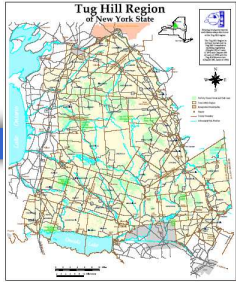


Maintaining Assessment Equity




in a Post-Annual Reassessment World

Tug Hill Local Government Conference -- March 30, 2006 / March 31, 2016

1

Maintaining Annual Assessment



Equity in the Tug Hill Region

Tug Hill Local Government Conference -- March 30, 2006 / March 31, 2016

2

I. What are we talking about???

Introduction/Overview:

Annual Assessment Equity is merely a title intended to encompass the efforts of municipalities regardless of whether they participate in the ORP[T]S **Annual Reassessment program**.

[Annual Reassessment has been replaced with Cyclical Reassessment & Non-reappraisal Reassessment which will be described throughout this presentation.]

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What are we talking about???
Introduction/Overview:

- Many assessment officials of the region have made great strides during the past few years. But of course there is more to be done...
- What are the current assessment practices within the region?
- How are assessments maintained?

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2005!

Level:
We'd like to see a sea of pink...

Tug Hill Counties
2005 Tentative Rates

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2015!

Level:
We'd like to see a sea of ~~pink~~ "salmon"

Tug Hill Counties
2015 Equalization Rates

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But the number of reassessment projects has diminished.

County	2005 Reassessments	2015 Reassessments
Jefferson	3	5
Lewis	9	7
Oneida	2	0
Oswego	13	2
Total	27	14

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Maintaining Assessment Equity

in a Post-Annual Reassessment World



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8

1. Assessment Equity – Level of Assessment & Uniformity

Measuring your success:

Is the municipality's Level of Assessment, based upon the roll year's valuation date, applied with uniformity?

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9

How is Level of Assessment measured?

- A **ratio study** of time adjusted **sales** prices compared to **assessed values** leads to a measurement of level.
- A **ratio study** of computer assisted mass appraisal (**CAMA**) values to **assessed values** leads to a measurement of level.

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The Residential Ratio: .882

What about the other Major Types?

Uniformity

Are **all properties** being treated the same?

Are **all properties** being assessed at the same percent of current market value? (the Level of Assessment)



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Uniformity:
Coefficient of Dispersion (COD)

Measures relative dispersion

Average absolute deviation / **Median (or mean)** = **COD**

Low COD is good indication of roll uniformity

** Multiply by 100 to yield a percentage **

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Uniformity:
Coefficient of Dispersion

- Tells us:

The average deviation as a percentage of the middle value (median)

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Uniformity:
IAAO Standards...


Property Class	Recommendation
Residential Properties	New, more homogeneous areas: COD ≤ 10; Older, heterogeneous areas: COD ≤ 15; Rural Residential and Seasonal: COD ≤ 20
Income Producing Property	Larger, Urban Jurisdictions: COD ≤ 15; Smaller, Rural Jurisdictions: COD ≤ 20
Vacant Land	COD ≤ 20
Entire Assessment Roll	Price Related Differential (Index of Regressivity) between 0.98 and 1.03
Entire Assessment Roll	The level of appraisal within each group of like properties, should be within five percent of the overall appraisal ratio in the jurisdiction. <small>(Source: Standard on Ratio Studies, IAAO, Table 7, July 1999)</small>

Population Density (persons/sq. mile)	Coefficient of Dispersion, All Property
100 or less	≤ 20
101 to 400	≤ 17
401 or more	≤ 15

*Implementation of a reassessment or update at 100 percent of value is also required. Uniformity is assumed to exist for three years following a state-approved reassessment.

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COD Example (15%)



**Market Value
\$100,000**

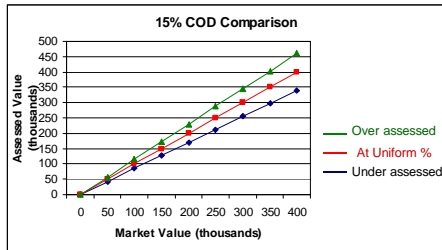
**Uniform Percentage of
Value 100%**

COD of 15%

Assessed Value is likely to fall in the range
\$85,000 to \$115,000.

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COD Example (15%)



15% COD Comparison

Assessed Value (thousands)

Market Value (thousands)

Over assessed
At Uniform %
Under assessed

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COD Example (15%) – Potential Tax Impact

Market Value	Assessed Value	Tax Rate	Tax Bill
100,000	85,000 (15% low)	\$20.00/k \$40.00/k	\$1,700 \$3,400
100,000	115,000 (15% high)	\$20.00/k \$40.00/k	\$2,300 \$4,600
400,000	340,000 (15% low)	\$20.00/k \$40.00/k	\$6,800 \$13,600
400,000	460,000 (15% high)	\$20.00/k \$40.00/k	\$9,200 \$18,400

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1. Assessment Equity – Level of Assessment & Uniformity
Is achieved:
When the municipality's Level of Assessment, based upon the roll year's valuation date, is applied with uniformity.

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Influences that affect your ability to maintain equity

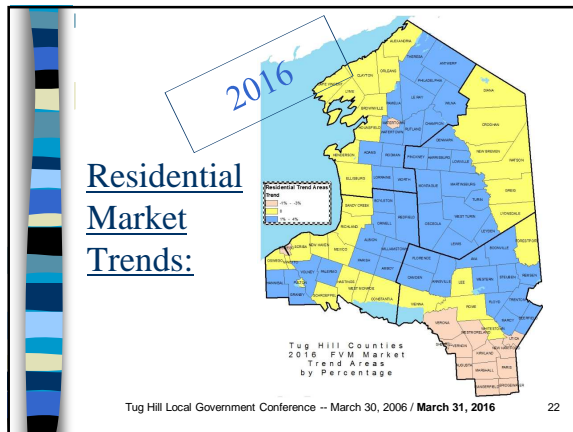
- Keeping up with the real property market
- ...
- ...

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Residential Market Trends:

2006

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Cumulative Trends

	A	B	C	O	AA	AM
1	Cumulative Trends FVM 2007-2016 (sales 7/1/2005-6/30/2015)					
2	Residential Commercial Farm/Vacant					
3	221800	City	Watertown	31%	3%	21%
4	222000	Town	Adams	48%	3%	31%
5	222200	Town	Alexandria	26%	3%	27%
6	222400	Town	Antwerp	52%	2%	31%
7	222600	Town	Brownville	26%	2%	26%
8	222800	Town	Cape Vincent	26%	1%	28%
9	223000	Town	Champion	48%	3%	31%
10	223200	Town	Clayton	26%	3%	27%
11	223400	Town	Ellisburg	12%	1%	33%
12	223600	Town	Henderson	26%	5%	30%
13	223800	Town	Hounsfield	26%	5%	27%
14	224000	Town	Le Ray	41%	1%	28%
15	224200	Town	Lorraine	17%	3%	30%
16	224400	Town	Lyme	26%	2%	30%
17	224600	Town	Orleans	26%	1%	27%
18	224800	Town	Panetta	48%	0%	30%
19	225000	Town	Philadelphia	48%	4%	33%
20	225200	Town	Rodman	30%	4%	31%
21	225400	Town	Rutland	48%	3%	31%
22	225600	Town	Theresa	48%	3%	27%

Cumulative Trends
7/05 - 06/2015

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2. Assessment Roll Equity Analysis

– What kind of shape is your roll in?

- ORPTS Performed Annual PDC Analysis
- Assessor Performed Equity Analysis

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Town of Richland 2016 PDC Residential Analysis

CAMA Ratio Study – Time adjusted sales prices, together with the physical inventory characteristics for each sale **from within the market area** are programmatically analyzed to develop a statistically valid Computer Assisted Mass Appraisal (CAMA) model that is then used to predict the probable market value of each subject parcel. Those estimates of market value are compared to the latest Final Assessed Value to develop AV/MV ratios. The array of ratios is trimmed where statistically appropriate and then summarized.

