



Town of North Salem

ASSESSMENT DISCLOSURE NOTICE – PRELIMINARY 2017 ASSESSMENT

Dear Property Owner:

April 5, 2017

Town of North Salem's *preliminary* 2017 assessments are now complete. Tyler Technologies, Appraisal & Tax Division was contracted by the Town of North Salem to assist in the preparation and review of your 2017 assessment.

Enclosed is the 2017 Assessment Disclosure Notice for your property. This notice shows the market value of your property for 2017 and redistributes 2016 taxes as if all preliminary 2017 assessments had been in place to raise 2016 tax levies. This is not an estimate of future taxes.

- If you live in the Peach Lake Sewer District your sewer district taxes are not included as they are not determined by assessed valuation.
- The value of any new construction for 2017 may not yet be reflected in your value.
- Not all of your exemptions for 2017 may be included at this time because applications are still being submitted.
- People who have been in Town for more than two years may receive a STAR discount on your School taxes. The state program changed for new people buying homes in North Salem after May 1, 2015 and they receive a STAR check instead of the discounted taxes. For new people in Town who are receiving a STAR tax credit check rather than a STAR discount on your taxes please be aware that the check amount is not reflected in this tax redistribution.
- 2016 assessments were at 11.17% of market value, compared to 100% of market value for 2017.
- Changes in taxes due to this revaluation will start with the April 2018 Town and County taxes, unless that figure is revised during the appeals process.

Please consider the information provided which reflects the market value of your home as of July 1, 2016. If you wish to discuss how your preliminary 2017 assessment was determined you should schedule an informal review meeting with a Tyler Technologies appraiser by calling **(800) 497-6026, no later than April 25, 2017, weekdays from 9am - 4pm**. All informal review meetings are one on one and by appointment only and will be held during regular business hours, with evening and Saturday appointments available. Meetings will be held at the North Salem meeting room located at **66 June Road, North Salem**.

The informal review process affords you an opportunity to discuss your individual property assessment. It is not an opportunity to discuss assessments of other properties or to discuss taxes. You must own the property or provide a letter of authorization from the property owner in order to schedule a review meeting. Decisions regarding potential assessment changes will not be made during your meeting and a follow-up inspection of your property may be required to complete the review. All property owners who participate in the informal review process will receive notification of the results of the review by mail concurrent with the filing of the June 1, 2017 Tentative Assessment Roll.

If you cannot attend an informal review meeting, correspondence may be sent to Tyler Technologies at the address below, postmarked no later than April 25, 2017. The letter must clearly document the property location, your concerns, cause for reconsideration, any supporting market data, and a daytime phone number where you may be reached.

If you are dissatisfied with the outcome of your informal review, your assessment can be challenged by filing an appeal to the North Salem Board of Assessment Review from June 1- 20, 2017, but no later than June 20, 2017, which is the official grievance day. Grievance applications and information about the appeal process are available at the Assessor's office or online at www.northsalemny.org, on the Assessor's page under Departments.

Your participation and interest have been invaluable to the success of this project. Many thanks for your cooperation.