

Preliminary Assessment Notice

Why did I receive a Preliminary Assessment Notice?

New York State requires that municipalities provide "Preliminary Assessment Notices" to certain property owners based upon thresholds. The Town of Rye decided to provide this notice to all residents.

What does my Preliminary Assessment Notice tell me?

1. The name and location of the Assessor's Office;
2. That this 2011 Assessment Notification is for information purposes only and is not a tax bill;
3. Under "Owner's Information", the owner's name and mailing address;
4. Under "Parcel Information", the six (6) digit SWIS (Statewide Information System) code that identifies a municipality numerically, i.e., your village, the parcel identification number, the property address, the property class code, the tax class description, and the lot size;
5. A paragraph explaining what is the notice;
6. The 2010 assessed value, the 2011 assessed value, and the net change, i.e., difference between the two assessed values;
7. A paragraph explaining how to contact Vision Appraisal Technologies for an informal discussion on your property value;
8. Additional Information;
9. What you should do as well as what can not be accomplished when you appeal an assessment, e.g.,
 - a. that each property owner should examine the tentative assessment roll, regardless of the assessment disclosure notice or any discussions;
 - b. That only a formal, written complaint filed on or before the date set by law for hearings by the board of assessment review to consider complaints in regard to the assessment of real property will protect the owner's right to assessment review.

Why did my assessment change?

Vision Appraisal Technology reviewed and updated all property records. All commercial properties were physically inspected and residential properties reviewed from the exterior. "Data Mailers" describing property inventory were mailed to all owners for their review and written comment. Property records were updated for 2011.

Real Estate Market data and changes to property records indicated that the previous assessment needed to be adjusted to reflect your property's value as of the July 1, 2010, valuation date.

Assessment

What is the purpose of an assessment?

An assessment is the determination of full market value for use in the equitable distribution of the property tax to fund operations of several independent taxing jurisdictions. They include the schools, villages, Westchester County and the Town. The assessment office maintains property descriptions, grants property exemptions, updates tax maps, and performs related administrative functions.

How do I check my property description?

1. Go to www.visionappraisal.com
2. Click on Online Database Access
3. Click into New York & Click on Town of Rye
4. Click on Enter Online Database
5. Make your SEARCH by entering the
Tax map # or Owners Name or Street Name
Press Search or Enter to continue.
(For Street Name search property list will come up, select the parcel
& press view this property)

We encourage all interested parties to go to the online database @ www.visionappraisal.com. You may also come to our office on business days between 8:30 AM and 4:00 PM to review the property description. If you so desire, you may print the property description at a cost of twenty-five cents (\$.25) per page. Each property description printed at our office consists of a minimum of two (2) pages.

What is meant by value, full value, fair market value, or full market value?

They all have the same meaning for assessment purposes. It is simply defined as the price a willing buyer would pay a willing seller in an arm length transaction.

The International Association of Assessing Officers defines a property assessment valuation as "The most probable price, expressed in terms of money, that a property would bring if exposed for sale in the open market in an arm's-length transaction between a willing seller and a willing buyer, both of whom are knowledgeable concerning all the uses to which it is adapted and for which it is capable of being used."

What is an Appraisal?

An appraisal is an estimate of the value of a property as of a specific date.

What is the valuation date (e.g., date of appraisal) of the assessment roll?

The date of appraisal is the July 1st prior to publication of the June 1st tentative assessment roll.

Where can I find out about property tax exemptions and/or relief programs?

Call us at (914) 939-3566 or go to
http://www.orps.state.ny.us/home/tpe_index.cfm

Property Tax

What is a tax rate?

A tax rate is the result of dividing the tax levy, i.e., funds to be raised through the property tax, for a taxing district, e.g., Town, Village, County, School, or Special District, by the taxing district's total taxable assessed value and typically expressed in dollars per thousand of assessed value.

What will the tax rates be?

Each taxing district's governing body will determine the tax levy and provide that along with the total taxable assessed value to the tax receiver. Once that is done by all taxing districts all tax rates are calculated.

How can I appeal taxes?

There is no administrative body other than the taxing district's governing body that taxes can be appealed to. You can not formally appeal property taxes like you appeal and assessment. However, you can provide input to your locally elected officials about all applicable budgets every year.

How do I calculate my real estate taxes?

Since the Assessment equals the Full Market Value in the Town of Rye, the Assessment is divided by one thousand and then multiplied by the tax rate per thousand.

For example:

Full Market Value \$500,000

Assessment \$500,000

Tax Rate Per \$1,000 = \$2.50

$\$500,000 / 1,000 = 500$

$500 * \$2.50 = \$1,250$ Property Tax Liability

Assessment Appeals

Why would I disagree with my assessment?

The following are common reasons:

- 1) The property description is inaccurate.
- 2) The assessment is too high.
- 3) You have not been properly credited with an exemption
- 4) Your Homestead Classification is incorrect.

The value seems fair but I'm concerned about taxes.

Please see the property tax portion of this FAQ.

What can I do if I disagree with my assessment and how do I informally appeal?

The Town of Rye has contracted with Vision Appraisal Technology to work with the Assessor's office to handle informal assessment appeals this year. Please contact them at 1-888-844-4300.

What is the best way to appeal?

