

5 May 2022

Town of Windsor Board Members:

For the month of April, I was extremely busy finishing up all my assessment work.
(mostly all the new splits and combinations)

I inputted all the new assessments in the system (RPS V4) and was done by April 14th so that Broome County could print the Tentative Roll. I sent out 170 changes of assessment notices on May 2nd to the taxpayers.

In the month of May, I sit with the tentative roll in my office and people can either come into to see me or call about their changes of assessment. The first few days have been going very smoothly. I've had a couple appointments on assessments I have done last year. But too early to tell how grievance day will be. Grievance Day is May 24th from 2-4pm and 6-8pm in the Town Hall.

Thank you,



Becky A. Herzog-Ottens
Town of Windsor Assessor

For the 2022 Roll Year

Name	Tax Map ID	Location	Old Val	New Val	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 Markle Lane	\$122,326	\$131,176	Breezeway - 15,000 FMV	\$8,850
Margaret Termette	148.01-1-14	451 Riley Rd	\$95,571	\$115,631	Front and rear decks - 26,000 FMV 2 sheds - 8000 FMV	\$20,060
Gary Thomas	213.00-1-23	471 Anne 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	\$14,006	Trying the 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 Lamen	214.00-1-38.1	39 Edson Rd	\$10,650	\$41,300	Sold it for \$85,000 A white 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
Bran 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 Giannelto	180.01-1-16	4 Brown Rd	\$17,800	\$8,850	Trailer is gone as of April 2021 15,000 FMV vacant land	-\$8,950
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 Cover	150.01-1-1.1	904 Ouaguaga Rd	\$112,050	\$117,950	New shed/garage 10,000 FMV	\$5,900
Frankie Garcia Jr	150.15-1-22.22	200 Dulichtown 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 Puliz Jr	166.02-2-19	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	Havent 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	\$7,670	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 Balsley	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 Mays rd	\$57,800	\$60,750	Porch roof - 5,000 FMV	\$2,950
My Green Acres, Inc.	148.04-1-28	212 GAF Lake Rd	\$37,800	\$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	\$26,460	\$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 Springsteen 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	\$33,800	\$57,230	House is done inside Land-17,000 House-80,000 97,000 FMV	\$23,430
Joy Teed	149.00-1-26	249 Springsleed 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 Bennett Rd	\$59,400	\$26,550	Land-25,000 Trl - 20,000 (improving it slowly) other trl- fall 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	196.04-1-23	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 Trm St	\$57,320	\$59,690	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-10,000 239,190 FMV	\$64,458
Edwards Forest LP	215.00-1-1	150 Griffin Hill Rd	\$233,389	\$262,965	\$800 per ac + 50,000 (site value) Land-295,704 Cabin-100,000 old very small cabin by the lake-20,000 New garage - 30,000 445,704 FMV	\$29,576
RAI Park LLC	196.00-1-8	236 Brown Rd	\$389,790	\$377,600	Annual Reassessment	-\$21,190
Creekside Realty Assoc. LLC	181.02-1-19	256 Old Rie 17	\$297,045	\$282,905	Annual Reassessment	-\$14,140
Creekside Realty Assoc. LLC	181.02-1-30	336 Old Rie 17	\$276,570	\$286,150	Annual Reassessment	\$9,580
Lorant Investments LLC	182.01-1-2	438 Old Rie 17	\$94,500	\$31,270	Annual Reassessment Park is in really bad shape	-\$63,230
Lorant Investments LLC	182.01-1-3	442 Old Rie 17	\$87,570	\$62,835	Annual Reassessment Park is in really bad shape	-\$27,735
James Post	199.01-1-42	880 State Line Rd	\$155,463	\$166,970	Annual Reassessment Fixing up pump house	\$11,507
Phyllis King	199.01-1-31	1087 Old Rie 17	\$47,880	\$44,840	Annual Reassessment	-\$3,040

