



# TOWN OF VERONA

COUNTY OF ONEIDA, NEW YORK

6600 GERMANY ROAD  
DURHAMVILLE, NEW YORK 13054  
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## **\*\* Notice from the Assessor\*\***

Dear Residents,

We have been receiving numerous calls about some confusion with the most recent tax bills. Please note, these charges are based on the 2025 fiscal year. I am hoping that this informative letter will help answer some of your questions and concerns. Below I have posted some examples of what you may be seeing on your tax bill and how to understand it.

### **Example 1, "Verona Ext 3":**

<b>Levy Description:</b>					
<b>Taxing Purpose</b>	<b>Total Levy</b>	<b>%Change</b>	<b>Taxable Value</b>	<b>Rate</b>	<b>Tax Amount</b>
COUNTY	82,241,946	2.00	25,000	9.634875	240.87
HIGHWAY TOWNWIDE	503,782	12.10	25,000	2.070353	51.76
New london fd	116,762	4.30	25,000	2.283907	57.10
<b>Verona Ext 3</b>	0	0.00	<b>1</b>	<b>343.064155</b>	<b>343.06</b>
<b>Total Tax Due:</b>					692.79
<b>Taxes Paid:</b>					0.00
<b>Balance Due:</b>					692.79

**\*\*Residents are going to see this charge under the "Levy Description" if you are in the district where the new water project is taking place. Verona Ext 3 is not a tax, it is a Debt Service Fee.\*\***

The "Taxable Value" that you see above is how many units you are being charged for. i.e. 1-Single Family Residence, 2- Two Family Residence, 3- Three Family Residence, etc.

The "Rate" is the amount being charged per unit.

The "Tax Amount" is the total amount charged for how many units you have. i.e. 1 Unit = \$343.06, 2 Units = \$686.13, etc.

**Example 2, Understanding what values you are being taxed on:**

Toward the top of your tax bill, there are three values. Land Value, Total Value, and Full Market Value.

Land Value:	57,700
Total Value:	106,700
Full Market Value:	242,500

-Land Value is what your land is worth.

-Total Value is the Assessed Value that the local government (the Assessor) assigns to your property factoring in size, location, condition, and what inventory is on the property. i.e. House, Garage, Pole Barn, Shed, Gazebo, etc.

- Full Market Value is an estimate of the price your property would sell for on a real estate market under normal, “arms-length” conditions. The way this value is calculated is by taking the Assessed Value and dividing it by the municipality’s equalization rate. The equalization rate is the level of assessment (uniform percentage) within the municipality.

**\*\* Residents are being taxed on the *Assessed Value (Total Value)*, NOT the Full Market Value.\*\***

If there are further questions, please contact our office at (315) 363-6799 ext. 40329.

Best Regards,

Lauren Harris  
Sole Assessor