

Assessors Newsletter

March-May



- Quarterly Newsletter
- Articles about what's going on in your hometown
- Assessment and tax information
- Happenings in Niagara County
- Commercial and Residential Sales

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Selling your House?

10 Simple Ways to Make Your House More Sellable....

- Get rid of clutter. Throw out or file stacks of newspapers & magazines. Pack away most of your small decorative items. Store out-of-season clothing to make closets seem roomier. Clean out the garage.
- Wash windows and screens to let more light into the interior.
- Keep everything clean. Wash fingerprints from light switch plates. Mop & wax floors. Clean stove and refrigerator. A clean house makes a better first impression and convinces buyers that the home has been well cared for.
- Get rid of smells. Clean carpeting and drapes to eliminate cooking odors, smoke and pet smells. If possible open windows.
- Put higher wattage bulbs in light sockets to make rooms seem brighter, especially basements and other dark rooms. Replace any burnt-out bulbs.
- Make minor repairs that can create a bad impression. Small problems, such as sticky doors, torn screens, cracked caulking or a dripping faucet, may seem trivial, but they'll give buyers the impression that the house isn't well maintained.
- Tidy your yard. The yard and your front door are the first things people see. Cut the grass, rake the leaves, trim bushes and edge walks. Plant flowers or place potted plants near the entranceway.
- Patch holes in your driveway and reapply sealant
- Clean your gutters
- Polish your front doorknob and door numbers.



Assessments Vs. Taxes: What's the Difference?

Your assessment could increase
And your tax bill could stay the decrease

Last Year		This Year	
Your Assessment	\$100,000	Your Assessment	\$105,000
Total Value of the Town:	\$50,000,000	Total Value of the Town	\$54,000,000
Tax Levy:	\$1,500,000	Tax Levy	\$1,500,000
Tax Rate	\$30 per \$1,000	Tax Rate	\$27.78per \$1,000
Your Property Tax Bill:	\$3,000	Your Property Tax Bill	\$2,917 <u>(decrease \$83)</u>

Your assessment could increase
And your tax bill could stay the same

Last Year		This Year	
Your Assessment	\$100,000	Your Assessment	\$105,000
Total Value of the Town:	\$50,000,000	Total Value of the Town	\$54,000,000
Tax Levy:	\$1,500,000	Tax Levy	\$1,542,855
Tax Rate	\$30 per \$1,000	Tax Rate	\$27.78per \$1,000
Your Property Tax Bill:	\$3,000	Your Property Tax Bill	\$2,917

Your assessment could decrease,
And your tax bill could increase

Last Year		This Year	
Your Assessment	\$100,000	Your Assessment	\$95,000
Total Value of the Town	\$50,000,000	Total Value of the Town	\$47,500,000
Tax Levy	\$1,500	Tax Levy	\$ 1,500
Tax Rate	\$30 per \$1000	Tax Rate	\$32.48 per \$1,000
Your Property Tax Bill	\$3,000	Your Property Tax Bill	\$3,085 <u>(Increase \$85.60)</u>

- For more information on the factors affecting your tax bill, talk to your school board, town board, city officials, or county officials
- For more information on assessments, talk to your assessor
- More information is available online at: www.orps.state.ny.us

Girasole named to appraisal board

Lewiston resident Anthony P. Girasole has been appointed to NY State Board of Real Estate Appraisal. The board oversees the activities of all real estate appraisers across the state. It sets policies, monitors Department of State appraisal activities, reviews licensing applications and adjudicates complaints. Girasole was appointed to the board by state Senate Majority Leader Dean Skelos, on the recommendation of Sen. George Maziarz, R-Newfane.



