

Assess Your Assessment

What Assessing Neighborhood Is Your Residence Located In?

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Town of Webb Assessor

How do you describe your neighborhood? Most of us consider our neighborhood to be the street we live on, the house next door, the house three doors down, or possibly a small “community” within a larger geographic area. Generally a neighborhood will be represented by similar characteristics. These could include geographic location such as proximity to a private golf course or a specific lake; residential styles and property sizes that are similar; or a few streets with close proximity to a corner store or school. These are some of the traditional ways of identifying neighborhoods.

For purposes of assessing, a neighborhood is defined as an “area in which the properties are similar and/or affected by similar market influences”. Some factors that are utilized to define each neighborhood could include uniformity in building styles or age; land use such as residential, commercial, agricultural and forest or as described for zoning purposes; other considerations might include geographic location, governmental influences, and economic or social trends that may affect the selling prices of property.

While driving through the Town of Webb there are a variety of significantly different areas. When looking at the hamlet of Old Forge and Thendara, the homes are predominately old style and most properties have the availability of public water and/or sewer. Outside the hamlet there are more diverse building styles. Another consideration to defining a neighborhood is geographic location, supported by market information. For instance the Chain of Lakes neighborhood includes First, Second, Third and Fourth lakes. As we move away from the Chain there are other waterfront neighborhoods including Big Moose Lake, BM-North Bay, Rondaxe and Twitchell Lakes, Twitchell/Rondaxe-Water Access, Okara Lakes, Little Moose Lake, First Bisby Lake, Bisby/Woodhull water access, Woodhull Lake, Twin Ponds, Old Forge Pond/Narrows, Moose River, and Stillwater/Moshier Falls. Other neighborhoods include Old Forge/Thendara, Beaver River, Hollywood Hills, Joy Tract, Eagle Bay, Rural, and Woodland Dr. When neighborhoods for assessment purposes are well defined, more consistent and equitable values can be applied. By establishing distinct neighborhoods, the sales from those neighborhoods are utilized to develop land and building values. This helps to create values that are representative of each neighborhood, independent of the others.

Recent Sales information is published in the local newspapers, on the website at www.townofwebb.org, and is available at the Assessor’s Office. These reports make it possible for you to see what parcels have sold within your neighborhood, provide you with the assessment at the time of the sale, and the sale price.

In the Town of Webb a good deal of time and effort has been spent by the Assessing staff to develop neighborhoods for valuation purposes that will provide the property owners with fair and equitable assessment values. Through this process, all the necessary components have been considered to define neighborhoods. This will help to identify representative comparable sales properties to be utilized in developing fair and equitable full market values for individual properties.

As we move toward the completion of the Assessment Equity Project in 2012, we will be reviewing the neighborhoods that have been established and the sales that have occurred within them to determine if the neighborhoods need to be redefined.

You can determine the assessment neighborhood your property is located within by utilizing the public database located in the Assessor’s Office, through the database information available at www.townofwebb.org, or by asking the Assessing staff.