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Town of Richland 2016 PDC Residential Analysis

Sale Study

Descriptive Statistics

	N	Mean
Years of Sales	47	1.0000
2015 Four	47	3550.00
Count	47	47.00
Minimum	47	68014
Maximum	47	1.06216
Standard Deviation	47	.09430
PRD	47	1.0122
COD	47	8.651
Mean	47	84594
Median	47	85381
Weighted Mean	47	83379
Weighted Mean Low	47	81144
Weighted Mean Hi	47	86049
2015 Level of Assessment	47	.910000
2015 Total AV	47	117968.91
Sale Price	47	140916.13
Final Time Adjusted Sale Price	47	140916.13
Valid N (listwise)	47	

CAMA Study

Descriptive Statistics

	N	Mean
Subject Ratio Study	1617	1.0000
2015 Four	1617	3550.00
Minimum	1617	.55450
Maximum	1617	1.62650
Standard Deviation	1617	.18720
PRD	1617	1.0464
COD Subj	1617	16.742
Mean	1617	.86786
Median	1617	.83464
Weighted Mean	1617	.82935
2015 Level of Assessment	1617	.910000
Total AV	1617	99052.18
MRA Est	1617	119445.1800
Valid N (listwise)	1617	

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Town of Richland 2016 PDC Residential Analysis

Sample CAMA Model

Coefficients^a

Model: 35

	Unstandardized Coefficients		Standardized Coefficients		t	Sig.
	B	Std. Error	Beta			
(Constant)	55585.244	7035.993			7.901	.000
Square Foot of Living Area	36.865	2.810	.363		12.781	.000
Grade B -> \$/SF Adj.	8.002	3.446	.046		2.322	.021
Grade D -> \$/SF Adj.	-13.890	1.867	-.167		-7.440	.000
Square Root of Age -> \$ Adj.	-4106.307	684.752	-.181		-5.997	.000
Condition Fair -> \$/SF Adj.	-22.080	2.197	-.204		-10.050	.000
Condition Good -> \$/SF Adj.	9.290	1.887	.102		4.922	.000
Intst	32.289	5.059	.153		6.382	.000
Intst	6.576	3.309	.038		1.987	.047
Intst	-8.926	4.772	-.036		-1.870	.062
Intst	-7.274	2.423	-.058		-3.002	.003
Intst	-10.092	3.823	-.051		-2.639	.009
Azess (minus base) -> \$/AC Adj.	933.693	141.488	.133		6.599	.000
Square Root of Waterfront Feet -> \$/SRF Adj.	3830.226	530.116	.192		7.225	.000

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Town of Richland 2016 PDC Residential Analysis

Sample CAMA Model

Square Foot of Waterfront Acres - \$50K Adj.	35282.761	11384.285	.058	3.099	.002
Class 220 -> \$5F Adj.	-112.128	3.095	-.073	-3.624	.000
Class 260 -> \$5F Adj.	20.112	4.988	.094	4.032	.000
Ranch -> \$5F Adj.	9.784	2.099	.119	4.661	.000
Cape Cod -> \$5F Adj.	6.165	2.670	.049	2.309	.021
Colonial -> \$5F Adj.	6.822	2.256	.096	3.915	.000
Contemporary -> \$5F Adj.	14.216	3.145	.100	4.520	.000
Log Cabin -> \$5F Adj.	20.583	5.312	.077	3.874	.000
Manufactured Housing -> \$5F Adj.	-15.939	3.422	-.121	-4.657	.000
Crawl Space -> \$1st SF Adj.	6.684	2.626	.047	2.257	.019
Public Sewer Supply -> \$ Adj.	-7691.492	2909.977	-.054	-2.640	.009
First 3 Bathrooms -> \$BR Adj.	10955.091	2516.481	.115	4.353	.000
First 3 Car Capacity -> \$ICC Adj.	6610.685	1912.098	.139	6.532	.000
Pool Yes or No -> \$ Adj.	11126.812	4248.888	.050	2.618	.000

a. Dependent Variable: Time Adjusted Sale Price

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Town of Richland 2016 PDC Residential Analysis

1 - Year Sale Ratio by NBHD

Neighborhood Code	Count	Percent
50003	19	40.4%
50004	1	2.1%
50005	18	38.3%
50711	6	12.8%
50731	3	6.4%
Overall	47	100.0%
Excluded	0	
Total	47	

Group	Weighted Mean	Price Related Differential	Coefficient of Dispersion
50003	.839	1.019	.093
50004	.687	1.000	.000
50005	.856	1.006	.068
50711	.826	1.011	.085
50731	.785	.990	.065
Overall	.837	1.011	.087

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Town of Richland 2016 PDC Residential Analysis

CAMA Ratio by NBHD

Neighborhood Code	Count	Percent
50003	729	45.1%
50004	105	6.5%
50005	482	29.8%
50711	142	8.8%
50731	105	6.5%
50732	54	3.3%
Overall	1617	100.0%
Excluded	0	
Total	1617	

Group	Weighted Mean	Price Related Differential	Coefficient of Dispersion
50003	.789	1.036	.156
50004	.783	1.037	.169
50005	.905	1.046	.148
50711	.767	1.043	.141
50731	.927	1.028	.153
50732	.846	1.077	.194
Overall	.829	1.046	.167

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Town of Richland – Special Request

3 – Year Sale Ratio

	N	Mean
Years of Sales	114	3.0000
SWIS Four	114	3550.00
Count	114	114.00
Minimum	114	.60151
Maximum	114	1.40814
Standard Deviation	114	.19676
PRD	114	1.0238
COD	114	13.104
Mean	114	.89375
Median	114	.87775
Weighted Mean	114	.86479
Weighted Mean Low	114	.841076
Weighted Mean Hi	114	.888497
2015 Level of Assessment	114	.910000
2015 Total AV	114	106592.96
Sale Price	114	124265.82
Final Time Adjusted Sale Price	114	124265.82
Valid N (listwise)	114	

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Town of Richland – Special Request

3 – Year Sale Ratio by NBHD

nbhd_cd	Count	Percent
50003	48	39.5%
50004	7	3.5%
50005	44	38.6%
50711	11	9.6%
50712	1	0.9%
50731	5	4.4%
50732	5	3.5%
Overall	114	100.0%
Excluded	0	
Total	114	

Group	Weighted Mean	Price Related Differential	Coefficient of Dispersion
50003	.829	1.033	.126
50004	.920	1.028	.135
50005	.897	1.027	.107
50711	.815	1.048	.188
50712	1.200	1.000	.000
50731	.796	.991	.091
50732	1.029	1.064	.111
Overall	.856	1.042	.131

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Town of Richland Residential Analysis – PDC Summary

	NBHD 50003	NBHD 50005	NBHD 50711	Overall Res
1 – Yr Sale	.839	.856	.826 (weak)	.837
3 – Yr Sale	.829	.897	.815	.858
CAMA	.789	.905	.787	.829

All show good uniformity

Consistently higher

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2. Assessment Roll Equity Analysis
– What kind of shape is your roll in?

- ORPTS Performed Annual PDC Analysis
- Assessor Performed Equity Analysis

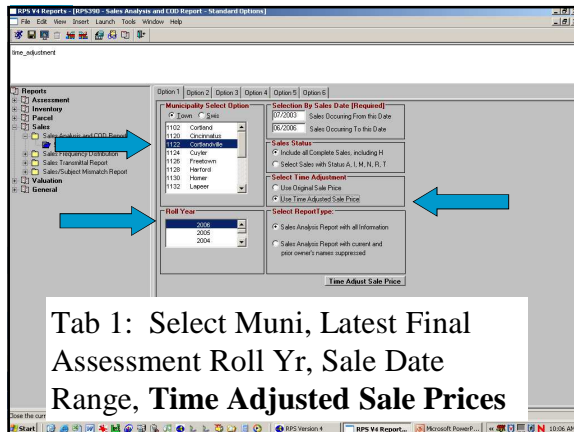
Tug Hill Local Government Conference -- March 31, 2016 40

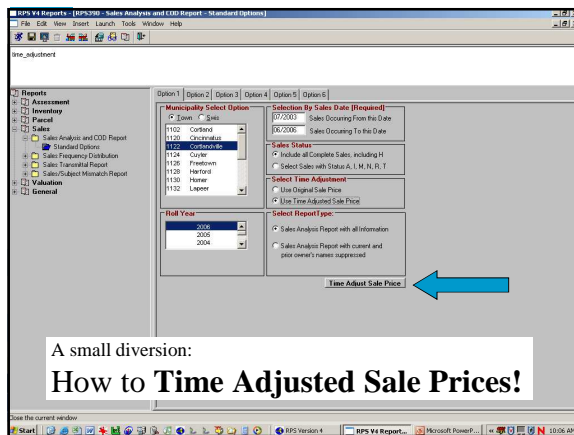
Using RPS Sale Analysis/COD report to do your own analysis

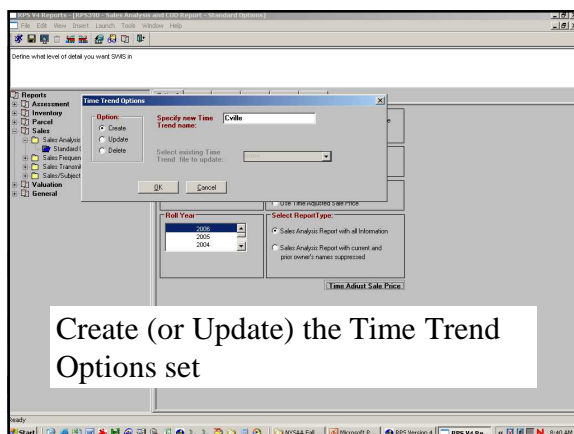
Select Reports/Standard from Navigation Screen

