

26 February 2022

Town of Windsor Board Members:

For the month of February, I was very busy in the office collecting renewal applications for STAR, Disability, Agricultural, Forest, Non-profit exemption, and anyone filing for new exemptions as well. Lots of people wait until the last minute to file their renewal exemption. In turn, I had to call several people to come in to see me. This year NYS sent out forms to everyone that were 65 and older and weren't receiving the Enhanced STAR, so there were a lot more people coming in my office the last couple weeks in February.

Town of Windsor Equalization Rate is going to be 59%, I said last year it was going to go down and it did. Equalization rate is all based on sales in the town. I know that the COVID sales were plentiful and high. When people pay high prices for their homes, the equalization rate goes down. Unfortunately, it went down 4%.

I have attached what I have done while I was out on the road January and February. I made out very well this year. There is more to come of course. I am still going out on the road and Broome County will be sending me the splits and combinations soon so I can assess them.

I am taking some time off in March to relax and refocus. So, I can come back for the final push of assessments before the deadline of April 15th.

Thank you,

Becky A. Herzog-Ottens
Town of Windsor Assessor

For the 2022 Roll Year

59.0%

| Name | Tax Map ID | Location | Old AV | New AV | Reason | Difference |
|---------------------------|----------------|-------------------------|-----------|-----------|---|------------|
| Gerald Starley | 163.12-3-12 | 80 Liberty Hwy | \$73,000 | \$75,950 | New shed - 5000 FMV | \$2,950 |
| Jefford Rice | 165.03-1-2.111 | 535 Fox Farm Rd | \$197,121 | \$211,281 | new garage - 24,000 FMV | \$14,160 |
| Gerald Deyo Jr | 147.04-1-9 | 232 Treadwell Rd | \$115,090 | \$126,890 | Garage is done 35,000 FMV I put 20,000 on it this year | \$11,800 |
| Daniel Fish | 147.04-1-36 | 31 Markie Lane | \$122,326 | \$131,176 | Breezeway - 15,000 FMV | \$8,850 |
| Margaret Tersmette | 148.01-1-14 | 451 Riley Rd | \$96,571 | \$115,831 | Front and rear decks - 26,000 FMV 2 sheds - 8000 FMV | \$20,060 |
| Gary Thomas | 213.00-1-23 | 471 Anna Rd | \$165,618 | \$111,684 | REASS 8.3Ac - 23,300 1920SF x\$50=96,000 2 1/2 car gar att -30,000 shed-5,000 and 2 car gar. Includes the addition - 35,000 189,295 FMV | -\$53,934 |
| Lesa Hawk-Shuler | 213.00-5-3 | 195 Bearhouse Hill Rd | \$8,300 | \$14,008 | Trying to sell this parcel for \$79,900. Saw that there was a small structure on parcel that wasn't assessed Land- 18,740 bldg-5,000 23,740 FMV | \$5,706 |
| Jacqueline Laman | 214.00-1-38.1 | 39 Edson Rd | \$10,650 | \$41,300 | Sold it for \$85,000. A while back, I lowered it b/c it was in extremely bad shape. Looks totally different now Land-20,000 DW - 50,000 70,000 FMV | \$30,650 |
