

Town of Franklin 2026 Reappraisal

Ensuring Fairness,
Accuracy &
Transparency



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Overview

- WHY the Town is conducting a reappraisal
- HOW the process works
- WHAT taxpayers can expect
 - Your rights and appeal options
 - 2026 project timeline

Slide 1

Wednesday
Jan 21, 2026

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Why Reappraise in 2026

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- Maintain fairness and equity among taxpayers
 - regular cycle
- Reflect current real estate market conditions
- Meet state requirements for assessment equity
 - RPTL 305

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ASR Demo

Vac land

Residential

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What a Reappraisal is

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- Systematic update of all property values (the most probable price the property would have sold for as of July 1, 2025)
- Based on property sales and characteristics
- Re-establish fairness at the individual property level

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Slide 5 What a Reappraisal is *not*

X *NOT* a way to bring in more tax dollars to the Town

- [Tax rate calculation](#)

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Reappraisal steps

- Data review
- Market analysis
- Model specification & Calibration
- Value increase notification
- Administrative review
- Tax bill

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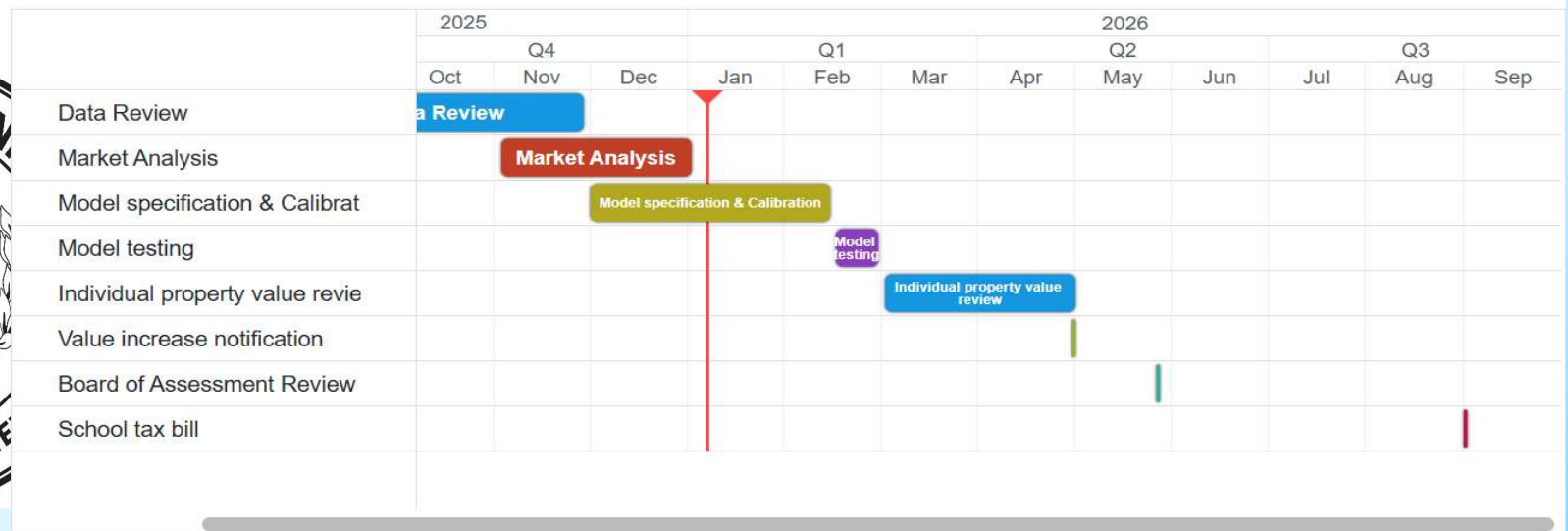
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Reappraisal timeline

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Next presentation

- What is:
 - Data review?
 - Market analysis?
 - Model specification & calibration?
- Date – February (TBD)
- Future topics

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In closing . . .

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"The process of assessment is not an exact science. It is a matter of judgment and discretion. The assessor is not required to be right, only to be reasonable. He must strive to be least wrong."

Hellerstein v. Assessor (37 N.Y.2d 1, 1975)

"Every government degenerates when trusted to the rulers of the people alone. The people themselves therefore are its only safe depositories. And to render even them safe their minds must be improved to a certain degree."

Thomas Jefferson

"It becomes necessary to every [citizen] then, to be in some degree a statesman, and to examine and judge for himself of the tendency of political principles and measures."

John Adams

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