Anthony P. Girasole

“Tony clearly brings a wealth of experience, education, knowledge and tradition to the table”, Maziarz said in a released statement. “I was honored to help him earn a seat on this important board , and have every confidence that he will make many important contributions to the real estate profession in New York”

Girasole is a principal with Brisbane Consulting Group in Buffalo and presently is vice president of the upstate NY chapter of the Appraisal Institute. Previously he worked for the family business Girasole Appraisal Company for 20 years, including 13 years as its president. He said he was “humbled and flattered” by the appointment. “ I look forward to working with the Board and the Department of State in elevating our profession”, he added.

Girasole is a MAI member of the Appraisal Institute. This year he will also assume the presidency of the New York State Society of Real Estate Appraiser. He is active in many other professional organization, has served as an expert witness for various boards and courts and has several publications to his credit.

Girasole’s father, Anthony A. Girasole served on the board in the early 1990’s.

Niagara Gazette 3/22/2011

Town of Somerset-Revaluation

The Town of Somerset has commenced a revaluation of all real property within the Town for the 2012 Assessment Roll.

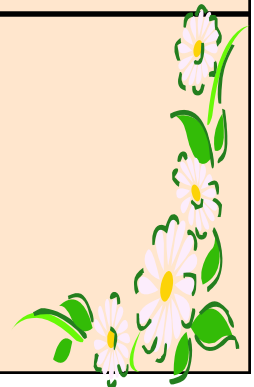
The town board passed the resolution at the March 8, 2011 meeting.

What this means for the property owner-Some of you may see your assessments go up or down depending on all of the information gathered and analyzed.

Property Tax-Myths & Misunderstandings

NY State collects too much money through property taxes

While New York State government receives no money from the real property tax, this stable revenue source is vitally important to the delivery of services to the state’s citizens. Local governments and school districts collect the property tax, which is their largest source of revenue. That’s one of the main reasons that property taxes and assessments are administered locally (rather than by the state) in New York.



Residential Sales-Niagara County

January 31, 2011 thru March 31, 2011

Municipality	No. of Sales	Avg. Price	Median Price	Avg. DOM
Cambria	2	\$165,000	\$165,000	84
Hartland	2	\$50,000	\$50,000	111
Lewiston	7	\$143,308	\$144,900	108
Lockport, City	14	\$67,621	\$65,000	99
Lockport, Town	14	\$114,000	\$118,100	90
Newfane	5	\$102,830	\$103,200	57
Niagara, Town	0	\$	\$	
Niagara Falls	38	\$49,770	\$45,250	91
N. Tonawanda	23	\$102,843	\$94,500	72
Pendleton	8	\$162,144	\$140,700	75
Porter	6	\$128,650	\$110,450	167
Royalton	7	\$88,517	\$85,500	110
Somerset	1	\$86,150	\$86,150	2
Wheatfield	19	\$189,989	\$194,500	94
Wilson	6	\$118,673	\$104,000	151
Niagara County Total	163	\$107,859	\$94,000	92

VACANT LAND SALES

Municipality	Address	Acres	Date	Price
Somerset	High Street	2.80	12/9	\$4,000
Niagara Falls	1377 Michigan	0.09	12/10	\$2,000
Pendleton	6731 McIntosh	0.80	12/07	\$52,000
Royalton	5310 Hollenbeck	3.40	12/14	\$33,000
Niagara	4172 Military	0.41	12/17	\$9,000
Cambria	4042 Lower Mt.	3.20	12/21	\$32,000
Cambria	5450 Mapleton	34.20	12/22	\$30,000
Cambria	Plank Rd	1.01	12/30	\$25,500
Hartland	Gill Rd	33.90	12/22	\$11,000

Glossary of Assessment Terms

Air Rights—The right to use the airspace above a property with or without ownership of the surface property.

Allocation—The use of a ratio based on experience with comparable properties to distribute the appraised value of a property between the land and the improvements. A procedure that has limitations.

Allowance for Vacancy & Credit Loss—A reduction of potential gross income to reflect the fact that some apartments or stores in an income producing property will be vacant from time to time and some tenants may not pay their rent.

Apportion—to divide or distribute according to some plan. In assessment, to distribute the value of a parcel which has been split among the various parcels resulting from the split.