| Brian Warburton | 212.00-1-13 | 321 Blatchley Rd (rear) | \$29,700 | \$57,985 | 2018 sold for \$99,000 now trying to sell for \$189,900. There is a cabin on the parcel that was never assessed Land - \$800 and Ac (kinda landlocked, only access through state forest rd) 48,280 and cabin - 50,000 98,280 FMV 20x30 Cabin 9x20 covered porch | \$28,285 |
| NIK Construction Inc | 147.02-1-4 | 104 Dire Rd | \$38,000 | \$59,236 | Sold for 183,000. I never knew there was a garage and deck on the parcel Land 70400 garage w/ deck-30000 100,400 FMV | \$21,236 |
| Christine Giannetto | 180.01-1-16 | 4 Brown Rd | \$17,800 | \$8,850 | Trailer is gone as of April 2021 15,000 FMV vacant land | -\$9,950 |
| Cascade Valley Land Corp | 216.00-1-1.11 | 499 Cascade Valley Rd | \$115,650 | \$108,265 | Land - 98,500 Cabin - 70,000 and Garage - 15,000 183,500 FMV | -\$7,385 |
| Stephen Uplinger | 151.01-1-44 | 380 Mountain Rd | \$105,000 | \$107,950 | New side deck (no BP) 5000 FMV | \$2,950 |
| Richard Cower | 150.01-1-1.1 | 904 Oraquaga Rd | \$112,050 | \$117,950 | New shed/garage 10,000 FMV | \$5,900 |
| Frankie Garcia Jr | 150.15-1-22.22 | 200 Dutchtown Rd | \$5,070 | \$63,573 | New house land-23,750 slab-12,000 DW - 72,000 107,750 FMV | \$58,503 |
| John Bender | 151.01-1-31 | 305 Mountain Rd | \$109,450 | \$110,630 | Roof over front porch 2,000 FMV | \$1,180 |
| Kathryn Martin | 151.01-1-25 | 395 Mountain Rd | \$4,000 | \$12,260 | New awning by camper - 3,000 old shed - 1,000 New shed/garage (no BP) 10,000 14,000 FMV | \$8,260 |
| Nita Schwenn | 166.02-2-17 | 240 Fordway Rd | \$60,000 | \$68,850 | New but older storage unit - 10,000 older shed never assessed - 5,000 15,000 FMV | \$8,850 |
| Harold Pultz Jr | 166.02-2-18 | 220 Fordway Rd | \$6,731 | \$5,900 | Shed fell down 10,000 FMV for lot by river | -\$831 |
| Timothy Plain | 150.08-1-7 | 137 Mountain Rd | \$18,000 | \$32,450 | Fixed it up since the last flood (2006) Land-15,000 cottage 40,000 55,000 FMV | \$14,450 |
| Patrice Foley | 150.08-1-8 | 139-141 Mountain Rd | \$9,000 | \$41,300 | Haven't assessed since flood of 2006 2 cabins on parcel Left one-30,000 Right one-20,000 Land-20,000 70,000 FMV | \$32,300 |
| Peter Foley | 150.08-1-10 | 143 Mountain Rd | \$2,400 | \$7,870 | Land - 5,000 New shed (No BP) - 8,000 13,000 FMV | \$5,270 |
| Peter Foley | 150.08-1-11 | 147 Mountain Rd row | \$10,000 | \$14,750 | Land - 15,000 Camper no value but hook up to water, electric and septic. Shed - 10,000 25,000 FMV | \$4,750 |
| Mitchell Sosnicki | 150.01-1-13.2 | 2005 NYS Rte 79 | \$87,000 | \$89,950 | New shed - 5000 | \$2,950 |
| Randy Williams | 150.03-2-9 | 136 Baker Rd | \$107,900 | \$116,750 | New 30x48 Pole Barn Not yet done 15,000 FMV | \$8,850 |
| Southwestern Nursery Corp | 150.01-1-13.12 | 2070 NYS Rte 79 | \$17,600 | \$22,320 | New shed/cabin 8,000 FMV | \$4,720 |
| Stephen Farr | 164.04-1-12 | 425 Fox Farm Rd | \$28,350 | \$36,167 | Remodelling house (slowly) Land-21,300 House 1/2 done - 40,000 61,300 FMV | \$7,817 |