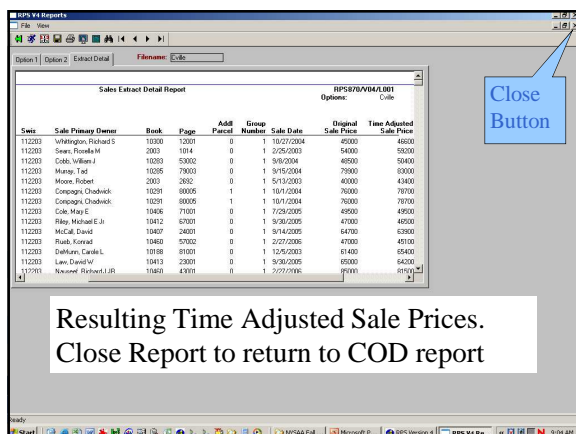
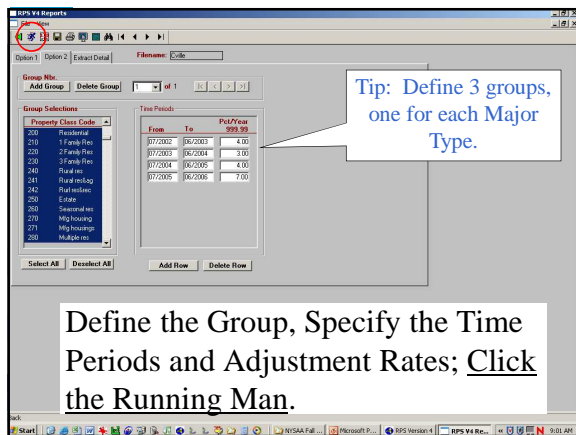
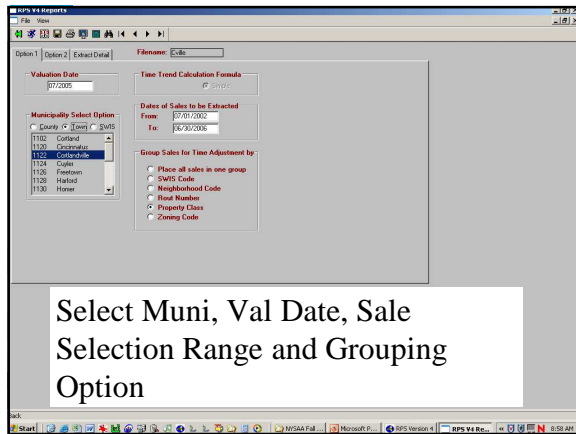
3-5 years of sales

Select Sales Analysis and COD Report






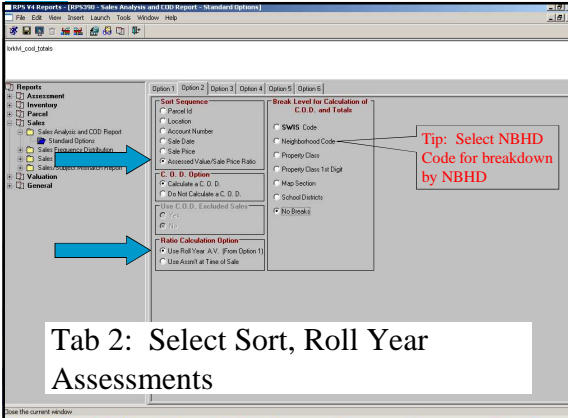




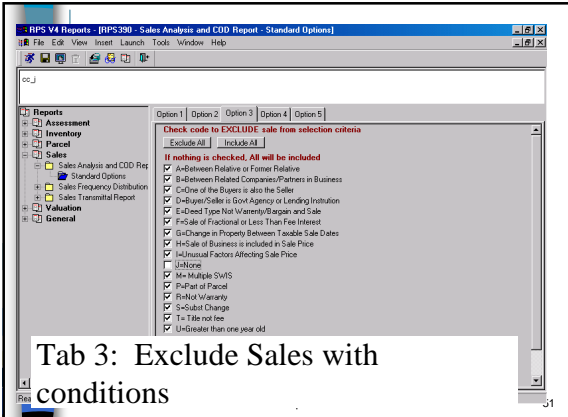
With our sales adjusted for time (trended), we are now ready to continue the COD Study.



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Tab 2: Select Sort, Roll Year Assessments




Tab 3: Exclude Sales with conditions

Tab 4: Exclude Val Non-Useable Sales, select property category

Tab 5: Select All

Tab 6: Select All




Observations ...

- Can you see any common themes throughout the previous topics???
- Accurate physical inventory data
- Accurate and timely reported sale data

Absolutely Essential

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Data Accuracy

- Road Review of Data
- Diligent Inventory and Sale data verification
- Editing and Using the computerized data
 - Because ‘Clean edits’ may not mean clean data!
(inconsistent data will not flag an edit)

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Break Time

We will resume at 10:30.

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3. Overview of Reassessment Options

- Conventional Reassessment (Reappraisal)
- Non-Reappraisal Reassessment

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Internet Explorer provided by NY State Department of Taxation and Finance

Taxation and Finance

PROPERTY TAX AND ASSESSMENT ADMINISTRATION

Reassessment methodology

While assessing units can conduct a reassessment by individually appraising all parcels for the same roll year (a full reappraisal), the definition in RPFL §102 (2a) does not necessarily mean that every property must be individually appraised to be considered a reassessment. Assessing units can also conduct a reassessment by trending all parcels or through a combination of reappraisal and trending. Either of these approaches is considered a non-reappraisal reassessment.

In determining which approach is the most appropriate, each assessing unit must consider the length of time since its last reappraisal and whether sufficient market data is available to demonstrate uniformity within the groups identified for analysis. Trending is not recommended for use in groups for which there are sufficient market data to demonstrate uniformity. Whether or not uniformity can be demonstrated, it should be recognized that the development and on-site review of individual values (reappraisal) will yield more accurate and equitable assessments because all properties in a group do not appreciate or depreciate at the same rate.

Regardless, all reassessments involve a "systematic analysis" in which all assessments are compared to the current market and adjusted as necessary to a desired LOA to achieve equity. Systematic analysis is the process of reassessment that includes the gathering of data and market information; the grouping of this data for further study; the application of accepted analytical techniques both diagnostic and prescriptive, and the subsequent validation of results before values are implemented on a tentative assessment roll.

Statistical analysis is used to ultimately draw conclusions about the level and uniformity of the assessments from the previous year's assessment roll as compared to current market conditions. Based on the indicators of level and uniformity produced by this ratio analysis by group, the assessor determines which assessments on the upcoming roll will be changed and how:

- If the analysis indicates that uniformity in a group is acceptable to good and that assessments are already at the desired level, no change may be necessary (individual parcels within such a group may still require assessment changes, at a minimum, for new construction or demolitions)
- If the analysis indicates that there is acceptable to good uniformity in a group, but the assessments are not at the desired level, assessments can be trended to achieve the desired LOA
- Trending refers to the application of an arithmetic factor to the assessments of a group of properties to reflect increasing or decreasing property values over a period of time. A 5% trend would indicate that property values have increased 5%.
- If the analysis indicates that there is a lack of uniformity in a group, or there is not enough data to draw that conclusion, a reappraisal must be conducted regardless of whether assessments are at the desired level.
- Reappraisal means developing and reviewing a new determination of market value for each parcel, based upon current data, by the appropriate use of one or more of the three accepted approaches to value (cost, market, or income)

What "Maintaining 100%" means

Municipality must notify ORPTS in writing no later than 180 days prior to tentative roll (11/1 for most).

Maintaining 100% implies the municipality is doing a "Non Reappraisal" Reassessment, (NRR).

Municipality is required to: perform (and share with ORPTS) systematic analysis; prove that appropriate changes were made to the roll based on the results of the systematic analysis

Programmatic feature	Maintaining 100% (NRR)	100% LOA with no requirements
Calculation of RAR	Any valid ratio between 95% and 105% means you get 100%	Average of valid ratios Change in 2013: If average ratio between 95% and 105% of LOA, RAR will be the same as LOA
Utility properties	Receive utility advisory appraisals	No advisories
Tentative Eq. Rate	Measured using Tentative Roll	PDC results stand unless tentative roll change-in-level is greater than 5%
Major Types B & C	accepted at 100% when supporting documentation is provided	Apply our current year trends
Analysis & Plan for action	Due by Feb 1	Not Applicable

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For additional detail related to State Aid and specific reassessment program requirements and dates, see the

- [Guidelines for Cyclical Reassessment](#) and
- [Guidelines for Non-reappraisal Reassessments](#)

or contact your regional ORPTS representative.

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4. Performing a Non-reappraisal Reassessment

Major Type A, B and C diagnostic options:

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1. Time Adjust 3 to 5 years of Sales and use them to produce a "Sales Analysis & COD Report" for each Major Type.

- For detailed instructions of how to incorporate Time Adjustment and produce the "Sale Analysis & COD Report" go back to slide 38 of this presentation.
- ORPTS regional staff will be sharing a detailed PDC ratio analysis of Major Type A, broken down by Property Class, NBHD, School, Value Interval, etc.
- Analysis should determine assessment level and uniformity within the various significant inventory data items, such as NBHDS within the municipality.
- Municipal and ORPTS staff will work together to interpret the analysis and develop a work plan for the reassessment.
- See example of this analysis output on following page.

Insufficient Quantity of Sales: less than an average of 10 sales per year causes the validity of the analysis to be in question. Additional analysis, described on subsequent pages in this document.

