

# Assessments vs. Taxes

Property owners often confuse property taxes and assessments. You can grieve your assessment, but not your taxes. Assessments not taxes - are determined by local assessors. Taxes are determined by school boards.

**Your assessment can increase and your taxes can decrease (or vice versa).**

The scenarios below illustrate how taxes and assessments can move in opposite directions.

## Assessments Vs. Taxes: What's the Difference?

**Your assessment could increase,  
and your tax bill could decrease**

	Last Year	➔	This Year	
<b>Your Assessment</b>	\$100,000		<b>Your Assessment:</b> (5% increase)	\$105,000
<b>Total Value of the Town:</b>	\$50,000,000		<b>Total Value of the Town:</b> (8% avg. increase)	\$54,000,000
<b>Tax Levy:</b>	\$1,500,000		<b>Tax Levy:</b>	\$1,500,000
<b>Tax Rate:</b>	\$30 per \$1000		<b>Tax Rate:</b>	\$27.78 per \$1,000
<b>Your Property Tax Bill:</b>	\$3,000		<b>Your Property Tax Bill:</b> <u>(decrease \$83)</u>	\$2,917

**Your assessment could increase,  
and your tax bill could stay the same**

	Last Year	➔	This Year	NO CHANGE
<b>Your Assessment</b>	\$100,000		<b>Your Assessment:</b> (5% increase)	\$105,000
<b>Total Value of the Town:</b>	\$50,000,000		<b>Total Value of the Town:</b> (8% avg. increase)	\$54,000,000
<b>Tax Levy:</b>	\$1,500,000		<b>Tax Levy:</b> (2.86% increase)	\$1,542,855
<b>Tax Rate:</b>	\$30 per \$1000		<b>Tax Rate:</b>	\$28.57 per \$1,000
<b>Your Property Tax Bill:</b>	\$3,000		<b>Your Property Tax Bill:</b> <u>(no change)</u>	\$3,000

**Your assessment could decrease,  
and your tax bill could increase**

	Last Year	➔	This Year	
<b>Your Assessment</b>	\$100,000		<b>Your Assessment:</b> (5% decrease)	\$95,000
<b>Total Value of the Town:</b>	\$50,000,000		<b>Total Value of the Town:</b> (5% avg. decrease)	\$47,500,000
<b>Tax Levy:</b>	\$1,500,000		<b>Tax Levy:</b> (2.86% increase)	\$1,542,855
<b>Tax Rate:</b>	\$30 per \$1000		<b>Tax Rate:</b>	\$32.48 per \$1,000
<b>Your Property Tax Bill:</b>	\$3,000		<b>Your Property Tax Bill:</b> <u>(increase \$85.60)</u>	\$3,085.60