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| Preston Baisley | 148.01-1-35 | 343 North Rd | \$49,500 | \$51,270 | Extended roof 3,000 FMV | \$1,770 |
| John West | 148.03-1-15 | 86 Marys rd | \$57,800 | \$60,750 | Porch roof - 5,000 FMV | \$2,950 |
| My Green Acres, Inc. | 148.04-1-28 | 212 GAF Lake Rd | \$97,800 | \$89,680 | New Cabin Land - 45,000 720 SF 24x30 Cabin - 87,000 Barn - 20,000 152,000 FMV | \$51,880 |
| American Towers Inc | 148.03-2-10 | 116 Dodd Rd | \$144,300 | \$203,300 | Upgrades to cell tower 100,000 FMV | \$59,000 |
| Timothy Parsons | 165.01-1-2.111 | 650 Dunbar Rd | \$205,000 | \$213,850 | New Doomer 15,000 FMV | \$8,850 |
| Matthew DeCastro | 148.04-1-38.1 | 475 Dunbar Rd | \$28,460 | \$181,130 | New house and garage Land-22,000 House-270,000 Garage - 15,000 307,000 FMV | \$154,670 |
| Timothy McKnight | 148.04-1-35 | 421 Dunbar Rd | \$58,000 | \$10,325 | House is gone 17,500 FMV vacant land | -\$47,675 |
| Daniel Groover | 148.04-1-32 | 375 Dunbar Rd | \$117,455 | \$122,175 | Attached Shed - 8000 FMV | \$4,720 |
| Glen Scott | 149.00-1-15 | 339 Springsteen Rd | \$7,171 | \$5,900 | Bldg tom down 10,000 FMV | -\$1,271 |
| Joy Teed | 149.00-1-9 | 257 Springsleen rd | \$97,046 | \$102,946 | New garage 10,000 FMV | \$5,900 |
| Dorinda-Mae White | 149.00-2-38.2 | 205 Garrett Rd | \$60,600 | \$78,300 | New Garage 30,000 FMV | \$17,700 |
| Chad Moran | 165.04-1-23 | 90 Shedd Rd | \$112,000 | \$126,750 | New garage 25,000 FMV | \$14,750 |
| Martha Goodfellow | 149.00-1-21 | 197 Thompson Rd | \$63,803 | \$67,933 | Barn out back is done 15,000 FMV 2018-5000FMV 2019-3000FMV 7,000 this yr | \$4,130 |
| Mikka Roberts | 164.03-1-37 | 106 Fox Farm Rd | \$33,600 | \$57,230 | House is done inside Land-17,000 House-80,000 97,000 FMV | \$23,430 |
| Joy Teed | 149.00-1-28 | 249 Springsteed Rd | \$63,750 | \$78,500 | New porch - 20,000 NO BP New shed-5000 no bp | \$14,750 |
| Pedro Sanchez | 197.00-3-12.2 | 87 Bennell Rd | \$59,400 | \$26,550 | Land-25,000 Trl - 20,000 (improving it slowly) other trl- fell in 0 value 45,000 FMV | -\$32,850 |
| Robert Splawn | 229.02-1-13 | 149 Phillips Rd | \$10,600 | \$11,800 | New shed - 8000 land-12,000 20,000 FMV | \$1,200 |
| John Kephart Jr | 179.04-1-37 | 326 Town Line Rd | \$120,050 | \$131,850 | New attached garage - 20,000 FMV | \$11,800 |
| Kevin Fiske | 198.04-1-23 | 545 Phillips Rd | \$24,700 | \$24,544 | Turned a fifth wheel into a trl, old trl is moving down the road Land-23,600 Trl-15,000 shed-3,000 41,600 FMV | -\$156 |
| Scott Stochel | 179.02-1-12 | 516 Trim St | \$57,320 | \$59,590 | Adding a little more each yr. Land-16,000 garage-15,000 house-70,000 (20,000 foundation) 101,000 FMV not done yet | \$2,270 |
| Walter Deyo | 212.00-1-19 | 525 Phillips Rd | \$83,011 | \$85,961 | Roof over porch 5,000 FMV | \$2,950 |
| Paul Adams | 165.04-1-40 | 17 Laga Rd | \$48,000 | \$59,000 | Been fixing it up since 2014 100,000 FMV | \$11,000 |
| Virginia Redmon | 165.03-2-28.11 | 100 Rockwell Rd ext | \$76,664 | \$141,122 | House and decks are done Land-54,190 house-175,000 with finished basement decks-10,000 239,180 FMV | \$64,458 |
| Wesley Davy | 165.03-2-9 | 35 Rockwell Rd | \$88,000 | \$92,720 | New shed - 8000 FMV | \$4,720 |
| Edward Dedrick | 180.03-2-23 | 149 Brown Rd | \$40,700 | \$43,650 | Pole Barn not done 5000 FMV | \$2,950 |
| Alfred Williams III | 163.04-1-37.1 | 50 Frost Rd | \$88,200 | \$91,150 | New mudroom 5000 FMV | \$2,950 |
| Archland Property 1 LLC | 164.01-2-45.2 | 24 North Rd | \$402,300 | \$548,700 | Remodeled Land-300,000 Total FMV-930,000. I compared with other McD's | \$146,400 |
| Roni Sherman | 229.04-1-2 | 93 Bush Rd | \$49,600 | \$52,550 | New carport 5000 FMV | \$2,950 |
| Kevin Baisley | 229.00-1-4.21 | 300 Grange Hall Rd | \$53,040 | \$58,940 | New shed 10,000 FMV | \$5,900 |
| Glady Zacchino | 229.04-1-12 | 38 Blatchley Rd | \$88,600 | \$100,400 | New garage - 20,000 FMV | \$11,800 |
| Ronald Ross | 213.00-1-3 | 79 John White Rd | \$10,100 | \$30,680 | New/old trl put on the parcel Land-26000 Trl 20,000 and pad-6,000 52,000 FMV | \$20,580 |
| Arnold Derwood | 215.03-1-2 | 491 NYS Rte 79 | \$10,096 | \$2,950 | House should come down sometime Has shared water and septic no electric 5000 FMV | -\$7,146 |