Does the analysis identify areas of weakness?
How will your reassessment address any weakness that is identified?

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Totals for All Neighborhood Codes	
Number of Sales:	17
Revenue Sale Price:	\$1,700
Mean Sale Price:	\$98,354
Highest Sale Price:	\$101,000
Median Adj Sp Ratio:	1.020
C. D. D.	15,196
Weighted Mean Ratio:	0.920
Price Related Differential:	1.040

Measures of Central Tendency:
Weighted Mean only is used for Major Type A.
Weighted Mean &/or Median are used for Major Types B or C.

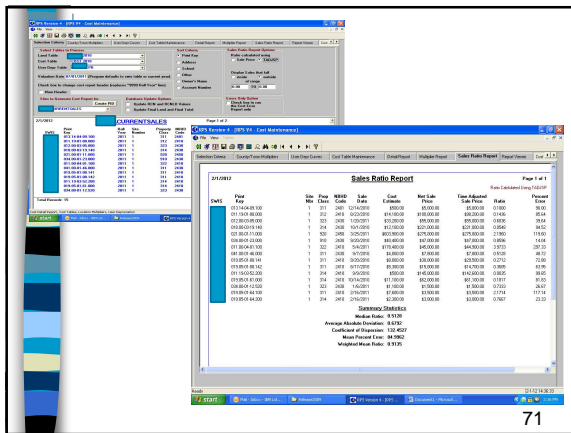
69

2. Are previously generated value estimates (Cost, Model, Commercial Market and Income) in line with current time adjusted sale prices?

- A. For detailed instructions of how to incorporate Time Adjustment and produce the "Sale Analysis & COD Report" go back to slide 38 of this presentation.
- B. For Major Type A, reproduce Cost &/or Model estimates for these sales. Are these estimates, based on the **previous reassessment**, statistically consistent indicators of current market value?
- C. For Major Type B, reproduce Cost &/or Commercial Market & Income estimates for these sales. Are these estimates, based on the **previous reassessment**, statistically consistent indicators of current market value?
- D. For Major Type C, reproduce Cost estimates for these sales. Are these estimates, based on the **previous reassessment**, statistically consistent indicators of current market value?
- E. See example of this analysis output on following page.

Do these reports identify areas of weakness?
How will your reassessment address any weakness that is identified?

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3. Municipalities where there is an insufficient number of sales may need to incorporate verified, time adjusted sales (or recent appraisal values) from outside the municipality in their analysis.

Verified sales or appraisals of similar type properties in comparable settings and with similar market influences in a neighboring municipality can serve as indicators of market value.

For diagnostic analysis, a summary report could be created in Excel, incorporating these additional indicators based upon dollar/square foot or dollar/acre and comparing those indicators to those found in the municipality's assessment roll.

See example of this analysis output on following page.

Does the report identify areas of weakness?
How will your reassessment address any weakness that is identified?

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Sales

sale_date	nbhd_code	prop_class	site_acres	land_av	total_av	net_sale_price	time_adj_sp	tadjsp/acre
1/4/2008	2601	314	3.79	23500	23500	18000		18800
12/12/2005	2602	314	4.92	11400	11400	22000		24500
				Mean	13062	50252	14090	15269
				Median	5	11400	12150	12000
				Mean				2952
				Median				3053

#sales=26

Subjects

land_av	total_av	primary_owner	prop_class	front	depth	acres	total_av	asmt/acre
13400	13400	xxxxx	314	0	0	4.7	13400	2851
13500	13500	xxxxx	314	0	0	4.74	13500	2848
3600	3600	xxxxx	522	0	0	4.8	3600	750
				Mean				2659
				Median				1989

#subjects=84

tadjsp/acre	asmt/acre	ratio asmtacre/tadjspacre
Mean	2656	0.8998
Median	2989	0.6514

After incorporating neighboring vacant land sales (resulting in a total of 26 in this acreage group), analysis indicates the selling price of this acreage group to be between \$2950 and \$3000 per acre. But the assessments of vacant land in this acreage group appear to be in the \$2000 to \$2600 per acre range (approximately 65% to 90% of current market value).

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4. Are prior commercial market indicators that were used to determine the assessed values, in line with current commercial market indicators?

A. For example, if current market rents were used to determine value estimates, how much would the estimates differ from the current AV?

See example of this on next page.

B. For example, are assessed values per unit or per SF in line with time adjusted selling prices per unit or per SF.

See example of this two pages from now.

Do these reports identify areas of weakness?
How will your reassessment address any weakness that is identified?

74

Access Ct: 2009 Used As Ct: 078 Vac & Cr Loss: 10.00

Economic Yr: 2009 Swiss Code: 00 Total Expenses: 30.00

Val Dist: Gross Inc Mult: 5.000

Inv Set Code: 0 Default Cap Rate: 0.0795

Market Indicators

Sp Total SF: 21.00 GI Total SF: 8.00

Eff & I Bld SF: Eff & I Bld SF: Colorm: [NONE]

2 Bld SF: 2 Bld SF: 3 Bld SF:

3 Bld SF: GI Total Units: 5000

Sp Unit 1Bld: Eff & I Bld Units: 49.00

Sp Unit 2Bld: 2 Bld Units: 50.00

Sp Unit 3Bld: 3 Bld Units: 60.00

Condition Adj: **Size Adj:** **Age Adj:** **Desirability Adj:**

Plus: 0.90	5000	0.10	10	1.10	Poor: 0.90
Fair: 0.90	5000	1.00	999	1.00	Fair: 0.90
Normal: 1.00	9999999	0.95			Normal: 1.00
Good: 1.10					Good: 1.10
Excel: 1.20					Excel: 1.20

K << >> M Record 3 of 99 Save Save as New Cancel Print

If current market indicators were used, how would the value estimates be affected?

One potential outcome: rents & expenses collected from previous years mirror the rents and expenses collected this year. Therefore, no value change is indicated.

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Town of X	2016 Commercial Review		Sales 12/2008 to 7/2015					City Sale		Notes
County Sales	TASP/Reparable Area	Subjects AV	Action 2013	Action 2014	Action 2015	Action 2016	Count	Count		
A01	48.31	34.03/284.60	18.82	Inventory Review	None	None	25	3	Subsized valued by income per RPFL	
A02	28.07	21.10/200.60	29.21	Inventory Review	None	None	26	0		
A03	41.37	13.42/240.06	29.13	Inventory Review	None	None	14	9	Cart Settlement, 2 older no hills, high	
A06	100.51	22.15/334.87	46.76	Review Sales/Sub	Reappraise	None	5	1		
B01	34.39	7.96/121.23	39.32	Okay 2013	Okay 2014	Inventory Review	Okay 2016	2	1	
B02	51.88	18.92/103.79	64.88	Okay 2013	Okay 2014	Inventory Review	Okay 2016	11	1	
B04			45.97	Okay 2013	Okay 2014	Watch no sales	None	0	1	
B09			34.57			Watch no sales	None	0	1	
C01	96.41	22.04/177.05	70.94	Reappraise	None	None	21	3	Vacant (Old Demmy's 1 Village location)	
C03	182.87	18.70/232.42	147.84	Reappraise	None	None	4	1	Poor location/condition	
C05	44.77	13.21/70.34	33.5	Review Sales/Sub	Reappraise	Watch 1 Sale	None	2	1	
C06	37.40	11.16/65.68	30.93	Review Sales/Sub	Reappraise	None	3	4	Poor condition/location	
D03	41.32	18.86/62.79	21.71	Watch 1 Sale	Watch 1 Sale	Reappraise	2	1		
D04	61.74	25.47/200.42	19	Reappraise	None	None	7	1	Poor location/High Vacancy/No Anchor	
D07	60.38	30.10/86.36	75.55	Review Sales/Sub	Reappraise	Okay 2015	Okay 2016	4	1	
D08	55.82	11.02/117.17	49.89	Okay 2013	Reappraise	None	62	29	Poor location/High Vacancy/Village	
D09	297.82	216.19/775.69	112.9	Review Sales/Sub	Reappraise	Watch 1 Sale	None	3	4	
D10	36.6	8.54/127.48	35.61	Okay 2013	Okay 2014	Inventory Review	None	15	1	Vacant/High Vacancy/Village/No
E02	55.81	16.92/55.33	61.08	Review Sales/Sub	Reappraise	Okay 2015	Okay 2016	81	12	
E06	183.48	14.41/87.97	142.78	Review Sales/Sub	Reappraise	None	9	3		
F01	30.98	15.90/50.82	80.37	Okay 2013	Reappraise	Okay 2015	Okay 2016	5	3	Town Commercial Analysis
F02	5.89	5.89	31.45	Okay 2013	Reappraise	Watch 1 Sale	None	1	2	
F03	30.12	1.93/181.17	25.92	Review Sales/Sub	Reappraise	None	None	72	8	
F04	20.32	11.07/54.87	26.37	Okay 2013	Okay 2014	Inventory Review	None	5	2	
F07	2900	2900	1238.35	Inventory Review	Watch	Watch 1 Sale	None	1	2	
F09	45.7	3.20/63.50	18.55	Review Sales/Sub	Reappraise	None	None	10	7	Vacant (Typical)
F10	2.56	1.72/33.52	19.59	Okay 2013	Reappraise	Okay 2015	Okay 2016	3	5	

5. Re-process valuation, incorporating current market indicators, produce analysis of value estimates vs current AV.

A. Do valuation approaches that have been updated based upon current market indicators still support the current assessed values or are there areas where value adjustment is needed?

