

GRIEVANCE DAY APPOINTMENT

Dos and Don'ts

DATE: May 24th, 2022 **APPOINTMENT TIME:** _____

Dear Property Owner or Property Representative:

Due to COVID-19 you will be required to wear a mask for your appointment.
If you do not have a mask, one will be provided to you.
When you arrive, please use the provided hand sanitizer prior to entering the courtroom
along with following social distancing guidelines.

***** PLEASE CONTACT OUR OFFICE TO CHANGE YOUR APPOINTMENT TO A**
NON-HEARING IF YOU ARE UNABLE TO ATTEND AT THE TOWN HALL.***

All applications and supporting documentation submitted for a Non-Hearing
will be fully reviewed by the Board of Assessment Review on Grievance day.

Below are some suggestions from the Board of Assessment Review along with what you should provide that may help you be more successful.

1. If you have a recent real estate appraisal, comparable sales from the Town of Boston are weighed heavily by the Board of Assessment Review.
2. **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 market value.
3. 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 is not always permitted access to the interior of the home or building.** The property could look like it is in average condition, and well maintained from the outside. The assumption will be that the same applies to the inside. If there is damage, outdated kitchens/baths, gutted rooms, etc. these will definitely affect the value of your property based on condition.
4. Make sure the inventory that is on municipal records is correct. For example, if you have demolished anything, it should be removed by contacting your Assessor's office.
5. Be sure all paperwork is fully completed. The Assessor's office can offer assistance, but cannot tell you what to write down. **You must have a supported value in mind that you are requesting. Asking for just any kind of reduction WILL NOT WORK.** Forms are available at the Assessor's office.
6. Find other properties that are most similar to yours as possible, with a current lower assessed value or a lower sale price from recent sales. These were the sales used to determine your value. Remember to consider the following: STYLE OF HOME, year built, square footage, number of bedrooms, number of baths, fireplaces, garages, air conditioning, basement type (full, partial, crawl space), and acreage. These are the most important items. Other things like pools, decks, sheds, vaulted ceilings, hardwood floors, and granite countertops do matter, but are often not always known.

PLEASE BE ADVISED THAT FAILURE TO PROVIDE THE INFORMATION REQUESTED WILL BE CONSIDERED
WILLFUL NEGLIGENCE AND WILL RESULT IN THE DISMISSAL OF YOUR COMPLAINT.

PLEASE NOTE THAT THIS INFORMATION, ONCE PRESENTED,
BECOMES THE PROPERTY OF THE BOARD OF ASSESSMENT REVIEW.

If you need specific information, contact the Assessor's Office
at (716) 941-6113 Ext. 4 Monday through Friday.

They will be happy to help you.

Sincerely,

Chairman, Town of Boston Board of Assessment Review