

Reassessment Program

The City of Watertown Assessment Department participates in an annual reassessment program. The purpose of the program is to maintain property values at 100% of market value. This program achieves equity .

There are thirteen residential neighborhoods and 4 commercial neighborhoods in the City of Watertown. Each year market data for these neighborhoods is compiled by the Assessment Department staff . This data is reviewed and analyzed to determine if there are changes occurring in these designated areas. All neighborhoods are trended using the new data. Some trends result in a zero change. Property owners in the neighborhoods that experienced a change are notified of the decrease or increase.

Property owners may review all of the information compiled by the assessor and obtain information regarding assessment review periods by either visiting the Assessment Department or calling the office at (315)785-7760 for assistance.



City of Watertown
Assessment Department

245 Washington St
Watertown, NY 13601

Telephone (315)785-7760

City of Watertown
Assessment Department

ASSESSMENT/
EXEMPTION
INFORMATION



421f Home Improvement

- Ownership Requirement: Property must be owned by a private individual or organization. If title to the property is transferred to someone other than the heir or distributees of the owner, the exemption must cease.
- Property Use Requirements: Property must be used as a residence for not more than two families.
- Construction Start Date: Reconstruction, alteration, or improvement of property must be begun after the effective date of local law allowing exemption.
- Type of Improvement: The greater portion of the residence (square footage) after capital improvement must be a least five years old. Exemption applies to reconstruction, alterations or improvements to residence.
- Value of Improvement: The value of improvement must exceed the sum of \$3,000 in increase in assessed value and may not exceed \$50,000.
- Percentage of Exemption: The exemption is 100% in the first year and decreased 12.5% for the next seven years of the eight year program.
- Application for Exemption: Must be submitted to the Assessment Department on or before December 31.



467 Elderly Exemption

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- Ownership Requirement: Property must be owned by one or more persons each of whom is sixty-five years of age or over, or owned by a husband and wife, one of whom is sixty-five years of age or over
- Property Use Requirements: Must be the primary residence of the applicant. An portion used for other than residential purposes must be reported.
- Income Requirement: All owners must provide proof of their income for the calendar year immediately preceding the date of application. Combined income may not exceed \$18,500 per year.
- School Aged Children: If a child (or children), including those of tenants or lessees, reside on the property and attend a public school, grades K through 12, applicant will not be eligible for this exemption for school tax purposes.
- Application for Exemption: Must be submitted to the Assessment Department on or before December 1.



Other Exemptions

Residential:

Alternative Veterans

- Ownership Requirement: Property must be owned by a Veteran who served during war-time. We have list of those on file.
- Property Use Requirements: Must be the primary residence of the applicant.
- Application Requirements: Veteran must have an honorable discharge and a copy of DD214 to accompany the application.

STAR

- BASIC STAR: To be eligible for this exemption, the property you are making application for must be your primary residence. You must provide proof of residency. Ex: Driver's License, utility bill.
- ENHANCED STAR: To be eligible for this exemption, the property you are making application for must be your primary residence. You must be 65 years of age or over and your income cannot exceed a certain income limit set by the State of New York. You must provide proof of residency and proof of income. Ex: Driver's License, copy of income tax return or bank statements.

For more information regarding these and other exemption programs please contact the City Assessment Department, 245 Washington Street, Watertown, New York 13601. Telephone (315)785-7760