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PRESS RELEASE

City of Buffalo reassessment project to begin

Buffalo, NY, June 8, 2015:

The City of Buffalo has awarded contracts for a reassessment project to a well-known and highly regarded local Appraisal firm; Emminger, Newton, Pigeon & Magyar, Inc. (ENPM). ENPM will be working closely with the Commissioner of Assessment and Taxation Martin F. Kennedy and his staff to provide a fair and equitable assessed value for all parcels.

The revaluation project will be a city-wide revaluation of all 95,000 parcels in the City of Buffalo. The last time a city-wide reassessment occurred in the City was in 2000.

ENPM, the main contractor, will be responsible for the vast majority of the entire project.

This entire project is being undertaken to comply with the New York State Real Property Tax Law mandate to maintain a fair and equitable assessment valuation of all property,

Results of the project will be available in August 2016. The new assessments will be effective with the 2017/18 City of Buffalo fiscal year, i.e., the July 1, 2017 City of Buffalo tax Bill and the 2018 Erie County tax bill.

Beginning immediately, and over the next six to eight months, a review of all parcels in the City of Buffalo will commence. Sales and property value trends will be analyzed prior to placing values on the individual parcels.

If residential or commercial/industrial property owners would like to request an interior inspection be made of their property, they may contact ENPM at 716-712-0312. No interior inspections will be made without the owner's permission.

In our desire to keep the property owners well informed, ENPM will be hosting numerous community meetings over the next eighteen months. The first of these public meetings will take place during the month of September 2015. The meetings will be held at various locations throughout the City, convenient to all property owners, and several of the meetings will be bilingual.

The community meetings will present an overview of the project, provide a timeline for the residents and businesses to follow and offer property owners the opportunity to ask any questions or express any concerns they may have. The meetings will be an open forum for all interested parties.