

GRIEVANCE DAY DO'S AND DON'TS

New York State's Real Property Law has created the Board of Assessment Review (BAR). It is their job to objectively review your concerns and the Assessor's decisions to make sure every assessment is as accurate and fair as possible. So, what can you do to be as successful as possible when going before the BAR?

1. **DO NOT** come to the board and say "My assessment is way too high! I can't afford the taxes!" As much as they would like to help you out, they can NOT take that into consideration. It is all about making sure your property is being assessed at its correct value.
2. Provide evidence such as pictures of areas that are different from what one would expect looking at the property from the road. **Remember, the Assessor does not enter the home or building.** The property could look like it is in average condition, well maintained from the outside. The assumption will be that the same applies to the inside. If there is damage, old kitchens/baths, gutted rooms etc. these will definitely affect the value of your property.
3. Make sure the inventory that is on file is correct. For example, if you have demolished anything, it should be removed from the file.
4. Be sure all paperwork is completed in full. The assessor's office may NOT do it for you. They cannot tell you what to write down. **You must have a value in mind that you are requesting. Asking for just any kind of reduction WILL NOT WORK.** RP-.524 Complaint on Real Property is available at the Assessor's office, town's website at www.grand-island.ny.us or www.tax.ny.gov.
5. Find other properties that are as similar to yours as possible, with a current lower assessed value or a lower sale price from 2017, 2018, 2019. These were the sales used during the revaluation. Remember to consider the following: square footage, style of home, year built. Inside amenities do matter but are not always known.
6. Make sure your land is classified correctly. This means if there are designated wetlands, they should be classified as such. Wetlands have a lower per acre value.

GRIEVANCE DAY IS ALWAYS THE FOURTH TUESDAY IN MAY!!!!