

2027 Roll Town-wide Revaluation

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

December 19, 2024



Our Charge from November 7, 2024 Discussion

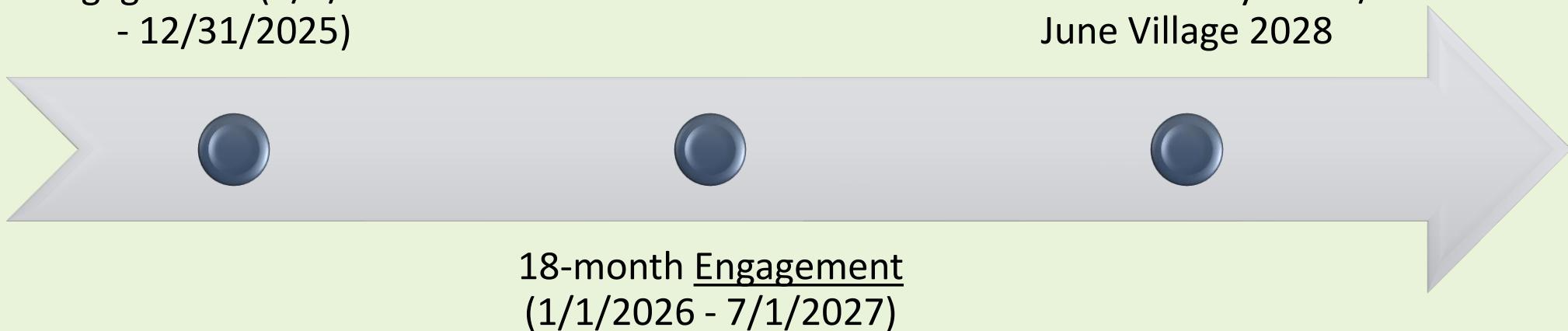
For this project to be considered for funding from unallocated ARPA funds, which must be under contract by December 31, 2024, and spent by December 31, 2026:

- **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



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



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.

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.



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

The Quotes



\$1,100,000

\$65.51/parcel

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

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



\$411,500

\$24.51/parcel

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

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



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

**Our
recommendation
is ...**





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

Comments?

Questions?