1. The best way is with a little preparation and gathering supporting documents showing why you believe the assessment should be changed. First, review your property description for any inaccuracies. If you can find any inaccuracies, please call us @ (914) 939-3566 to schedule an appointment for an inspection. Second, go to "Online Database Access" @ www.visionappraisal.com. Click into New York & Click on Town of Rye or; come to our office on business days between 8:30 AM and 4:00 PM to find out what properties were selling for. Third, know your property description as well as the property description that you care to compare your property to. Fourth, clearly and concisely provide the reason for your appeal. Be sure to include any supporting documentation. Photos and video are very helpful. Finally, do not hesitate to ask the staff any questions you may have.

When will I be notified of the results of my Informal Appeal?

The results of your informal appeal will be reflected on the tentative assessment roll which we plan to publish on June 1, 2011. You will be

able to view the tentative assessment for your property via the town website or you can visit our office.

What if I am not satisfied with the results of my informal appeal?

You can formally appeal your assessment to the independent Town of Rye Board of Assessment Review between June 1, 2011 and Tuesday, June 21, 2011. Go to <http://www.orps.state.ny.us/pamphlet/complain/howtofile/> for instructions.

What will help me successfully appeal to the independent Board of Assessment Review (BAR)?

We suggest that the following may help, but we emphasize that it is totally up to the taxpayer to decide what will help them win an appeal.

- 1) **Copies** of anything that you feel will support your appeal.
- 2) A concise statement of the issue(s).
- 3) If your appeal is based on valuation and you have an appraisal, being aware of what you believe to be the monthly rate of change in value between the date of the appraisal and the July 1, 2010 valuation date is recommended.
- 4) Some other issues:
 - A) Inaccurate property description.
 - B) Wetlands – Providing a professional's, e.g., a Certified Soil Scientist, written description of any wetlands is recommended.
 - C) Topography – Providing photographs demonstrating the significant difference between street level and the level of your land is recommended.
 - D) Rock Ledge – Providing photographs demonstrating the amount of Rock Ledge as a percentage of your entire property is recommended.
 - E) Depreciation – Providing photographs demonstrating the significant difference amount more than average structural wear and tear is recommended.
 - F) Location - Providing photographs demonstrating any significantly negative or positive influences in addition to a map indicating how far away the influence may be from your property is recommended.
 - G) View - Providing photographs demonstrating any significantly negative or positive item that can be seen from the property in

addition to a map indicating how far away the item may be is recommended.

- H) Traffic – Providing date and time stamped photographs demonstrating the amount of heavy traffic on various days and at various times throughout the week or a similar study is recommended.

When will I receive notice of the BAR decision?

On or before the filing of the final assessments roll scheduled to be published on September 15, 2011.

What can I do if I disagree with the BAR's decision?

If dissatisfied with a BAR determination, a taxpayer may seek judicial review. The two judicial remedies are called "Small Claims Assessment Review" and "Tax Certiorari". Both must be filed for within 30 days after completion and filing of the final assessment roll and the taxpayer must have timely filed a grievance form RP-524 with the BAR prior to petitioning for either.

**Annual Notice
of Property Value**

**Town of Rye
Assessor's Office
10 Pearl Street
Port Chester, NY 10573
914-939-3566**

Vision ID

Name
Address
City, State, Zip

Parcel Information:
Swiss SBL
Street Address
Property Class
Tax Class Acres

What is This Notice?

This notice is your preliminary 2011 assessment which will appear on the June 1, 2011 Tentative Assessment Roll. **THIS ASSESSMENT REPRESENTS 100% OF THE MARKET VALUE OF THE PROPERTY AS OF JULY 1, 2010.**

Your Assessment Information.

<u>Year</u>	<u>Assessed Value</u>
2010	_____
2011	_____
Net Change	_____

Informal Review Meetings

If you are satisfied that the assessment shown on your notice is a fair and equitable estimate of the market value of your property you need not take any action.

If you feel that the assessment does not reflect the market value of your property as of **July 1, 2010**, please call **Vision Appraisal Technologies at 1-888-844-4300** to schedule an informal review. **Please call on business days between 9AM - 4 PM.** These informal meetings are intended to provide property owners the opportunity to present information that could result in an adjustment of their preliminary assessment. If the Assessor's office has not performed a recent interior inspection of your property, one will be requested so that the Town inventory can be verified. **Meetings are by appointment only. No change will be made at the informal review meeting.** You will be notified of the results by June 1.

Additional Information

In the event you have questions regarding this notice we recommend you review the explanation provided on the Vision Appraisal Technology website at www.visionappraisal.com or, Town of Rye Website at www.townofryeny.com. In the event that the websites do not provide an adequate explanation or you have further questions please call the Town assessment office at (914) 939-3566.

The preliminary assessment may not include recent permit/renovation work which could further impact your assessed value when applied on the 2011 assessment roll. Properties with current permit/renovation work could have an additional assessment change subsequent to this notice. If the assessment changes after the date of this notice you will receive a **Change in Assessment Notice by June 1.**

Formal BAR Appeal

You can formally appeal your assessment to the independent Town of Rye Board of Assessment Review between June 1, 2011 and Tuesday, June 21, 2011. Go to <http://www.orps.state.ny.us/pamphlet/complain/howtofile/> or the Town Assessment Office for instructions. The BAR will meet on June 21, 2010.

Mitchell Markowitz

Town of Rye Assessor