

\*\*\*\*\***Important Assessment and Tax information**\*\*\*\*\*

During the last two years we have been involved in the difficult and demanding undertaking of revaluing all of the properties within the Town of Ossining. We believe this revaluation will accomplish the long overdue correction of inequities which have arisen since the last town-wide revaluation more than forty years ago.

We are pleased to see this process successfully concluded and have recently mailed to all property owners an impact notice which will explain the changes made to their assessments and the resulting effect on their taxes. Please examine this notice carefully to evaluate the accuracy of your new assessment.

If you believe that your assessment does not reflect the market value of your property you will have an opportunity to meet with a representative of Tyler Technologies, the company which was hired by the Town of Ossining to inspect all properties and estimate their value. The representative will explain the valuation process and show you the comparable sales which were used to value your property. He/She may also reduce your assessment if a reduction is justified by the evidence. If you are not satisfied with the result of this meeting you may file a grievance with the town board of assessment review on or before the third Tuesday in June (June 21<sup>st</sup>). You may or may not appear in person before the board as you see fit; the grievance form which you submit will be considered in any case. If you are still dissatisfied with the outcome, homeowners may file for Small Claims Assessment Review.

You certainly do not need to be represented by an attorney in these proceedings. Most homeowners should be able to present appropriate evidence of value such as the recent purchase/sale of a property or sales of similar properties. An appraisal by a qualified real property appraiser is also good evidence but will probably cost you several hundred dollars and is usually not necessary. Please visit the project's web site **mmrc.tylertech.com** where you can search and view property specific information and comparable sales utilized to determine your values. Remember, you are grieving your assessment, not your taxes. Taxes are determined by municipal and school district budgets over which the assessor has no control. **Please make an appointment with a Tyler Technologies Appraiser by calling 800-273-8605.**

You may be solicited to use one of the many tax representatives who specialize in bringing complaints on behalf of homeowners. Be aware that the fee for their services is usually a significant portion of the tax savings that are achieved by their grievance on your behalf. In our opinion it would be premature to enter into an agreement with one of these "tax reps," at least until your meeting with the Tyler representative. Failing that, you might also want to wait until you are advised of the determination of the Board of Assessment review with respect to your grievance.

Because of the nature of the real estate market, no one can say that a specific parcel has one market value and no other. Any property, under differing circumstances, can sell within a range of prices. The assessor and his staff want all assessments to be as fair as possible and will work with you to achieve that end. The Town has nothing to gain from inequitable assessments. Please make us your first resource to help you achieve an equitable assessment.