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| Rachel Van Zandt | 197.00-3-20.1 | 44 Bennett Rd | \$66,880 | \$68,060 | Addition to shed 2000 FMV | \$1,180 |
| Kevin Hawkins | 182.07-2-7 | 8 Park St | \$682,600 | \$88,500 | REASS There is an enviromental problem with the bldg. It is gonna cost 600,000 to 800,000. When its functioning again the assessment will go back up! 150,000 FMV | -\$594,100 |
| Eugene Kirk | 181.04-1-19 | 49 Kent St | \$22,500 | \$47,849 | Some things weren't assessed New shed-10,000 Land-16,100 tri-35,000 garage-10,000 old shed-5,000 pavillion out back - 5,000 81,100 FMV | \$25,349 |
| Susan Eherts | 198.13-2-61 | 220 Beaver Lake Cir | \$32,400 | \$35,350 | New Pole Barn 5000 FMV | \$2,950 |
| Carl DiGirolamo III | 197.00-2-8 | 247 Beaver Lake Rd | \$7,000 | \$60,947 | House is 1/2 done Land-23,300 walkout basement-20,000 Front deck-10,000 2700SF with basement-50,000 103,300FMV | \$53,947 |
| Adam Stockholm | 214.00-1-47 | 590 Beaver Lake Rd | \$65,000 | \$135,523 | New Home Land-49,700 House-160,000 walkout basement-10,000 garage-10,000 229,700 FMV | \$70,523 |
| Vicki Kolts-Johnson | 181.04-1-4 | 69 Kent St | \$78,000 | \$57,466 | Remove a singlewide Land-39,900 DW-57,500 97,400 FMV | -\$20,534 |
| James Williams | 197.00-2-22.1 | 16 Beaver Lake Rd | \$66,540 | \$75,390 | Deck in concrete 15,000 FMV | \$8,850 |
| Stephen Finch | 198.00-1-14 | 128 Maude Bevan Hill Rd | \$59,500 | \$51,153 | Trailer removed Land-66,700 site value-20,000 86,700 FMV | -\$8,347 |
| Richard Sands | 198.19-1-16 | 195 White Birch Rd | \$75,000 | \$83,850 | Changed one garage for a bathroom 15,000 FMV | \$8,850 |
| Erwen Loppe | 230.00-1-43 | 130 Hargrave rd | \$141,750 | \$152,370 | Breezeway - 10,000 FMV New shed-8,000 FMV | \$10,620 |