



CATTARAUGUS COUNTY REAL PROPERTY TAX SERVICES

Assessor's Office

207 Rock City Street • Suite 101 • Little Valley, NY 14755 • (716) 938-2343 • Fax (716) 938-2758

The Town of Mansfield's Preliminary 2026~~2~~ Assessments are now complete, enclosed is the Assessment Disclosure Notice for your property. The goal of this Reassessment is to make every property's assessment equal what it could sell for on the open market (aka full market value). ~~Ashford's~~ Mansfield's last Reassessment took place in 2020~~01~~.

What to Do Now:

Please review the information on the enclosed notice, paying special attention to:

- **Preliminary Taxable Assessed Value:** Your new assessment was calculated by comparing it to similar properties that have recently sold in the area or by determining the cost to replace existing structures. Our data collection—which included satellite imagery, roadside review, and mailing Property Description Reports to property owners—helped in determining factors relevant to valuation such as condition and size. Because we were not able to speak with all property owners, some of this data may have been estimated. Your property's inventory can be viewed at <https://www.cattco.org/real-property-and-gis>. Please contact the Assessor's Office if the information is incorrect.
- **Approximate Tax Liability:** Although many assume that an increased assessment automatically results in higher tax bills, this is not always the case. Using your most recent property tax bills as a comparison, the Approximate Tax Liability shows how your Preliminary Assessment could affect your future property tax bills. If you receive a STAR credit check instead of a STAR exemption, please be aware that the check amount is not reflected in this calculation. **This amount is an estimate of your 2026 taxes, and is for demonstrative purposes only.**

What to Do Next:

- **If you agree** that you could sell your property for the Preliminary Assessment amount, you do not need to do anything. If you are concerned about your property tax bills increasing, you should speak with those in charge of setting the budgets at your town, school, or county. Remember that future tax bills will be based on budgets that have not yet been adopted, so you need to express your concerns about the tax levy before the budget has been adopted.
- **If you disagree** with your Preliminary Assessment, there is plenty of time to look more closely at it. You may know something about your property that was not apparent to our Data Collection or Valuation Team. Alternatively, your property may be worth more than you thought. Those not keeping an eye on the real estate market can be surprised when they see how much property values change over time. Either way, our team is more than happy to review your Preliminary Assessment with you—for your convenience, there are four options for Informal Reviews:
 - In-person Informal Review at the Mansfield Town Hall on Tuesday March 17th 9:00-1:00 & 2:00-6:00pm ~~DATE and TIME~~
 - In-person Informal Review at the Mansfield Town Hall on Tuesday March 24th 9:00-1:00 & 2:00-6:00pm
 - Over the phone by calling 716-938-2343, weekdays between 9:30am and 3:30pm
 - Submitting our Informal Review Form by mail or email; the form is available at the Assessor's Office, Town of Mansfield town hall, and <https://www.cattco.org/reassessments>. ~~<https://www.cattco.org/real-property-and-gis/assessment/Ashford-EO-RA-2022>~~

If you choose to complete your Informal Review by phone or by using the form, please do so by April 1, 202~~1~~6~~2~~. This ensures that the Assessing Team has adequate time to look into your specific concerns before moving on to the next step.

The Informal Review process affords you an opportunity to discuss your individual property assessment and to provide information that justifies a lower assessment. This is not the time to discuss assessments of other properties or tax bill amounts. Decisions regarding potential assessment changes will not be made during your meeting and a follow-up inspection of your property may be required. Property owners who participate in an Informal Review will receive notification of the determination.

If you are dissatisfied with the outcome of your Informal Review, your assessment can be challenged by filing an appeal to the ~~Ashford~~ Mansfield Board of Assessment Review no later than June 2, 2026~~12~~, which is the official grievance day. Grievance applications and information about the appeal process are available at the Assessor's Office or online at <https://www.cattco.org/real-property-and-gis/assessment/Ashford-EO-RA-2022-real-property-and-gis/disagree-assessment>.

Your participation has been invaluable to the success of this project. Many thanks for your cooperation and courtesy.