Appraisal—An estimate or opinion of value, usually in writing. The act or process of estimating value as of a certain date.

Appraisal Process—A systematic examination of the factors which influence the value of utility of real estate. A process by which the problem maybe defined, the relevant facts assembled and a supportable conclusion of value produced.

Appraised Value—The final opinion of an appraiser as to the worth of a property as of the effective date of the appraisal.

Appreciation—Monetary gain resulting from the increase in the market value of an investment, excluding addition of capital. For example, a house which is sold five years after it was purchased for 50% more than the purchase price.

Approved Assessing Unit—A city or town which has been certified by the State Board of Real Property Tax Services to have completed a revaluation or an update in conformance with its rules and regulations.

Arm's Length—Refers to a real estate transaction in the open market freely arrived at by normal negotiations without undue pressure on either the buyer or the seller.

Assessed Value—A figure in dollars determined by the assessor which reflects a property's worth in relation to other properties on an assessment roll and which, unless exempt, is used to compute a tax dollar obligation by multiplying it by a tax rate.

Assessing Unit—A city, county, town or village with the authority to value real property for purposes of taxation.

Commercial Sales December 2010

Municipality	Address	Property	Sale Date	Sale Price
Niagara Falls	1606 Pine Ave	Row-retail	12/2010	\$65,000
Niagara Falls	310 Rainbow Blvd	One story retail	12/2010	320,600
Town of Lockport	6559 Lincoln	Apt/12 units	11/2010	\$290,000
North Tonawanda	228 Zimmerman	One story-retail	12/2010	\$74,000
North Tonawanda	175 Robert Dr	Apt/4 units	12/2010	\$147,000
Wheatfield	3979 Forest Park	Home for Aged	12/2010	\$8,101,430

Home Energy Saving Projects

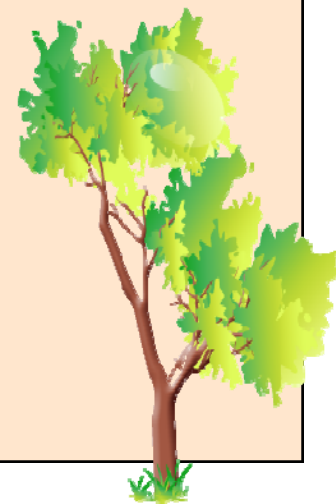
Think "going green" must break the bank? Think again. Here are a few things you can do to improve your home's energy usage that cost *absolutely nothing*.

- Close doors to unused rooms when heating or cooling your house.
- Pull blinds down during the summer and up in the winter to minimize or maximize solar gain.
- Turn off heating and cooling when you're not at home.
- Turn down the thermostat • Dress appropriately: Don't wear summer clothes during winter and crank up the heat to compensate.
- Line dry your clothes
- Unplug unused appliances
- Sign up for a free account at EarthAid.net to track and reduce your energy usage -- and qualify for rewards at the same time!

Less than \$100

No need to break the bank to make your home more energy efficient. Here are some low-cost tasks and helpful tools.

- Use a TED device to measure and track your energy consumption.
- Plant a tree to shade your air conditioning unit so that it will work more efficiently.
- Install window film, such as Energy-Film, to prevent solar gain during the summer and energy loss during the winter.
- Caulk or seal drafty areas in your home, such as around windows.
- Use door snakes, chimney balloons and clotheslines to reduce energy use.



