

**IMPORTANT NOTICE**  
**Town of Clarence - Department of Assessment**

# **2021 NEW FULL VALUE ASSESSMENT**

**MARCH 19, 2021**

Dear Property Owner:

The Town of Clarence has completed a town-wide reassessment update project to restore property assessment equity to all parcels located within the Town.

- **Why are you receiving this notice?**

NYS Real Property Tax Law requires municipalities conducting town-wide reassessment projects to send a Change of Assessment Notice indicating your new preliminary full value property assessment.

\*Please note, parcels with recently completed building permits or property split/merges may receive a second notice after May 1, 2021.

- **What you need to know**

A Reassessment Project does not generate more tax revenue for the town; it simply redistributes the tax burden fairly. NYS Real Property Tax Law section 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.

- **What you need to do**

- If you **AGREE** with your new Full Value Assessment, you do not need to do anything.
- If you are **UNSURE** if the value reflects fair market value, go to the Town of Clarence website <https://www2.erie.gov/clarence/> Clarence home page, on the Navigation ribbon, click on departments, click on Assessor's Office, on Assessor's page, click on blue box "Online Assessment Review System PROS". Research property sales within your neighborhood.
- If you **DISAGREE** with your new Full Value Assessment, you may file an informal review application. See instructions on the assessor's webpage.

\*Please note, all informal review submissions MUST be received by April 12, 2021 for consideration.

- For questions and more information, you may call: 1-866-910-1776 until April 2, 2021.

- **When will the new assessments take effect?**

The new full value assessments will be final July 1, 2021 and will be applied to the

- September 2021 School tax bill
- January 2022 Town/County tax bill.

**Sincerely,**  
**Mr. Albert Weber, Assessor**  
**Town of Clarence**

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