



THE TOWN OF OSSINING REAPPRAISAL PROJECT 2020

Additional Resources:
Consult these websites for more information about the reassessment and details about how the property tax works.
www.townofossining.com
www.tax.ny.gov/research/property/

REAPPRAISAL TIMELINE	
Data Collection	Sept 2019 – Oct 2019
Data Mailers Sent	Sept 2019 – Oct 2019
Valuation Analysis	Sept 2019 – Oct 2019
Final Field Review	Oct 2019 – Dec 2019
Mail Notices of New Values	March 2020
Informal Review Meetings Conducted	March 2020 - Apr 2020
Tentative Assessment Roll Posted	June 2020
Formal Assessment Reviews	June 2020
Final Assessment Roll Posted	Sept 2020

Important Note: Property taxes will not be levied on the new assessments until 2021.

THE APPRAISAL PROCESS

In 2019, the Town Board voted to conduct a reappraisal update of all real property located in the Town of Ossining for 2020. This project will provide the highest level of assessment accuracy.

Tyler Technologies, the firm that was 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, and also performed one for Ossining.

The most critical aspect of this project is the collection of accurate data. In order to correct discrepancies/errors or verify information about your property 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 an accurate assessment.

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

(914) 800-829-4235

Town of Ossining
Assessor's Office
16 Croton Ave
Ossining, NY 10562



FREQUENTLY ASKED QUESTIONS

Q1: What is a reassessment and why do it?

A1: Property values are constantly changing based on the current market. A reassessment addresses any inequities that may have emerged so that, in the end, each property owner pays an equitable 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 accurately. 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 collecting data on selected properties (see Q9) and by reviewing **every** property in the Town of Ossining.

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 property owners a few weeks before we anticipate visiting your property. Only those receiving this mailer can anticipate a visit.

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. Note that all data collectors have been background checked prior to the start of the project.

Q8: Do I have to cooperate with Tyler?

A8: We encourage all taxpayers to participate in all aspects of 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 all available options.

Q9: Will every property be inspected?

A9: Properties that have sold within the last two years, properties with open building permits, or properties where a data mailer was returned with significant discrepancies will be inspected.

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

A10: Data collectors will attempt to inspect your property during day and/or early evening hours before dark. If the data collector cannot gain access to your property, Tyler will have to estimate what is in the interior of your property based on similar properties.

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 September 2019. 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 1, 2020. 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 2020.

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.