

Town of Webster

TOWN BOARD WORKSHOP

TOWNWIDE REVALUATION

Thursday, July 17, 2025

By KLW Municipal, Inc.



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KLW Municipal, Inc.



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- KLW Municipal is part of KLW Appraisal Group, which first organized in 1997.
- KLW Appraisal Group is a full service, real estate appraisal and consulting firm, headquartered in Buffalo, NY. We provide valuation and consulting services for all property types throughout New York State.
- Services include the customary residential and commercial/industrial appraisals for financing, as well as valuation and consulting for specialized situations such as condemnation, tax analysis feasibilities and assessment purposes among others.
- Since 2004, New York State Certified Residential Real Estate Appraiser, Robert Koszarek, has co-led KLW's Municipal operations with his proven appraisal techniques and expert understanding of computer assisted valuations.
- Robert and his expert team at KLW will be working closely with the Town of Webster Assessment Office throughout this project.



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What is a revaluation?

****Reassessment does not raise tax levies. Reassessment provides an equitable redistribution of the property tax.****

What is a revaluation?

- The Project Team reviews the market values of all properties in the community.
- Based on changes in the real estate market, the Assessor will determine which assessments need to be increased or decreased.

Why are revaluations necessary?

- After several years without a revaluation, some properties are over-assessed and some are under-assessed.
- Revaluations ensure that properties are assessed based on current market values.

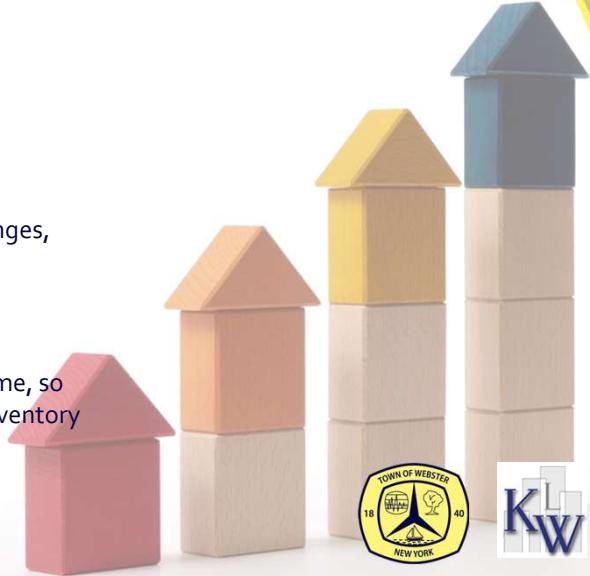


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Revaluation process

What is the revaluation process?

- On-going behind the scenes:
 - Review all property sales
 - Stay current on market trends
 - Stay current on business and investor interests
 - Update data for new building permits, boundary changes, etc.
- Based on Facts
 - The data used is as current as possible, but fixed in time, so the same data is available for all property – sales & inventory

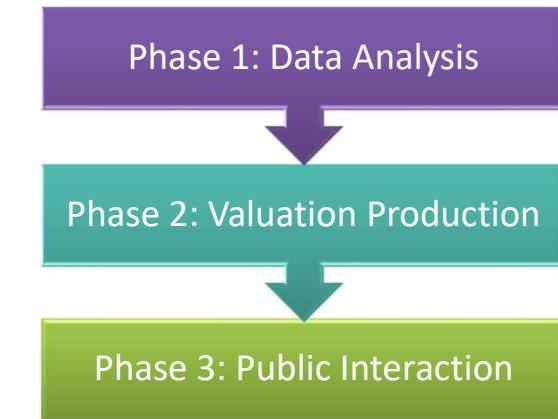


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Revaluation process

What is the revaluation process?

- Systematic review and refresh of each property (16,894) for accurate data before valuation, ideally with public participation
- Gather new photos of each property from the public right-of-way
- Convert our paper building sketches into electronic sketches
- Generate brand new property values for each tax parcel
- Notify property owners of the new value & its potential impact
- Provide ample time for Q&A and appropriate adjustments before adopting the new values



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30-month Timeline

From Commitment to Results

Twelve-month Public Education
(1/1/2025 – 12/31/2025)

The Results: Tax Bills (1/2027 – 6/2028)

Eighteen-month Project
(1/1/2026 – 7/1/2027)



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Public Education Timeline

- **February 5, 2025:** Community Office Hours
- **March 5, 2025:** Community Office Hours
- **April 2, 2025:** Community Office Hours
- **May 5, 2025:** Community Office Hours
- **June 4, 2025:** Community Office Hours
- **July 17, 2025:** Town Board Workshop Presentation
- **July 22, 2025:** Community Meeting and Q&A
- **July 22, 2025:** Revaluation webpage launched
websterny.gov/874/2027-Townwide-Revaluation-Project
- **September 25, 2025:** Exemption Workshop



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Project Timeline

- **July 2025 – December 2026:** Convert sketches to digital format
- **January – August 2026:** Subject property data verification
A field review of all properties in Town, from the public right-of-way will be completed by KLW
- **August – September 2026:** Sales and market data analysis
- **September – December 2026:** Valuation and valuation review
- **February – March 2027:** Assessment disclosure notices
- **February – March 2027:** Informal meetings
KLW staff will conduct informal meetings with property owners in Town. These meetings will be by appointment and offer the opportunity for property owners to meet to have questions answered about the new assessment.
- **May 1, 2027:** Tentative Assessment Roll
- **May 25, 2027:** Formal Grievance Day
- **July 1, 2027:** Final Assessment Roll



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What's next?

Community Meeting - July 22, 2025; 6:30pm - Webster Library

Launch of Revaluation webpage: The revaluation webpage is housed under the 'Assessment Office' page of the Town of Webster's website. This page will feature information and resources related to this project.

Exemption workshop: The Town of Webster Assessment Office is hosting an Exemption Workshop to for residents to inquire about and apply for exemptions they may not yet be receiving. Staff will also be available to help property owners review the data on file for their property. Open House style event.

Save the date: September 25, 2025, 5:00 PM - 7:00 PM, Town Board Meeting Room

KLW Community Meetings: At each project milestone, Robert Koszarek and the KLW Municipal team will host community meetings to keep Webster residents informed.



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Contact Information

Town of Webster Assessor

Donna M. Komor, IAO

1000 Ridge Rd
Webster, NY 14580
(585) 872-7051
assessmentoffice@websterny.gov

KLW Municipal, Inc

Robert Koszarek

247 Cayuga Road, Suite 40
Buffalo, NY 14225
(716) 632-2400
rkoszarek@klwgroup.com

Webster Reassessment Project Information

<https://websterny.gov/874/2027-Townwide-Revaluation-Project>

webster@klwgroup.com



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