services (Court Testimony)
- Project Management and Project Design
- Needs Analysis Audit
- Ongoing Assistance with Office/Field Assessment Functions

[Get a City, Town, Municipal or Government Appraisal | GAR Associates | NY Appraisal Firm](#)



**KLW Municipal, Inc Buffalo**

## Municipal Appraisal Process

Our municipal appraisal team goes above and beyond the basic quality assurance requirements of New York State.

**1**

### **Examine property.**

Review the inventory of each property to ensure that all data is accurate.

**2**

### **Verify sales.**

Confirm the validity of recent sales obtained from the county.

**3**

### **Valuation.**

Certified General and Residential real estate appraisers will develop valuations for all of the properties within the municipality.

**4**

### **Support.**

Help property owners understand the evaluation process, assessments, and support the assessor in the formal grievance process.

[Municipal – KLW Group](#)

# Both firms:

- ✓ **Boast** that all their completed projects have been accepted by ORPTS\* at **100%** equalization rate; **decades of experience** in completing such projects; employing **State Certified Appraisers** on staff; a broad range of **experience**; courteous & professionally-trained staff.
- ✓ **Promote partnership** with the Town, via communication and timeliness of project.
- ✓ **Requested** the same set of data sources and access to files.
- ✓ **Able** to begin upon execution of contract to maximum time invested in a thorough project.

\*Office of Real Property Tax Services of NYS



**BOTH are qualified to complete a quality project in a professional manner**

# The Quotes



**\$1,100,000**

\$65.51/parcel

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|  |                  |
|--|------------------|
| <b>Public Relations/Education Plan</b> | <b>\$30,000</b>  |
| <b>Data Verification / Collection</b>  | <b>\$590,000</b> |
| Sales Verification (1 year)            | \$30,000         |
| <b>Valuation Processing</b>            | <b>\$400,000</b> |
| Post-Valuation Services                | \$50,000         |

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**PLUS:**

|  |                     |
|--|---------------------|
| Specialty properties (Total)                               | \$15,000 - \$30,000 |
| Ongoing annual license fee (PROS)                          | \$5,500 / year      |
| Litigation Support (SCAR & Supreme court) varies, per case |                     |
| Printed property record cards                              | \$3,000 - \$5,000   |

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**\$411,500**

\$24.51/parcel

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|  |                  |
|--|------------------|
| <b>Public Relations/Education Plan</b> | <b>\$75,000</b>  |
| <b>Data Verification / Collection</b>  | <b>\$205,000</b> |
| Sales Verification (1 year)            | \$31,500         |
| <b>Valuation Processing</b>            | <b>\$75,000</b>  |
| Post-Valuation Services                | \$25,000         |

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**PLUS:**

|  |                                  |
|--|----------------------------------|
|  | Town Envelopes \$1,800 - \$2,000 |
| Specialty properties (per parcel)                          | \$2,000 - \$10,000               |
| Ongoing annual fees  | None                             |
| Litigation Support (SCAR & Supreme court) varies, per hour |                                  |
| Printed property record cards                              | TBD                              |

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**Our  
recommendation  
is ...**

**... to move forward with the plan to  
complete a Town-wide 2027 revaluation  
using K LW Municipal, Inc.**







Thank you, Committee Members:

Tom Flaherty, Town Supervisor

Jennifer Wright, Town Councilmember

Donna Komor, IAO, Assessor

Marisol Montalvo, Assistant Assessor

Bridget Harvey, Communications Director

Paul Adams, Finance Director

Kim Doyle, Assistant to the Supervisor

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Comments?

Questions?