



THE TOWN OF RYE REASSESSMENT PROJECT 2019-2020

PUBLIC MEETING NOTICE

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

Additional Resources:

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

- www.townofryeny.com/
- www.tax.ny.gov/research/property/

REASSESSMENT TIMELINE

Data Collection	Feb 2019 – June 2019
Data Mailers Sent	June 2019 – July 2019
Valuation Analysis	Aug 2019 - Sept 2019
Final Field Review	Oct 2019 - Dec 2019
Mail Notices of New Values	March 2020
Informal Review Meetings Conducted	March 2020
Tentative Assessment Roll Posted	June 2020
Formal Assessment Reviews	June 1-16th 2020
Final Assessment Roll Posted	September 2020

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

Para espanol visite: www.townofryeny.com/

Town of Rye
Reassessment Office
222 Grace Church Street, Suite 301
Port Chester, NY 10573

Important Reassessment Information

THE REASSESSMENT PROCESS

In 2018, the Town Board voted to conduct a reassessment of all real property located in the Town of Rye. 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 in the U.S. 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 may 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
C/o Assessor's Office
Phone: 914-881-4533



FREQUENTLY ASKED QUESTIONS

Q1: What is a reassessment and why do it?

A1: The Town of Rye has maintained a 100% level of assessment since 2004 with periodic reassessments since then. Because property values continue to change over the years, inequities do emerge. A periodic reassessment addresses these inequities so that, in the end, property owners pay 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 change. 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 property inspections. Tyler will do this by using data collectors to physically inspect most parcels in the Town of Rye. We will also be performing desk reviews to verify property characteristics using multiple data sources; however, interior inspections are encouraged.

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, total number of rooms, bedroom/bathroom count, out buildings (such as garages, pools, decks, etc.), type of heating, finished basements, attic use, etc. The data collector will also be verifying recent sales, if any, but will **NOT** be collecting any information on personal property (such as artwork, furniture, home décor, appliances, etc.).

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 a few weeks before we anticipate visiting the neighborhood. You can call our onsite office at 222 Grace Church Street at 914-881-4533 if you have any questions.

Q6: How long will the inspection take?

A6: Typical properties take 15 to 20 minutes to inspect. Complex and large properties require more time.

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

A7: Because of scheduling constraints, we will not be able to guarantee which data collector will be visiting your home. Each data collector will have an identification card. In addition, the identity of all data collectors will be on file with the Assessor's Office, as well as the local police department, and on the town's website. A background check has been performed on all data collectors.

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: At a minimum, there will be an exterior inspection during which measurements of each structure are taken.

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

A10: If you are not available, you will still receive a data mailer at a later date. Data mailers will allow homeowners to verify the data on file for their property.

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 reassessment guidelines. If interior characteristics cannot be verified, Tyler will have to estimate condition, finishes, etc.

Q12: Will I be afforded the opportunity to review the data collected for my property?

A12: Yes. Once the data has been collected, you will receive a data mailer that details the information regarding your property. Look for the data mailers this summer. You will be encouraged to correct any data prior to the value being placed on your property.

Q13: How will the value of my property be determined?

A13: Based upon the data collected, Tyler appraisers will utilize a computer-assisted mass-appraisal system and current economic information to estimate your property's current market value.

Q14: When and how will I find out my new value?

A14: Notice of new tentative values will be mailed to all property owners around March 1, 2020. The notice will show both your prior and new assessed values. The notice will also give instructions on how to contact Tyler to schedule an informal meeting with an appraiser to discuss the new value.

Q15: What if I disagree with the new value?

A15: Informal value review meetings will be conducted by Tyler. During the informal review, you may submit information supporting a different value. Your information will be reviewed and a decision will be made as to whether a change to the assessed value is warranted. 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 between June 1st-16th 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.