

# **TOWN OF POLAND**

## **2024 REVALUATION INFORMATION**

- The Town of Poland is enrolled in a cyclical reassessment program authorized by the town and approved by New York State.
- New York State Office of Real Property Tax Services monitors sales and assessments to determine the equity of the annual assessment roll. NYS expects that market value assessing for every parcel of property in the town is accomplished during each four-year reassessment cycle.
- For the current reassessment, NYS and the Assessor are required to analyze sales from 2020 through 2023 to arrive at new market value assessments.
- Sales of similar properties are the biggest indicator of value.
- Properties with active building permits may receive another assessment change notice after May 1, 2024.

### **HOW TO COMPARE YOUR ASSESSMENT**

### **TO OTHER SIMILAR PROPERTIES**

You can research similar properties in your neighborhood by:

#### **Online:**

- <https://www.polandny.org> has recent sales and assessment data.

#### **In the Poland Town Hall:**

- Recent sales and assessment data for the town is also available for review at The Town of Poland Town Hall, 3593 Church St., Kennedy, NY 14747 during normal business hours of: Monday, Wednesday & Thursday 9:00-12:00 and 1:00-4:00; and Tuesday evening 5:00-7:00

**\*\*\*IF YOU DISAGREE WITH YOUR ASSESSMENT, PLEASE  
SEE OTHER SIDE OF THIS NOTICE\*\*\***

# **WHAT TO DO IF YOU DISAGREE WITH YOUR ASSESSMENT**

After researching similar properties, if you feel that your assessment is **NOT** reasonable, you can follow the steps below.

## **STEP 1**

### **OPTION A: REQUEST AN INFORMAL HEARING WITH THE ASSESSOR**

Appeal your assessment by scheduling an appointment for an informal hearing by calling the Assessor's Office at 716-267-2912

If the Assessor is not available, please leave a voicemail with an approximate time that she can return your call.

***\*\*\*YOU MUST PROVIDE EXAMPLES OF OTHER SIMILAR PROPERTIES THAT EITHER HAVE SOLD OR ARE ASSESSED FOR LESS TO JUSTIFY AN ASSESSMENT REDUCTION.\*\*\****

**ALL APPOINTMENTS MUST BE SCHEDULED BY March 22, 2024 TO BE CONSIDERED.**

All hearings will be held via phone conference call made by the Assessor at your appointed time.

In person hearings are NOT AVAILABLE.

### **OPTION B: SUBMIT INFORMATION FOR A REVIEW BY THE ASSESSOR**

Appeal your assessment by mailing pertinent information to the Assessor's Office that explains the nature of your challenge.

Assessor's Office  
PO Box 4  
Kennedy, NY 14747

**ALL REVIEWS MUST BE POSTMARKED BY APRIL 15, 2024 TO BE CONSIDERED.**

## **STEP 2**

The Assessor appreciates the opportunity to discuss each property owner's challenge and potential reconsideration before meeting with the Board of Assessment Review (BAR) on Grievance Day. However, if property owners want to take their challenge to the BAR, the date and time is as follows:

Town of Poland Grievance Day:

Tuesday, June 4, 2024, 4-8 pm

All BAR hearings are held at the Poland Town Hall.