

Researching Property Values.

Town of Clarence web site

<https://www4.erie.gov/clarence/>

@ Home page

Navigation Bar (locate Town Seal dark green bar) ->click on "Departments"

Departments page ->click on "Assessor's Office"

* To view property information & comparable sales for individual property

On Assessor's Office main page, Scroll down to

Light green shaded box -> click on "Online Assessment System PROS"

<https://townofclarence.prosgar.com/>

On PROS home page

Left side Column

->click on "Quick Property Search"

Page "Search Filters"

"Property Search Form"

To search for individual property information & comparables

Enter individual property in "SBL" or "Address" field

->click "Submit Search" button at bottom

Address index line will come up

->Click on "Property Address" (in blue)

"Property Detail" will come up

To view comparable sales for this property

->click on "View Comparables" button

Page "Comparable Search Results" will come up

Scroll down page to see all results

If you need to refine search, expand search criteria parameters

(House Style, Square Feet, Acres) using drop down menus

* To research sales

On PROS home page

Left Side Column

->Click on "Advanced Property Search"

Page "Search Filters", "Advanced Property Search Form" will come up

Use Drop down menus where indicated

Use any or all criteria for your search.

If you are looking for recent sales, be sure to fill in "Sale Date Min"

(It is recommended you search for sales 2 or 3 years back)

At bottom of this page

->click "Submit Search"

"Property Search Results" page will come up

You may click on individual Property Addresses for property details

For further assistance, contact Town of Clarence Assessor's Office 741-8941 (8:30-4:30).

Also see Town of Clarence Assessor's Page Right side column

5. Resources (click on this heading for other helpful websites)

6. Glossary (click on this heading for some common terms)