

FACT SHEET - GRIEVANCE DAY, 6/18/2024

**PLEASE RETURN AN ORIGINAL PLUS THREE (3) COPIES WHEN
FILING YOUR APPLICATION. THANK YOU.**

- Telephone number, location and website for Assessor's Office:
(914) 381-7820
740 West Boston Post Road, Rm 207
Mamaroneck, NY 10543
WWW.TOWNOFMAMARONECKNY.ORG
- Dates, hours and location for inspecting the tentative assessment roll and filing a grievance application (RP-524):

VIEW ASSESSMENT ROLL ONLINE 6/1/2024
WWW.TOWNOFMAMARONECKNY.ORG
JUNE 1ST - June 18TH, 9AM - 3:30PM
Mamaroneck Town Center
740 West Boston Post Road
Mamaroneck, NY 10543
FILE BY MAIL OR IN PERSON
(GRIEVANCES CANNOT BE ACCEPTED VIA EMAIL)

6/1/2024: Visit Town website for access to 2024 Tentative Assessment Roll or PROS Property Information Portal to view valid residential sales information and for public access to view assessment and parcel information.

- The uniform percent of value as stated by the assessor on the tentative roll:

100%

- The latest State equalization rate and residential assessment ratio (RAR) for the assessing unit (town, city, or village). (If assessments on the current roll have been increased substantially, such as in the case of a revaluation or update, the equalization rate and RAR are inapplicable and should not be used):

N/A

- Valuation Date for the 2024 assessment roll: **July 1, 2023**

The Board of Assessment Review (BAR) requests that proof be submitted substantiating your indicated value (pg.1, #7-property owners estimate of market value). Examples of such proof (see instructions) can be an appraisal by a licensed appraiser or a detailed list (3 or more) of comparable homes in your neighborhood that are similar in square footage, style and condition that have sold recently (see valuation date). The BAR convenes on grievance day each year and will meet throughout the summer months to review filings. You will be notified by mail of the BAR's determination prior to the issuance of the final assessment roll on September 15th.



Key Dates on the Assessment Calendar:

May 1st (TAXABLE STATUS DATE): Assessments reflect the ownership and physical condition of the property as of this date. In addition, all exemption applications must be filed / postmarked by this day.

June 1st (TENTATIVE ASSESSMENT ROLL): Date tentative assessments are made available (online and in office). This is also the date that CHANGE OF ASSESSMENT NOTICES are mailed for any property seeing a change in assessment including changes resulting from reassessment projects, building permits, inventory discrepancies, demolitions, etc. Please note, the Town of Mamaroneck mails “change of assessment” notices to ALL property owners, even if the assessment remains the same. If a property owner disagrees with the assessed value of their property, a grievance may be filed beginning on this day.

June 1st thru THIRD TUESDAY in June: Time frame to file a grievance. The Board of Assessment Review will convene on the third Tuesday in June (Grievance Day). Grievances can be filed by mail or in person at the Town Center. Grievances cannot be accepted via email.

September 15th (FINAL ASSESSMENT ROLL): Date on which final assessments are made available and the first day to file Small Claims Assessment Review / Certiorari petitions. Final assessments include all changes made by the Board of Assessment Review.

July 1st of Preceding Year (VALUATION DATE): The Valuation Date is the date upon which the value of your property is based. In the Town of Mamaroneck, the Valuation Date is July 1st of the prior year. For instance, assessments on the 2024 assessment roll are based on the value of your property as of July 1, 2023.

Office of the Assessor

www.TownofMamaroneckNY.org

(914) 381-7820 M-F 8:30am – 4:00pm