

Town of Lancaster

Informal Assessment Review Application

Website Address: www.lancasterny.gov - then go to Assessors Page

***Please return completed form in person or by mail no later than March 31 to
Town of Lancaster Assessor Office, 21 Central Avenue, Lancaster, NY 14086***

The following information is important for your informal assessment review. Please fill out the property information (Section 1) to the best of your ability, and add recent comparable property sales (Section 2) you feel support your case. All information provided will be considered by the reviewer and becomes property of the Lancaster Assessor's Office.

SECTION 1

The following information relates to the subject property and can be obtained from the owner's knowledge of the property, the Town's website or from public information on the internet.

1. Section, Block & Lot (SBL) Number: _____
2. Property Type (One, Two or Three Family, Commercial): _____
3. Property Address: _____
4. Name & Phone Number of Property Owner: _____
5. New Preliminary Assessment: \$ _____
6. Requested Assessment: \$ _____
7. Reason (s) Requesting Reduced Assessment: _____

(attach any additional information)

8. Property Description:
 - a. Style of House: _____ (Colonial, Ranch, Split, Old Style, Apartment)
 - b. If Multi-Family, number of residential units / monthly rent : # of Units: _____ Rent: _____
 - c. Building Square Footage: _____
 - d. Year Built: _____
 - e. Prior Sales Information: Sale Price: _____ Sale Date: _____
 - f. Land Size: Frontage: _____ Depth: _____ Or Acres: _____
9. Inventory corrections - Is there information on your property record that differs from what actually is on your property.

If any information provided by the assessor regarding your property appears to be incorrect, or there are condition issues with you property that impact your value, please provide support with attachments. This can include:

- Photographs of property
- If for sale, a copy of recent real estate listing on property
- Recent appraisal of the property
- Any other additional information to support your claim

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SECTION 2

LIST 4 COMPARABLE PROPERTIES THAT HAVE SOLD RECENTLY IN YOUR AREA / NEIGHBORHOOD

1. ADDRESS: _____ SBL #: _____
SALE PRICE: _____ SALE DATE: _____
YEAR BUILT: _____ STYLE: _____ SFLA: _____
LAND SIZE: _____ PUBLIC OR PRIVATE SEWER: _____
ANY COMMENTS ON COMPARALBE: _____

USE ADDITIONAL PAGES IF NEEDED

2. ADDRESS: _____ SBL #: _____
SALE PRICE: _____ SALE DATE: _____
YEAR BUILT: _____ STYLE: _____ SFLA: _____
LAND SIZE: _____ PUBLIC OR PRIVATE SEWER: _____
ANY COMMENTS ON COMPARALBE: _____

USE ADDITIONAL PAGES IF NEEDED

3. ADDRESS: _____ SBL #: _____
SALE PRICE: _____ SALE DATE: _____
YEAR BUILT: _____ STYLE: _____ SFLA: _____
LAND SIZE: _____ PUBLIC OR PRIVATE SEWER: _____
ANY COMMENTS ON COMPARALBE: _____

USE ADDITIONAL PAGES IF NEEDED

4. ADDRESS: _____ SBL #: _____
SALE PRICE: _____ SALE DATE: _____
YEAR BUILT: _____ STYLE: _____ SFLA: _____
LAND SIZE: _____ PUBLIC OR PRIVATE SEWER: _____
ANY COMMENTS ON COMPARALBE: _____

USE ADDITIONAL PAGES IF NEEDED

Based on the sale of the above properties, I believe that the ESTIMATED FULL MARKET VALUE FOR THE SUBJECT PROPERTY as of MARCH 1ST is \$ _____

I certify that all statements made on this application are true and correct to the best of my knowledge and belief:

Signed: _____ Date: _____

