

# Property Assessment Facts

- New property values from reassessment were put in place January 1, 2003. The previous reassessment was completed in 1969.
- According to available statistics, there could be as many as 35% of Erie County properties valued well over and under the market value with most under.
- One hundred twenty-eight Fairview Township property owners have filed property appeals since reassessment was completed in 2002, reducing the overall value of property in Fairview by \$3,591,000. One hundred twenty-seven appeals filed by the district have increased property value in Fairview by \$6,378,000 since reassessment.
- The assessed value of your property can be obtained by accessing the Erie County web site at [eriecountygov.org](http://eriecountygov.org). Select "View Property and Tax Records" on the right hand side of the screen, then "Search Property Records" near the middle of the next screen. Enter your house number or street name and click on "Search." Select the index number next to your address, and once your property record appears, scroll down to Values.
- The property appeal process is available to property owners and government entities (school districts, county and townships) to address property values that may be too high or too low.
- Property appeals must be filed by August 1. Hearings are then held to allow the property owner and government entities to present information that supports an increase or decrease to the assessed value. Any change in value takes effect in the subsequent year.
- The property assessment appeal process that has been used by the Fairview School District corrected what appeared to be mistakes that were made in establishing assessed values and helped to reduce the tax increase for the current tax year and will help to reduce next year's tax increase.
- The budgeted real estate tax revenue for the 2006/07 school year (starts July 1, 2006) will incorporate the increased property values from the appeals filed during the summer of 2005 along with natural growth from new home and business construction over the past year. As a result of the higher real estate value a smaller increase to the millage level will be required for all taxpayers of the district.
- The Fairview School District has used selection criteria over the last two years to identify properties that appear to be under-assessed based on the selling price. The criteria has been the difference between the selling

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price and assessed value of \$25,000 and greater and where this difference is 20% or more of selling price. A committee is currently studying whether the appeal system used in Fairview should be abandoned, maintained or changed, and if changed, whether the criteria should be modified.

- The property appeal process is currently used by the Millcreek school district and the City of Erie Schools to address properties that appear to have assessed values that are too low.
- The Erie County Assessment Office will be proposing a plan for reassessment that will revalue all properties by 2011. This plan must be approved by County Council to provide the necessary funds to start the process.