Justin Dixon	182.07-1-9	30 Grove St	\$48,500	\$34,161	Redoing house it's 1/2 done Land-15,000 House 42,900 57,900 FMV	-\$12,339
Travis Webb	182.11-1-36	23 Maple Ave	\$56,700	\$67,650	Still working on the house House-100,000 Land -15,000 115,000 FMV	\$11,150
Robert Munson	182.11-2-40	21 Bridge St	\$78,200	\$137,200	3200 SF Addition attached to the house 1/2 done put 100,000 FMV	\$59,000
Craig Terrell	182.11-1-12	7 West St	\$68,600	\$74,500	Shed 10,000 concrete and fencing	\$5,900
Daniel Thompson	182.07-3-24	5 Dewey Rd	\$63,000	\$50,150	Land - 15,000 old 2 car garage - 10,000 1/2 done house (redoing it) - 60,000 85,000 FMV	-\$12,850
Kent Bowman	181.01-1-14.21	357 Hoadley Hill Rd	\$63,600	\$35,990	House burnt down Shell of house - 20,000 Land 41,000 61,000 FMV	-\$27,610
Wendy Benson	179.04-1-10	327 Zimmer Rd	\$20,020	\$67,850	1/2 done house - 50,000 Land - 15,000 tr - 20,000 foundation - 20,000 sheds - 10,000 115,000 FMV	\$47,830
Daniel Thompson	198.04-1-25.1	1 Deer Run Rd	\$46,500	\$61,950	Land - 15,000 House - 75,000 deck - 15,000 105,000 FMV House is 1/2 done	\$15,450
Donald Colpitts	183.00-1-3	108 Cresson Hill Rd	\$23,630	\$37,878	Land - 24,200 Structure around camper - 10,000 house just started - 15,000 Garage - 15,000 64,200 FMV	\$14,248
Dawn House Movers Inc	152.00-2-8	613 Mt Carmel Rd	\$98,107	\$125,965	New cabin 50,000 New shed - 5,000 Land - 77,500 Old house - 80,000 212,500 FMV	\$27,858
David Florence	182.07-2-49	15 Grove St	\$76,600	\$30,975	REASS House is in bad shape Bought it for \$52,500 They are going to re do it	-45,625
Elaine Card	182.07-3-12	123 Main St	\$82,800	\$69,000	REASS They are slowly fixing it up. Needs a lot of work though 100,000 FMV 7 apts Low Income Housing	-\$23,800
Jacob Mead	213.00-6-1.2	530 Anne Rd	\$19,529	\$95,049	New DW land - 26,100 28x60 DW (1680SF) - 15,000 slab - 15,000 10x20 deck - 5,000 161,100 FMV	\$75,520
Steven Vendetti	214.00-1-34.1	70 Mckinney Rd	\$53,690		New singlewide and new split Land - 23,000 trailer with slab - 63,000 shed - 5,000 91,000 FMV	\$46,920
Joseph Vendetti	214.00-1-34.2	72 Mckinney Rd	\$132,750		New split House, land and garages 220,000 FMV deck on back of garage - 5,000 FMV	
Jack Pier	151.02-1-18.12	125 Hartz Rd	\$100,300		New split 135,000 FMV for house and land 35,000 FMV for new garage	
Wesley Davy	165.03-2-9	35 Rockwell Rd	\$88,000	\$92,720	New shed - 8000 FMV	\$4,720
Edward Dedick	180.03-2-23	149 Brown Rd	\$40,700	\$43,650	Pole Barn not done but 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	Remodelled Land - 300,000 Total 930,000 FMV	\$146,400
Roni Sherman	229.04-1-2	93 Bush Rd	\$49,600	\$52,550	new carport 5000 FMV	\$2,950
Kevin Balsley	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 Blackhey 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 tr put on parcel Land-26,000 tr - 20,000 pad - 6,000 52,000 FMV	\$20,580
Derwood Arnold	215.03-1-2	491 NYS Rte 79	\$10,086	\$2,950	House should be coming down soon has shared water and septic no electric 5,000 FMV	-\$7,146
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 environmental problem with the bidg it is gonna cost 600,000 to 800,000 When it's 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 tr - 35,000 garage - 10,000 old shed - 5,000 pavillion out back - 5,000 81,100 FMV	\$25,349
Susan Eberts	198.13-2-61	220 Beaver Lake Cir	\$32,400	\$35,350	new pole barn - 5,000 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 2700 SF w/basement house - 50,000 103,300 FMV	\$53,947

