

## **Town of Alden Assessment Office Grievance Day is Tuesday, June 5th.**

2018 Equalization Rate: 94%

It is recommended that you call for an appointment, although not mandatory. The Board will meet from 2pm to 4pm and 6pm to 8pm.

*Below are some suggestions that may help you be more successful*

1. If you have an appraisal, check to see if the comparable sales used are from the Town of Alden.
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 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 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.
4. Make sure the inventory that is on file, is correct. For example, if you have demolished anything, it should be removed.
5. Be sure all paperwork is completed in full. The assessor’s office may NOT do it for you. They can offer assistance, but 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. Forms are available at the Assessor’s office or on the town’s website [www.alden.erie.gov](http://www.alden.erie.gov)
6. Find other properties that are as similar to yours as possible, with a current lower assessed value or a lower sale price from 2016, 2017, and 2018. **Foreclosure, Family, Estate and In Rem sales should not be considered in selecting sale comparisons.** Remember to consider the following: square footage, style of home, number of bedrooms, number of baths, fireplaces, garages, air conditioning, basement type (full, partial, crawl space), 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.