See example of this analysis output on following page.

Do these reports identify areas of weakness?
 How will your reassessment address any weakness that is identified?

1	print key	tblcd_code	prop_class	AV	salesparcel	comp_sales	AV/Cost	manual	mc	AV/AVM
719	307 11-06-13	50 210	64342 P	98100	0.855881763	70900	0.8706631	112000	0.8719389	
719	307 11-06-14	50 210	95294 P	142800	0.662684284	119900	0.8515996	116100	0.8207924	
720	307 11-06-15	50 210	96178 P	130200	0.661889491	106000	0.813	121000	0.7122149	
721	307 11-06-16	50 210	222448 P	227200	0.953465955	229200	0.9747188	230000	0.971513	
722	307 11-06-17	50 210	94129 P	108300	0.869141274	81100	1.0606412	104100	0.9842075	
723	307 11-06-18	50 210	290504 P	207500	0.987917084	204400	0.9373044	244400	0.8219988	
724	307 11-06-19	50 210	248464 P	226100	1.098911988	247100	1.00552	278200	0.89958	
725	307 11-09-01 991	50 210	86868 P	48700	1.040410678	29400	1.7234014	69000	0.729036	
727										
728										
729										
730										
731										
732										
733										
734										
735										
736										
737										
738										
739										
740										
741										
742										
743										
744										
Grand Total					0.9504	0.8841	0.8288	2724		

Recalibrated valuation parameters, reapplied, indicates that current assessments are not at current market.

If all analysis is inconclusive,
the only remaining course of
action is reappraisal of the
group.

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Let's see how this works:


- A. Analysis and resolution of Major Type C
(Vacant/Farm/Forest)
- B. Analysis and resolution of Major Type A (Residential)
- C. Analysis and resolution of Major Type B (Commercial)

Key Dates and Documentation Examples

Tug Hill Local Government Conference -- March, 30, 2006

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Town of West Monroe 2016 NRR



Town of
West
Monroe

Tug Hill Local Government Conference -- March 31, 2016

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Analyzing MT C Sales to determine/illustrate NRR Level & Uniformity

5 years of Time Adjusted Sales

Tug Hill Local Government Conference -- March, 30, 2006 82



West Monroe MT C Sale Analysis Run #1

Roll	Parcel #	Municipality	Property Location	Class	Date	Name of Buyer	Price	Roll Price	Diff %	Roll	Roll Price	Code	Use	Area	Current Sale Price
00000	210-05-01-14-01	West Monroe	21 Smith Rd	311	20/11/14	Myers, Richard D	\$23,000	\$21,000	1.0007	0.0050	353201	J	Y	N	35,000
00000	228-05-01-03-01	West Monroe	80-54 ac 278 Cu Rt 228	300	02/01/15	Ogden, Christopher	\$30,000	\$30,300	0.9981	0.0080	353201	J	Y	N	30,000
00000	228-05-01-03-01	West Monroe	80-54 ac 278 Cu Rt 228	300	12/15/14	Carroll, Dan	\$40,000	\$40,500	0.7407	0.0050	353201	J	Y	N	30,000
00000	244-05-02-02	West Monroe	25-29 ac 158 Cu Rt 25	322	09/15/13	Hanrahan, Martin	\$34,000	\$35,500	4.8071	0.0050	353201	J	Y	N	170,000
00000	344-03-02-29-03	West Monroe	18-72 ac Cu Rt 28	311	12/15/14	Van, Peter A	\$20,000	\$0			353201	J	Y	N	700
00000	291-05-01-10	West Monroe	3-48 ac 2585 Cu Rt 37	314	06/20/12	Banks, Michael	\$17,000	\$17,300	1.0173	0.0040	353201	J	Y	N	17,500
00000	280-05-01-29-08	West Monroe	2-72 ac 88 Min Cr	314	11/01/12	Strauss, Rick Jr	\$13,000	\$13,200	1.0662	0.0040	353201	J	Y	N	14,100
00000	280-05-03-24-01	West Monroe	3-25 ac Hedge Rd	311	12/23/13	Strauss, Rick	\$20,000	\$20,300	0.7340	0.0040	353201	J	Y	N	14,900
00000	280-05-03-28-01	West Monroe	18-25 ac 240 Hedger Rd	311	12/22/14	Baye, Judy	\$31,000	\$31,400	0.8122	0.0040	353201	J	Y	N	28,100
00000	281-05-03-04-11	West Monroe	4-82 ac Rogers Rd	314	07/05/12	Jacobson, Carol	\$14,000	\$14,500	0.9350	0.0050	353201	J	N	N	14,800

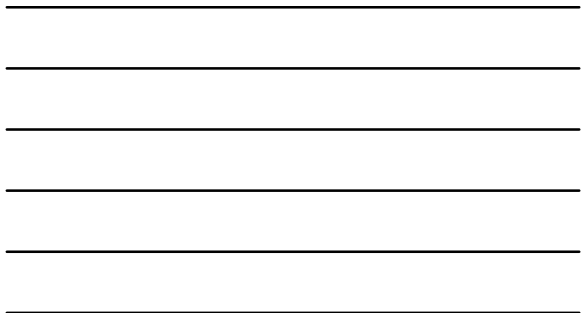
Tug Hill Local Government Conference -- March 31, 2016 83



West Monroe MT C Sale Analysis Run #1

Roll	Parcel #	Municipality	Property Location	Class	Date	Name of Buyer	Price	Roll Price	Diff %	Roll	Roll Price	Code	Use	Area	Current Sale Price
00000	271-05-01-10	West Monroe	12-38 ac 2810 St Rt 49	310	02/26/14	Flax, Kris	\$62,000	\$63,800	1.1998	0.0060	353201	J	Y	N	74,000
00000	277-05-03-03-11	West Monroe	40-12 ac Luther Rd	300	09/29/13	Yocum, Robert	\$20,000	\$20,300	1.1054	0.0030	353201	J	N	N	22,400
00000	307-08-01-21-01	West Monroe	21 ac 45 Keller Rd	311	10/12/13	Weaver, William	\$20,000	\$20,300	0.7389	0.0100	353201	J	N	N	15,000
00000	307-08-03-18	West Monroe	7 Front View Dr	311	06/29/11	Howe, Wesley	\$30,000	\$29,500	1.0169	0.0130	353201	J	N	N	30,000
00000	307-12-01-24	West Monroe	24 ac 508 Cu Rt 37	311	10/14/12	Lewis, Douglas H	\$15,000	\$15,200	0.9571	0.0100	353201	J	Y	N	15,200
00000	308-05-02-43	West Monroe	11-20 ac 18 Trail Hawk Rd	322	05/08/12	Prasanna, Arlene	\$28,000	\$27,100	1.2800	0.0030	353201	J	Y	N	80,000
00000	308-05-01-07-03	West Monroe	1-28 ac 115 Shaw Rd	314	08/18/15	Abels, Wilam	\$195,000	\$149,800	1.1262	0.0230	353201	J	Y	N	787,800
00000	308-05-02-13-12	West Monroe	59 ac Smith Pt Rd	311	04/27/11	Coppin, Brian	\$19,000	\$19,700	1.1766	0.0230	353201	J	N	N	22,000
00000	308-05-02-15	West Monroe	18 ac 45 Smith Pt Rd	311	08/15/14	Lehman, Frederick	\$50,000	\$50,000			353201	J	Y	N	45,300
00000	308-05-02-37	West Monroe	28 ac Woodard Dr	311	02/07/11	Monroe, John M	\$38,000	\$37,800	0.9744	0.0230	353201	J	N	N	38,000

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West Monroe MT C Sale Analysis Run #1

Note: There is a feature in this report that lets you exclude Time of Sale/Assessment Roll Property Class mismatches – which would ideally exclude those new construction parcels from the study. But for this muni, it excluded almost all of the sales and was therefore not used.

Sale#	Parcel ID	Property Location	Class	Date	Name of Buyer	Price	Prior Owner (Seller)	Sale	Diff %	AL	School	Code	Use	Pris	Current Sale #/Inv
00000	329-21-01-05-12	Mc Cloud Rd	314 W	05/21/15	Micha, Sharon L	\$68,800	117,850	\$68,800	0.586	00330	353201	J	Y	N	117,850 Y
00000	329-21-01-13-1	Mc Cloud Rd	314	01/20/11	Hinsley, Jack Edward Charles	\$25,000	791	\$24,800	-0.832	00330	353201	J	N	N	\$8,000 Y

Totals for Town of West Monroe - 350000
 Number of Sales: 32
 Minimum Sale Price: \$13,200
 Mean Sale Price: \$36,077
 Highest Sale Price: \$149,800
 Median Adj Sp Ratio: 1.0116
 C. O. D.: 07.3963
 Weighted Mean Ratio: 2.3633
 Price Related Differential: 0.7242

Tug Hill Local Government Conference -- March 31, 2016
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After Trimming – MT C Run 2

Would like 30 'observations'

Number of Sales:	16
Minimum Sale Price:	\$13,200
Mean Sale Price:	\$31,156
Highest Sale Price:	\$68,800
Median Adj Sp Ratio:	1.0171
C. O. D.:	15.1962
Weighted Mean Ratio:	1.0427
Price Related Differential:	0.9750

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Analyzing MT C Sales to determine/illustrate NRR Level & Uniformity - Results

Illustrates good level and uniformity, but insufficient number of observations. Need additional support.

