



THE TOWN OF NORTH SALEM REASSESSMENT PROJECT

PUBLIC MEETING NOTICE

During this project, a series of public information meetings will be held by Tyler Technologies on behalf of the Town of North Salem. Residents and property owners are encouraged to attend. Please check the Town website and local media for further details.

Additional Resources:

Consult these websites for more information about the reassessment and details about how the property tax works.

- mmrc.tylertech.com
- <http://www.northsalemny.org/>
- www.tax.ny.gov/research/property/

REASSESSMENT TIMELINE

Data Collection	May 2015- Dec 2015
Data Mailers Sent	Jan 2016- Feb 2016
Valuation Analysis	Mar 2017 - Jun 2017
Final Field Review	Jul 2017 - Nov 2017
Mail Notices of New Values	Mar 2017
Informal Review Meetings Conducted	Mar 2017 - Apr 2017
Tentative Assessment Roll Posted	Jun 2017
Formal Assessment Reviews	Jun 2017
Final Assessment Roll Posted	Sep 2017

Important Note: Property taxes will not be levied on the new assessments until April 2018.

Tyler Technologies
200 White Plains Rd., 4th Floor
Tarrytown, NY 10591

IMPORTANT TOWN WIDE
REASSESSMENT
INFORMATION

THE REASSESSMENT PROCESS

In 2014, the Town Board voted to conduct a reassessment, in conjunction with the Multiple Municipal Reassessment Consortium, of all real property located in the Town of North Salem. This project will provide the highest level of assessment equity and fairness.

Tyler Technologies, the firm awarded this project, is currently the oldest and largest provider of this service. Tyler Technologies has performed reassessment projects in New York State and nationally, since 1938.

The most critical aspect of this project is the collection of accurate data. In the next few weeks, a data collector from Tyler will be visiting your property to perform a physical inspection. Your cooperation is appreciated and essential to establishing a fair and equitable assessment.

Should you have any questions or concerns with regard to the reassessment, please contact:

Tyler Technologies
Phone: 800-273-8605
MMRC@tylertech.com

This brochure is available on the website in both English and Spanish



FREQUENTLY ASKED QUESTIONS

Q1: What is a reassessment and why do it?

A1: Property values have changed so much over the years that inequities have emerged. A reassessment addresses these inequities so that, in the end, each property owner pays their fair share of the tax burden. When the reassessment is complete, your new assessment will reflect the fair market value of your property.

Q2: How will reassessment affect my taxes?

A2: By itself, a reassessment does not increase or decrease tax revenue; it merely redistributes the total tax burden more fairly. Some owners will see increases while others will see decreases. The amount of total taxes collected will remain the same unless budgets are changed. Reassessment itself is revenue-neutral.

Q3: What is the first step in your process?

A3: One of the most *important* aspects of reassessing is collecting the most accurate data possible. This is achieved by performing physical inspections. We will do this by using data collectors and by inspecting **every** property in the Town of North Salem.

Q4: What will a data collector do when he/she comes to my property?

A4: Here are a few examples of what the data collector will check: Current use; measurements of the exterior; number of stories; construction materials; room, bed, and bath count; out buildings, pools, decks; type of heating; finished basements, attic use, etc.; verify recent sales if any; ask permission to view the interior of the property to determine the quality and condition of the dwelling. He/she will **NOT** be collecting any information on personal property, such as artwork, furniture, home décor or appliances.

Q5: How will I know when data collectors are scheduled to be in my neighborhood?

A5: This brochure is being mailed to all property owners in your area a few weeks before we anticipate visiting each property. Local police and the assessor will receive advanced schedules listing the streets where Tyler staff will be working. The lists will be available at MMRC.tylertech.com as well.

Q6: How long will the inspection take?

A6: Typical properties take 15 to 20 minutes to inspect. Large dwellings will require more time. You are encouraged to accompany the data collector during the inspection, as he/she verifies the data currently on record or lists any new data as it is collected for the property.

Q7: Will I know ahead of time which data collector will be inspecting my home?

A7: We cannot guarantee which data collector will be at your specific home, however, you will be able to view data collector information (including picture, name, and vehicle information) on MMRC.tylertech.com. Additionally, all data collectors have been background checked.

Q8: Do I have to cooperate with Tyler?

A8: We encourage all taxpayers to participate in the reassessment project. It is crucial that everyone is a partner with us to ensure accurate data collection for all. If you choose not to allow access to your property, please contact Tyler as soon as possible to discuss available options.

Q9: Will every property be inspected?

A9: Yes. There will be an exterior inspection during which measurements of each structure are taken in addition to at least 2 attempts to inspect the interior of all properties

Q10: What if I'm not home when the data collector visits?

A10: Data collectors will inspect your property, including measuring the exterior during the day and/or early evening hours before dark. If you are not available when the initial inspection is done, a second visit will then be made. If you are not available after the second attempt, a post card will be sent requesting that you call for an appointment to complete the interior portion of the inspection.

PLEASE NOTE

Data collectors have been trained to identify and record necessary property characteristics quickly and accurately, however, they are not appraisers and will not be able to answer questions regarding property values or taxes.

Q11: Do I have to let the data collector inside?

A11: While owners and occupants are not obligated to allow data collectors to enter their property, interior information is required under New York State guidelines so characteristics will be estimated if they cannot be observed.

Q12: Will evening or Saturday appointments be available?

A12: Yes, upon request.

Q13: Will I be afforded the opportunity to review the data collected for my property?

A13: Yes. Once the data has been collected for your property, you will receive a data mailer that details the information collected. These will be delivered starting in January 2016. You will be encouraged to correct any data prior to the value being placed on your property.

Q14: How will the value of my property be determined?

A14: Based upon the data collected during the inspection of your property, Tyler appraisers will utilize a computer-assisted mass-appraisal system and current economic information to estimate your property's current market value.

Q15: When and how will I find out my new value?

A15: Notice of new tentative values will be mailed to all property owners around March 2017. The notice will show both your old and new assessed values. The notice will also give instructions on how to contact Tyler to schedule a meeting with an appraiser to discuss the new value.

Q16: What if I disagree with the new value?

A16: Informal value review meetings will be conducted by Tyler during which you may submit information supporting a different value. The information will be reviewed and a determination made on whether to change the value based on the information you present. You will be notified of the determination made following the completion of the informal taxpayer reviews. If you are not satisfied with the results of the informal review, a formal appeal may be filed with the Assessor's Office in June 2017.

For more 'Frequently Asked Questions' please visit
MMRC.tylertech.com