



Tyler Technologies
Revaluation Project
177 Hillside Ave, Belasco Rm
Greenburgh, NY 10607
(914) 231-8250



Important Reassessment Information

Additional Resources:

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

www.greenburghny.com/
www.tax.ny.gov/research/property/

July 9, 2020

Dear Property Owner,

In 2019, the Town Board voted to conduct a reappraisal update of all real property located in the Town of Greenburgh for 2021. 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 Greenburgh in 2016.

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.

2020-2021 REASSESSMENT TIMELINE

Data Collection	June 2020 – Aug 2020
Data Mailers Sent	Aug 2020 – Sept 2020
Valuation Analysis	Sept 2020 - Oct 2020
Final Field Review	Oct 2020 - Jan 2021
Mail Notices of New Values	March 2021
Informal Review Meetings Conducted	March 2021
Tentative Assessment Roll Posted	June 2021
Formal Assessment Reviews	June 2021
Final Assessment Roll Posted	September 2021

Important Note: Property taxes will not be levied on the new assessments until April 2022.

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

Tyler Technologies
C/o Assessor's Office
Phone: (914)-231-8250

FREQUENTLY ASKED QUESTIONS

Q1: What is a reassessment and why do it?

Property values are constantly changing based on the market conditions. 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 a reassessment affect my taxes?

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?

One of the most *important* aspects of reassessing is collecting the most accurate data possible. This is achieved by performing physical exterior inspections. We will do this by collecting data on selected properties (see Q9) and by reviewing **every** property in the Town of Greenburgh.

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

Here are a few examples of what the data collector will check: Current use; measurements of the exterior; number of stories; construction materials; out buildings, pools, decks; verify recent sales if any; the data collector will **NOT** enter your home, they will ask questions regarding the interior – room count, condition, finished basement, attic, etc. . 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?

This letter 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?

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 exterior inspection.

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

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?

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

Data collectors will attempt to inspect your property during day and/or early evening hours before dark. If you are not available at the time of inspection to answer questions regarding the interior, please call to discuss with Tyler Technologies.

Q10: Do I have to let the data collector inside?

Due to the current pandemic situation, interior inspections will not be performed. As such, communication and your participation is imperative to the success of the project.

Q11: Will evening or Saturday appointments be available?

Yes, upon request.

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

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 August 2020. You will be encouraged to correct any data prior to the value being placed on your property.

Q13: When and how will I find out my new value?

Notice of new tentative values will be mailed to all property owners around March 1, 2021. 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.

Q14: What if I disagree with the new value?

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 2021.

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.