Adam Stockholm	214.00-1-17	590 Beaver Lake Rd	\$65,000	\$135,523	New Home Land - 49,700 (20,000 site value) house - 160,900 walkout basement - 10,000 garage - 10,000 229,700 FMV	\$70,523
Vicki Lee Kolls - Johnson	181.04-1-4	89 Kent St	\$78,000	\$57,466	Singlewide gone Land - 39,900 DW - 57,500 97,400 FMV	-\$20,534
James Williams	197.00-2-22.1	18 Beaver Lake Rd	\$66,540	\$75,390	Deck in concrete 15,000 FMV	\$8,850
Stephen Finch	198.00-1-14	128 Maude Beven Hill Rd	\$59,500	\$51,153	Tr removed Land - 66,700 site value - 20,000 86,700 FMV	-\$8,347
Erwen Loppe	230.00-1-43	130 Hargrave rd	\$141,750	\$152,370	Breezeway - 10,000 FMV New Shed - 8,000 FMV	\$10,620
Chad Mellous	198.19-1-28	161 White Birch Lake Rd	\$1,500	\$10,030	Shed with deck 15,000 FMV	\$8,530
Andrea Goetz	182.03-1-38	443 Kent St	\$110,250	\$100,300	Reass Land - 20,000 House - 135,000 Deck - 15,000 170,000 FMV	-\$9,950
Andrea Goetz	182.03-1-39	447 Kent St	\$5,200	\$590	REASS it is an extremely small parcel, going to combine it with other 1,000 FMV	-\$4,610
Joseph Wentzell	182.03-1-37	461 Kent St	\$154,100	\$157,050	Front deck and roof - 5,000 FMV	\$2,950
Marjie Faughnan	198.13-1-22	151 Beaver Lake Cir	\$17,000	\$17,700	REASS 21 x 28 cabin (shell only) - 20,000 land - 10,000 30,000 FMV	\$700
Richard Sands	198.19-1-16	195 White Birch Lake rd	\$75,000	\$76,180	Changed garage for a small closet (5x10) 2000 FMV	\$1,180
Amy LaFever	198.13-3-3	398 Beaver Lake Rd	\$57,878	\$53,690	REASS Land - 15,000 Cabin with deck enclosed - 70,000 2 sheds @ 3000 each - 6,000 91,000 FMV	-\$4,188
Sara Smith	197.00-2-17	160 Williams Rd	\$239,400	\$248,250	Deck is done - 15,000 FMV	\$8,850
Andrew Edward Pofahl	197.00-2-18	220 Williams Rd	\$24,500	\$37,760	Land - 44,000 New shed - 20,000 64,000 FMV	\$13,260
Shanon VanKuren	198.17-1-4	83 Beaver Lake Rd	\$7,100	\$10,620	Land - 5000 New shed - 8000 2 sheds - 5000 18,000 FMV	\$3,520
V LLC	230.00-1-44	36 W Judd Rd	\$88,930	\$14,750	House is gone Land - 20,000 foundation - 5000 25,000 FMV	-\$74,180
Armon Bush Jr	215.01-1-1.12	615 NYS Rte 79	\$189,280	\$198,130	Two car garage - 15,000 FMV	\$8,850
Denise Gully	233.00-1-8	623 Atwell Hill Rd	\$60,500	\$95,900	New house 1/2 done trl is still there Foundation - 20,000 house - 40,000 60,000 FMV	\$35,400
Michael Beamer	233.00-1-19.1	665 Atwell Hill Rd	\$133,300	\$136,250	Fixed up the garage windows upstairs 5,000 FMV	\$2,950
Gus Fabizi	232.00-1-3	484 Atwell Hill Rd	\$89,130	\$95,030	Car port 10,000 FMV	\$5,900
American Tower Inc	199.01-1-38.3	159 McNair rd	\$201,000	\$268,850	115,000 FMV Telecommunication Colocation	\$67,850
Michael Andrews	183.02-1-8	20 William Law Rd	\$90,500	\$93,450	Carport is done 5,000 FMV more 10,000 FMV completed	\$2,950
Mariusz Zakrzewski	183.02-1-3.12	301 Ostrander Rd	\$48,510	\$72,110	Shell of the is done - 40,000 FMV house is not done	\$23,600
Forest Lake CG Holdings LLC	167.00-1-17.2	574 Ostrander Rd	\$161,700	\$262,282	Land - 118,420 + 50,000 (site value)= 168,420 exsiting structures - 134,126 New house - 142,000 444,546 FMV	\$100,582
Trevor Wakefield	183.00-1-16.112	117 Cresson Hill Rd	\$176,210	\$182,110	Above ground pool with deck around it - 10,000 FMV	\$5,900
Richard Harris	151.02-1-15.2	856 E Windsor Rd	\$47,000	\$53,147	Land @ 1500 an ac Land - 70,080 Ag bldgs - 20,000 18 wheeler trls - 5000 steel one - 5000 red one - 10,000 90,080 FMV	\$6,147
Louis Meniac	151.02-1-12	866 E Windsor Rd	\$10,095	\$38,350	Lowered it 2 yrs ago. Lpped it a little, not yet done! Land - 15,000 House - 40,000 Garage - 10,000 65,000 FMV	\$28,255
Jason Butler	167.00-1-4	540 E Windsor Rd	\$3,150	\$68,529	Lowered it last year, totally redid it! Land - 16,150 house - 90,000 garage - 10,000 116,150 FMV	\$65,379
Roberts Windsor Farm LLC	164.03-2-5.1	17 Roberts Rd		\$136,464	\$1500 per ac - 131,295 Barns - 100,000 231,295 FMV	
Stephanie Schaefer	147.02-1-14.112	370 Riley Rd		\$65,638	Split Land - 21,250 garage - 15,000 DW - 75,000 111,250 FMV	
Northland Power Inc	184.00-1-7.7	Wind Turbine 7		\$1,504,500	Wind Turbine and 1.25 miles of Access Road Concrete and rebar and other stuff for the base of the turbine	

