

IMPORTANT NOTICE
City of Oswego
2024 NEW FULL VALUE ASSESSMENT

March 2024

Dear Property Owner:

As part of the Assessment Equity Improvement Update Project, the City of Oswego Department of Assessment, in conjunction with GAR Associates, LLC and the NYS Office of Real Property Tax Services, has reviewed and analyzed all property assessments.

According to NYS Real Property Tax Law, all property assessments must be valued at the same uniform percentage. To maintain this legal requirement, assessment updates must be performed periodically. The last citywide assessment update was in 1997, *nearly three decades ago*. By implementing this program, assessments remain fair and equitable.

An assessment update does not generate more tax revenue for a municipality; it simply redistributes the tax burden fairly. NYS Real Property Tax Law §305 states that all properties must be assessed uniformly. Assessing properties at 100% full market value is the best way to ensure property assessment equity and reflects the current value of your property.

Keep in mind, the assessor does not determine taxes; this is the responsibility of each taxing jurisdiction. Assessments are merely the vehicle to determine the share of the property taxes owed.

IMPORTANT

If you disagree with your new Full Value Assessment:

- Residential Properties: Go to: <https://cityofoswego.prosgar.com>. Research sale and assessment data. Follow the instructions posted on the prosgar website to submit an informal review or call 1-866-910-1776 for assistance with the review process.
- Commercial Properties: Email a completed Informal Review Application along with any supporting documentation (rent roll, operating expenses, recent appraisal) to: Oswego2024@gar-associates.com **OR** mail a completed application with supporting documentation to: GAR Associates LLC, PO Box 378, Clifton Park, NY 12065.

Commercial Informal Review Applications can be found at: <https://cityofoswego.prosgar.com>

For questions or more information, please call: 1-866-910-1776
NO LATER THAN March 29, 2024.

**PLEASE NOTE: ALL Informal Review Applications MUST be received by
March 31, 2024, for consideration.**

The new full value assessments will be final July 1, 2024, and will be applied to school tax bills October 2024, county tax bills January 2025 and city tax bills April 2025. Parcels with recently completed/active building permits may receive a second notice after May 1, 2024.

Sincerely,



Kevin Hill
City of Oswego Assessor