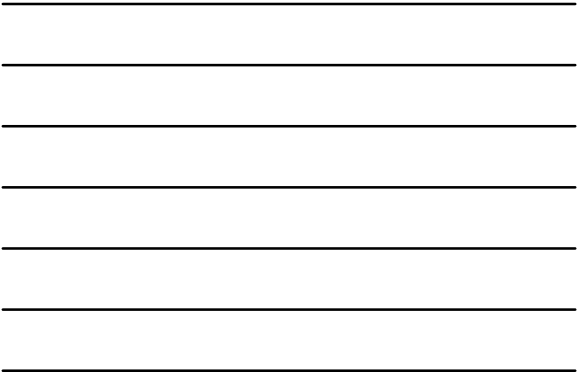
Tug Hill Local Government Conference -- March, 30, 2006 87



Using the previous valuation model(s) to determine & demonstrate that MT C values are at current market value



Tug Hill Local Government Conference -- March, 30, 2006 88



West Monroe 2015 Cost on MT C – Run #1

Sales Ratio Report Page 1 of 1

Rate Calculated Using TOLGSP

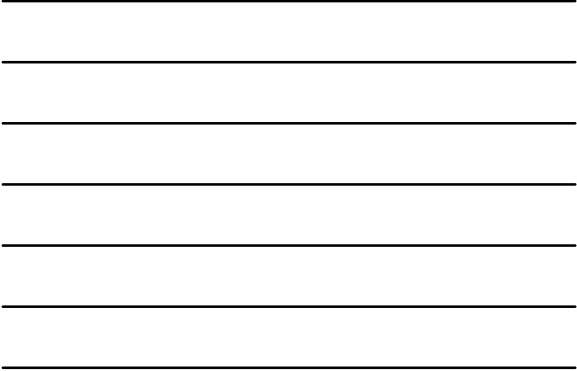
SWHS	Price	Site	Prop	RENO	Sale	Cost	Net Sale	Time	Adjusted	Ratio	Percent
Key	Ac	Nbr	Class	Code	Date	Estimate	Price	Sale Price	Price		Error
350000	238.00-01-03.01	1	312	00000	12/16/2014	\$53,500.00	\$60,000.00	\$60,000.00	1.1210	32.25	
350000	238.00-01-03.01	1	312	00000	3/9/2015	\$53,500.00	\$30,000.00	\$30,000.00	1.1937	16.57	
350000	244.00-01-08	1	312	00400	2/23/2012	\$36,700.00	\$30,000.00	\$30,000.00	1.1539	13.20	
350000	244.00-02-25	1	322	00500	9/19/2013	\$30,300.00	\$34,400.00	\$35,000.00	0.8629	13.71	
350000	244.00-02-26.03	1	322	00600	12/15/2014	\$22,700.00	\$20,000.00	\$20,000.00	1.1162	11.82	
350000	205.00-01-29.08	1	314	00400	11/13/2012	\$14,100.00	\$13,000.00	\$13,200.00	1.0932	8.82	
350000	205.00-02-23.96	1	314	00400	11/24/2010	\$13,000.00	\$12,000.00	\$11,000.00	1.0504	9.24	
350000	205.00-03-24.01	1	314	00400	12/23/2011	\$14,500.00	\$20,000.00	\$20,000.00	0.7340	26.60	
350000	205.00-03-24.01	1	322	00400	2/27/15	\$26,100.00	\$31,000.00	\$31,000.00	0.8312	16.80	
350000	205.00-04-26.03	1	322	00400	1/6/2013	\$30,300.00	\$32,000.00	\$34,100.00	0.8888	11.14	
350000	205.00-04-26.03	1	322	00400	9/22/2011	\$25,900.00	\$20,000.00	\$27,700.00	0.9711	2.88	
350000	205.00-04-26.03	1	322	00400	6/17/2010	\$24,200.00	\$25,000.00	\$25,000.00	0.9680	3.20	
350000	205.00-04-26.04	1	322	00500	1/22/2011	\$15,100.00	\$10,000.00	\$8,000.00	1.8202	2.62	
350000	205.00-04-26.04	1	322	00500	8/22/2010	\$17,400.00	\$15,000.00	\$15,000.00	1.1600	16.00	
350000	205.00-04-26.04	1	301	00500	8/22/2014	\$69,200.00	\$62,000.00	\$63,000.00	1.0466	4.46	
350000	205.00-04-26.04	1	314	00400	4/6/2010	\$13,200.00	\$13,000.00	\$13,000.00	0.9465	10.15	
350000	204.00-02-12.02	1	314	00300	9/23/10	\$12,500.00	\$9,000.00	\$9,000.00	1.3579	35.79	
350000	307.00-01-04	1	311	01000	10/14/2010	\$12,300.00	\$15,500.00	\$16,400.00	0.8036	13.64	
350000	307.00-01-25	1	311	01000	10/29/2014	\$12,300.00	\$11,000.00	\$11,200.00	1.0942	9.42	
350000	308.00-02-03	1	322	00200	8/6/2012	\$21,700.00	\$20,500.00	\$27,100.00	0.8907	19.93	
350000	308.00-01-19.03	1	314	00200	8/16/2010	\$15,500.00	\$10,000.00	\$10,000.00	1.5513	1.13	
350000	308.00-02-12.02	1	314	00200	12/22/2012	\$12,300.00	\$10,000.00	\$10,700.00	1.1942	10.42	
350000	308.00-02-13.02	1	314	00200	1/30/2010	\$12,300.00	\$10,000.00	\$107,000.00	1.0447	4.47	
350000	308.00-02-15	1	311	00200	8/19/2014	\$46,100.00	\$62,000.00	\$63,000.00	0.8774	12.26	
350000	308.00-01-01-10	1	312	00200	8/23/2011	\$13,000.00	\$50,000.00	\$50,000.00	1.4577	49.77	

26 Sales


Summary Statistics

Median Ratio: 1.0328
Average Absolute Deviation: 6.1634
Coefficient of Dispersion: 15.8714
Mean Percent Error: 10.5873
Weighted Mean Ratio: 1.0709

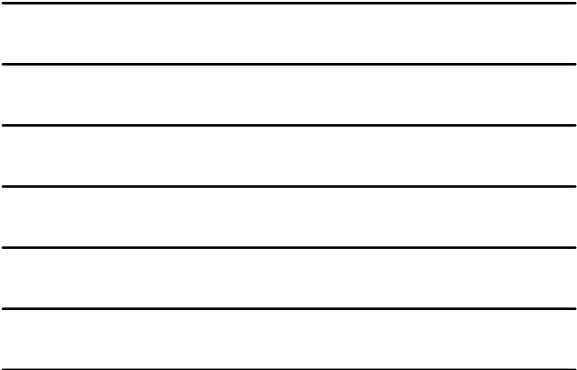
Tug Hill Local Government Conference -- March 31, 2016 89



Using the previous valuation model(s) to determine & demonstrate that MT C values are at current market value - Results



Tug Hill Local Government Conference -- March, 30, 2006 90



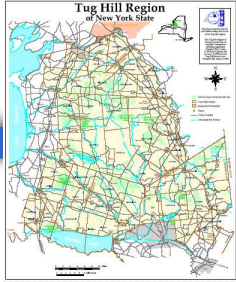
Lunch Time

We will resume at 1:00PM.

