



Town of Amherst Assessor Announces Mailing of New Property Assessments

(Amherst, NY) -- Town of Amherst Assessor Emily Murphy has announced that property owners in the Town of Amherst, including the Village of Williamsville, will begin receiving their new full-value assessment notices beginning after March 1, 2024.

The Town adopted a resolution in 2022 to update property assessments to 100% of full market value. Currently, assessments are at a level of approximately 62% of the full market value. This means that if a property is currently assessed at \$300,000 the full market value is estimated to be \$483,000. This value may or may not accurately reflect the actual current market value, therefore a comprehensive assessment equity improvement project was implemented to bring more accuracy to the full market value assessments.

The Town of Amherst has been updating property assessments for many years. Since 2000 the Town has updated property assessments and/or maintained full value assessments regularly. The last full-value update was in 2017.

Murphy reminds property owners that no new taxes are raised due to an assessment equity improvement project.

“The project merely redistributes the tax burden. Budgets and levies are determined by towns, counties, schools, and villages. Property assessments are the mechanism to collect the budgets and levies,” Murphy said.

Property exemptions will increase to their full amount. For example, the current Senior Enhanced STAR Exemption is \$60,250. After the update, the exemption should be approximately \$95,000 to \$100,000.

Property owners will receive an Assessment Disclosure Notice that will illustrate the current assessment and the new preliminary full-value assessment. This notice also shows a hypothetical estimate of the taxes that would have been owed if the new property assessments were in place last year, using last year’s budgets and levies. This notice does not show any special district changes or village taxes.

The town will be launching a new property information database website called PROS. Information on this new website will be included in the mailing and on the Town of Amherst website: www.amherst.ny.us. The Town Assessor’s Office website can be found by [CLICKING HERE](#).

Property owners will have the ability to challenge their new property assessment if they disagree with the value. Information on the challenge process will be included in the mailing and on the website. A toll-free helpline will be provided to assist property owners with the process.

The new assessments will be finalized on July 1, 2024, and will be applied to the school taxes in September 2024 and the town and county taxes in January 2025.

Murphy asks property owners to focus on the new full-value assessment and ask themselves if they believe their property could sell for this value. Sales and assessment information will be available through the website for property owners to determine if their new value is reasonable.

“Remember property assessments do not raise more tax revenue,” she said. “Assessment Equity Improvement projects ensure property owners are only paying their fair share of the tax burden, no more, no less.”