Assessors Contact Information

Municipality	Name	Phone No.
Lockport-City	Joseph Macaluso	439-6614
North Tona-wanda	Flora Carozzolo	695-8597
Niagara Falls	Dominic Penale	286-4388
Cambria	Janelle Kroening	433-8161
Hartland	Michael Hartman	735-7220
Lewiston	Gene Virtuoso	754-8213
Lockport-Town	John Shoemaker	439-9526
Newfane	Patricia Truax	778-8827
Niagara-Town	Darlene Sullivan	297-2150-129
Pendleton	Karen Manning	625-8833-6
Porter	Barbara Oaks	745-3730
Royalton	Michael Hartman	772-7826
Somerset	Robert Glidden	795-3243
Wheatfield	Brigette Grawe	694-9102
Wilson	Dominic Penale	751-6705-15

Assessor's Corner

Town of Lockport Assessor John E. Shoemaker has been appointed as Niagara County's director of real property services. Town Supervisor Marc R. Smith said Shoemaker, who spent 12 years as deputy assessor before becoming town assessor in 2008, is crafting a transition plan for the town before leaving for the county job in late March or early April.

"What a great gentleman, and a well-deserved honor," Smith said. "John is a consummate professional."

John has not only been the town of Lockport's assessor but he has dedicated his time and his great skills as Secretary-Treasurer of the Niagara County Assessor's Association. The assessors of the association all agree that though they will miss him as their secretary-treasurer, they have the good fortune to be able to continue working with him as he begins this new endeavor. "WE ALL WISH HIM THE VERY BEST!"

CONGRATULATIONS JOHN!!!!!!!

Newsletter Courtesy of Brisbane Consulting Group

Brisbane Consulting Group, LLC was formed in 1996 and specializes in business consulting, business valuations, forensic accounting, and litigation support. We are experienced in business valuation procedures, methodologies, standards, reporting, and expert witness testimony. Brisbane Consulting Group is the largest and most accredited business valuation firm in Buffalo, N.Y. and is affiliated with all major business valuation organizations and societies including the American Institute of Certified Public Accountants, the American Society of Appraisers and the National Association of Certified Valuation Analysts.

Real Estate Division-We are a full service real estate appraisal and consulting company. Our mission is to provide our clients with worthwhile information and services. We have the resources to collect analyze and present various types of information for our clients' specific needs.

Please contact us at agirasole@briscon.com or call (716) 856-3428 with questions or a free proposal.

*403 Main Street, Suite 403
Buffalo, New York*

Happenings around the Area

Lake Ontario Counties Spring Trout & Salmon Derby

When: Friday April 29, 9am-7pm

Where: Lake Ontario Counties

April 29-May 8, 2011— This premier spring kick-off classic, offering a \$12,500 Grand Prize for the largest trout or salmon caught overall, also sports over \$30,000 in cash and prizes overall. For more information, Call (888) REEL-2-IN or visit their website at www.loc.org

T-NT Expo

When-April 30 & May 1, 10am -6pm Sat, 12pm--4pm Sun

Where-North Tonawanda SPORTSPLEX, 90 Ridge Rd

The T-NT Expo is the second largest trade show in this area, with over 100 businesses & organizations displaying their wares for the general public.

During the show, exciting prizes will be awarded. Free admission Free gifts

For more information call The Chamber of Commerce @ 692-5120

Lewiston Smelt Festival

When: Fri May 6, 6pm-10pm

Where: Lewiston Waterfront, 115 N Water Street

Anglers batter & fry hundreds of pounds of smelt on the Lewiston waterfront. Plenty of smelt & live music, keeps the crowds coming.

For more info: (716)754-9500 or www.NiagaraRiverRegion.com

1st Saturday Fly

When: Sat May 7, 12pm—4pm

Where: Gratwick Park, North Tonawanda

Kites of all shapes & sizes are flown to the delight of everyone. Public welcome

US Fish & Wildlife Festival

When: Sat. June 4, 8am—5pm

Where: Hyde Park, Niagara Falls

In conjunction with this event will be kids fishing derby from 8am until 11:30am.

Lots of displays, special activities & live entertainment, For more info contact USFWS at (716)691-5456

10 Mile Garage Sale

When: Sat June 4, 9am—5pm

Where: Lewiston, Youngstown, Ransomville, Porter & Sanborn

More than 100 homeowners participate in a community wide garage sale. For more info: (716) 773-7636