Tug Hill Local Government Conference -- March 30, 2016 / March 31, 2016 91


Maintaining Assessment Equity

in a Post-Annual Reassessment World



Tug Hill Local Government Conference -- March 30, 2016 / March 31, 2016 92

Town of West Monroe 2016 NRR



Tug Hill Local Government Conference -- March 31, 2016 93

Analyzing MT A Sales to determine/illustrate NRR Level & Uniformity

5 years of Time Adjusted Sales

Tug Hill Local Government Conference -- March, 30, 2006

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West Monroe MT A Sale Analysis Run #1

Trls	Parcel Id	Municipality	Property Location	Class	Date	Name of Buyer	Price	Sale Price	Dir. %	Sch	Code	Use	Prts	Current Sale	Adj Sale	
050000	209-00-01-10-01	West Monroe	48.70 ac 78 Turner Dr	210	10/28/15	Fluiter, Chad	\$200,000	244,800	\$27,400	0.910	0000	J	Y	N	244,800	Y
050000	210-00-01-03	West Monroe	13.00 ac 210 Turner Dr	240	08/23/13	Blairhewich, John A	\$100,000	138,800	38,800	0.947	0000	J	Y	N	131,800	Y
050000	210-00-01-07	West Monroe	84.18 ac 12028 Co Rt 11	200	08/21/15	Phlips, Whitney	\$70,000	74,800	4,800	1.016	0000	J	Y	N	74,800	Y
050000	228-00-02-10-11	West Monroe	71.41 ac 127 Bruchheimer Rd	240	08/23/10	Corbett, George A	\$91,000	86,800	-4,200	0.943	0000	J	N	N	77,000	Y
050000	228-00-02-10-11	West Monroe	71.41 ac 127 Bruchheimer Rd	210	11/16/15	Marvin, Barbara A	\$78,000	77,000	-1,000	0.986	0000	J	N	N	77,000	Y
050000	227-00-01-11-22	West Monroe	2.80 ac 988 Co Rt 11	270	12/29/12	Woods, Donald J	\$33,000	33,700	700	1.058	0000	J	Y	N	37,800	Y
050000	227-00-02-08-12	West Monroe	5.55 ac 253 Foster Rd	210	08/24/15	Blanco, Jason T	\$100,000	118,800	18,800	1.188	0000	J	Y	N	134,000	Y
050000	227-00-02-18-24	West Monroe	18.00 ac 28 Webb Rd	240	09/30/11	Flora, John	\$233,000	\$274,800	41,800	1.188	0000	J	Y	N	208,000	Y
050000	227-00-02-18-24	West Monroe	18.00 ac 28 Webb Rd	240	11/26/11	McQuitt, Andrew J	\$198,900	\$213,800	14,900	1.078	0000	J	Y	N	208,000	Y
050000	227-00-03-13	West Monroe	1.20 ac 340 Co Rt 25	210	01/29/15	Cox, Ludwig A	\$60,000	91,400	31,400	1.021	0000	J	Y	N	94,000	Y

Tug Hill Local Government Conference -- March 31, 2016

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West Monroe MT A Sale Analysis Run #1

Totals for Neighborhood Code - 0100		Totals for Neighborhood Code - 0130		Totals for Neighborhood Code - 0200	
Number of Sales:	13	Number of Sales:	10	Number of Sales:	2
Minimum Sale Price:	\$55,400	Minimum Sale Price:	\$95,100	Minimum Sale Price:	\$141,300
Mean Sale Price:	\$108,389	Mean Sale Price:	\$240,910	Mean Sale Price:	\$184,250
Highest Sale Price:	\$230,100	Highest Sale Price:	\$300,000	Highest Sale Price:	\$228,800
Median Adj Sp Ratio:	0.9469	Median Adj Sp Ratio:	0.9348	Median Adj Sp Ratio:	0.9108
C. O. D.:	0.5580	C. O. D.:	10.9854	C. O. D.:	2.1300
Weighted Mean Ratio:	0.9302	Weighted Mean Ratio:	0.9220	Weighted Mean Ratio:	0.9094
Price Related Differential:	1.0187	Price Related Differential:	1.0472	Price Related Differential:	1.0049

Tug Hill Local Government Conference -- March 31, 2016

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West Monroe MT A Sale Analysis Run #1

Real Property System
Sales Analysis Report
Neighborhood Code - 80200
Median A/R Ratio: 0.9888 using current A/R
Sales have been adjusted

Totals for Neighborhood Code - 80200		Totals for Neighborhood Code - 80300		Totals for Neighborhood Code - 80400	
Number of Sales:	8	Number of Sales:	1	Number of Sales:	44
Minimum Sale Price:	\$91,200	Minimum Sale Price:	\$253,500	Minimum Sale Price:	\$54,100
Mean Sale Price:	\$162,701	Mean Sale Price:	\$253,500	Mean Sale Price:	\$160,961
Highest Sale Price:	\$358,000	Highest Sale Price:	\$253,500	Highest Sale Price:	\$312,000
Median A/R Sp Ratio:	0.9888	Median A/R Sp Ratio:	0.9838	Median A/R Sp Ratio:	0.9495
C. O. D.:	0.9462	C. O. D.:	1.0000	C. O. D.:	17.8144
Weighted Mean Ratio:	0.9777	Weighted Mean Ratio:	0.9838	Weighted Mean Ratio:	0.9737
Price Related Differential:	1.0521	Price Related Differential:	1.0000	Price Related Differential:	1.1011

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West Monroe MT A Sale Analysis Run #1

Real Property System
Sales Analysis Report
Neighborhood Code - 80500
Median A/R Ratio: 0.9972 using current A/R
Sales have been adjusted

Totals for Neighborhood Code - 80500		Totals for Neighborhood Code - 80600	
Number of Sales:	33	Number of Sales:	10
Minimum Sale Price:	\$18,700	Minimum Sale Price:	\$16,700
Mean Sale Price:	\$131,247	Mean Sale Price:	\$151,100
Highest Sale Price:	\$250,200	Highest Sale Price:	\$257,400
Median A/R Sp Ratio:	0.9872	Median A/R Sp Ratio:	0.9894
C. O. D.:	0.9832	C. O. D.:	0.9478
Weighted Mean Ratio:	0.9879	Weighted Mean Ratio:	0.9600
Price Related Differential:	1.0299	Price Related Differential:	1.0435

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Real Property System
Sales Analysis Report
All Selections
Median A/R Ratio: 0.9927 using current A/R
Sales have been adjusted

Totals for All Selections	
Number of Sales:	118
Minimum Sale Price:	\$18,700
Mean Sale Price:	\$150,828
Highest Sale Price:	\$350,000
Median A/R Sp Ratio:	0.9927
C. O. D.:	11.7686
Weighted Mean Ratio:	0.9938
Price Related Differential:	1.0535

West Monroe MT A Sale Analysis Run #1

Tug Hill Local Government Conference -- March 31, 2016 99

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West Monroe Summary of MT A Analysis

NBHD	Assessor 5YR Sale Ratio (# Sales)	ORPTS 2YR Sale Ratio (# Sales)	ORPTS 3YR Sale Ratio (# Sales)	ORPTS CAMA (# Parcels)	Plan
60100	.9902 (13)	.971 (4)	.965 (8)	.925 (91)	Insufficient
60130	.9220 (10)	.973 (2)	.973(2)	.837 (73)	Insufficient
60200	.9064 (2)	NA	.916 (2)	.942 (16)	Insufficient
60230	.9777 (8)	.952 (4)	.956 (5)	.833 (63)	Insufficient
60300	.9038 (1)	.916 (1)	.916 (1)	.916 (17)	Insufficient
60400	.9737 (44)	.964 (10)	.979 (18)	.952 (436)	OK as is
60500	.9679 (30)	.965 (11)	.962 (14)	.958 (235)	OK as is
60600	.9600 (10)	.99 (3)	.991 (4)	.931 (83)	Insufficient
Town Wide	.9635 (118) COD=11.77	.9640 (35) COD=1.6 (I)	.9664 (54) COD=2.13'	.9917 (1014)	OK as is

Tug Hill Local Government Conference -- March 31, 2016 100

West Monroe Summary of MT A Analysis

- NBHDs with sufficient market data indicate they are clearly at current market value (100%)
- Town Wide appears to clearly be at current market value (100%) with excellent uniformity.

Tug Hill Local Government Conference -- March 31, 2016 101

West Monroe Summary of MT B Analysis

- The Town has few commercial properties and no useable sales. The Town should re-appraise the few commercial properties. (this is not to say that values must be changed)

Tug Hill Local Government Conference -- March 31, 2016 102

NRR Sample Narrative – part 1

ORPTS Regional staff can provide other samples

Town of West Morris
Office of the Assessor
46 Gates Road #1
West Morris NY 13497
assessment@townofwestmorris.ny.us
315-676-2521

Town of West Morris
Office of the Assessor

MARY J LESNAU
ASSESSOR

11/17/15

Office of Real Property Services – Regional Office

The Town of West Morris is doing a non-recessional assessment, making systematic review of all residential and vacant lots. Determining what adjustments should be taken to ensure that the Town of West Morris continues to maintain its assessments at 100%. The following sales data have been reviewed.

Sales of residential properties covering a period from 7/1/2012-5/31/2015 were used. The sales analysis report of residential sales included in this report were those adjusted only 1997 real estate value.

Minimum Sale Price of \$6,000; Highest Sale Price \$28,000.

Market Value Ratio of 1.00
C.I.B. 2.00
Lengthwise House Ratio 1.00
P.R. 1.00

Recently residential sales by neighborhood to analyze if there were any isolated problems in any neighborhood by comparing neighborhoods showed no problem areas at this time but the amount of sales per neighborhood was low.

Looking at recent real estate for one lot but the year given is a sampling of 10 sales.

Market Value Ratio of 1.00
C.I.B. .00
Lengthwise House Ratio 1.00
P.R. 1.00

When developing my best sales to use but they were not taken from neighboring towns.

The Town of West Morris has few large commercial properties and no usable sales. They were assessed using the cost approach minus depreciation. The income approach was used where possible. Commercial properties were compared to neighboring towns for sales and assessment. The sales web was also used, reviewing the properties individually.

The fact there is so few commercial properties allows me the opportunity to review each one on an individual basis to make sure that their assessment roll makes sense and the inventory is correct. I also look at similar properties in neighboring towns looking at assessments and sales. Being mindful that Hastings has water and sewer and a large traffic flow. The demographics of Constantia is similar but the traffic flow is lower and their relationship to Interstate 81 is further away.

Maria's and the Golf course I looked at the sales web for sale in New York State to see if any assessment were in line.

I have also talked to a retired mortgage banker that worked with commercial in our area. He lives in the Town of West Morris and is used to a assist.

Sincerely,

Mary J Lesnau
Solic Assessor

To obtain a copy of your property parcel ID number, please call 315-676-2521 or visit our website: www.townofwestmorris.ny.us

NRR Sample Narrative – part 2

ORPTS Regional staff can provide other samples

West Morris NY 13497
assessment@townofwestmorris.ny.us
315-676-2521

MARY J LESNAU
ASSESSOR

The Town of West Morris has few large commercial property and no usable sales. They were assessed using the cost approach minus depreciation. The income approach was used where possible. Commercial properties were compared to neighboring towns for sales and assessment. The sales web was also used, reviewing the properties individually.

The fact there is so few commercial properties allows me the opportunity to review each one on an individual basis to make sure that their assessment roll makes sense and the inventory is correct. I also look at similar properties in neighboring towns looking at assessments and sales. Being mindful that Hastings has water and sewer and a large traffic flow. The demographics of Constantia is similar but the traffic flow is lower and their relationship to Interstate 81 is further away.

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Sincerely,

Mary J Lesnau
Solic Assessor

Tug Hill Local Government Conference -- March 31, 2016

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Key NRR Dates

Date	What
By Nov 1 (120 days prior to TSD)	Muni required to notify in writing (by email is fine) ORPTS that they intend to do NRR. Otherwise PDC results will be used in Eq Rate.
By Feb 1 (90 days prior to Tentative Roll)	Muni required to provide ORPTS with systematic analysis documentation used to guide local value decisions. This usually includes a narrative. These items become part of the PDC process and ORPTS verification of the local full value for RAR and Eq Rate purposes.

Tug Hill Local Government Conference -- March 31, 2016

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5. Discussion Case Study

- Interpret the analysis and determine how to improve assessment equity

Is Richland a candidate for NRR?

Tug Hill Local Government Conference -- March 31, 2016 106

6. Tools & Techniques

1. Using Excel analysis to identify outliers.

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Cost Calibrated to Market

Run and save values to Subjects

*Changes were made to improve (increase) how depreciation was computed on homes.

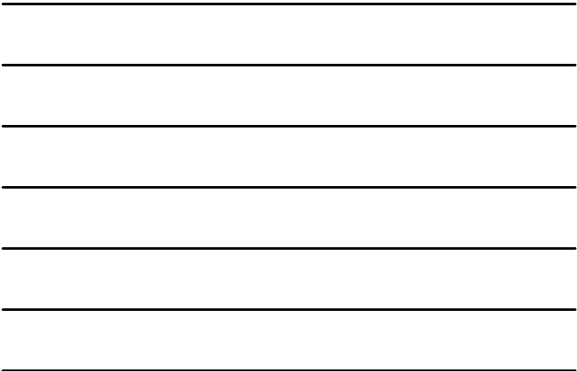
Tug Hill Local Government Conference -- March 31, 2016 108

Manual Model Calibrated to Market

Run and save values to Subjects

*Base S/SFLA was increased from \$20 to \$35

Tug Hill Local Government Conference -- March 31, 2016 109



Extract the Values to Excel

Save output as Excel with Headers

Tug Hill Local Government Conference -- March 31, 2016 110



Open data and manipulate it in Excel

West Monroe Res Analysis

Tug Hill Local Government Conference -- March 31, 2016 111



Tools & Techniques

2. Comparable Sales Refresher – how does the RPS comp sheet work?

- Points
- Options
- Computations

Tug Hill Local Government Conference -- March 31, 2016

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Comp Sales Points

How you've told the system to 'see' comparability.

RPS Version 4 - [Comparable Sales Report]

Search Criteria | Comparable Sales Report | Comparable Sales List | Points | Options

Select to use (unselected groups): **FVM2016.FES**

Binary Points		Continuous Points	
SWIS: <input type="checkbox"/>	SFLA: <input type="checkbox"/>	1st Sty Area: <input type="checkbox"/>	
Prop Class: <input type="checkbox"/> 7500.00	You Built: <input type="checkbox"/> 50.00	2nd Sty Area: <input type="checkbox"/>	
Dense Code: <input type="checkbox"/>	No. Stories: <input type="checkbox"/> 2000.00	Fin Rec Room: <input type="checkbox"/>	
MHID Code: <input type="checkbox"/> 5000.00	No. Bedrooms: <input type="checkbox"/> 2000.00	Finished Base: <input type="checkbox"/>	
School Code: <input type="checkbox"/>	No. Full Baths: <input type="checkbox"/> 1000.00	Air Gas Sph: <input type="checkbox"/>	
Building Style: <input type="checkbox"/> 10000.00	No. Half Baths: <input type="checkbox"/> 500.00	Det Gas Sph: <input type="checkbox"/>	
Est Wall Mat: <input type="checkbox"/>	Acres: <input type="checkbox"/> 200.00	Reverse Dfcs: <input type="checkbox"/>	
Grade: <input type="checkbox"/> 5000.00	Water Front Ft: <input type="checkbox"/> 1500.00	Grade Measure: <input type="checkbox"/>	
Condition: <input type="checkbox"/> 2000.00	Grid Distance: <input type="checkbox"/>	Condition: <input type="checkbox"/>	
Fireplace: <input type="checkbox"/> 500.00	Adjust Pct: <input type="checkbox"/>		
Garage YrB: <input type="checkbox"/> 700.00			
Central Air: <input type="checkbox"/>	Created By: jEFF	On: 04/18/2015	
WaterFt YrB: <input type="checkbox"/>	Updated By: jEFF	On: 04/18/2015	

Tug Hill Local Government Conference -- March 30, 2006

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Comp Sales Options

How you've told the system to set up the Comp document.

RPS Version 4 - [Comparable Sales Report]

Search Criteria | Comparable Sales Report | Comparable Sales List | Points | Options

Comp Region: **FVM2016.FES** Value Est for Comp Adj: **Cont Total**

Points: **FVM2016.FES** Value Est. Display Name: **Market**

Sales From: **01/01/2005** To: **12/31/2014** Comp Est. Formula: **Final Land**

Number Of Comps: **3** Land Formula: **Final Land**

Base Value to Adjust: **Final Adj. Sale Pct** Land Formula PCT: **50**

Display/Right: **Base Value / Sale Pct** Round Comparable Est. to nearest: **100**

Show Field On Report		Display Name (optional)	
Points: <input type="checkbox"/>	Gar Sph: <input type="checkbox"/>	Land AV: <input type="checkbox"/>	
Whitell: <input type="checkbox"/>	Accessory B: <input type="checkbox"/>	Total AV: <input type="checkbox"/>	
Pool: <input type="checkbox"/>	RD95: <input type="checkbox"/>	Cost Total: <input type="checkbox"/>	
Fin. Base: <input type="checkbox"/>	Time AdjSp: <input type="checkbox"/>	Model Est: <input type="checkbox"/>	
Fin Rec Bas: <input type="checkbox"/>	Heat Type: <input type="checkbox"/>	Land Est: <input type="checkbox"/>	
Basmt Type: <input type="checkbox"/>	Central Air: <input type="checkbox"/>	Condition: <input type="checkbox"/>	
Basmt Gar Cap: <input type="checkbox"/>		1st Sty Area: <input type="checkbox"/>	

Tug Hill Local Government Conference -- March 30, 2006

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RPS Version 4 - [Comparable Sales Report]

County of Cortland State of New York - Real Property System
 Town of Taylor - 1142 Comparable SALES Report - RESIDENTIAL Roll Year: 2014 Option: FWD

Subject	Comp 1 (Reject)	Comp 2 (Reject)	Comp 3 (Reject)	Comp 4 (Reject)
SWIS: 114200 Parcel ID: 73.00-01-08-100 Owner: Williams, Linda C Address: 4691 Union Valley Ln 114200 113.05-01-22-000 Tetreault, Charles R 3902 Route 26 114200 93.00-05-04-100 Sokal, David R 3820 Union Valley Rr 114200 82.01-01-05-200 Dobson, Jonathan 5961 Union Valley Rr	2.0 1 / 0 4 104 0 1774 0 10,500 2014 Land AV \$55,700	2.0 1 / 0 4 1200 0 1638 0 \$10,500	2.0 1 / 0 3 1500 0 2072 0 \$129,200	1.7 1 / 0 3 1836 0 1465 0 \$66,600

If you don't like a comp, reject it!

Generated: Date - 12/31/2015 Time - 10:36:27

RPS Version 4 - [Comparable Sales Report]

State of New York Real Property System
 County of Cortland Comparable SALES - Unfile Sales Report RPS880V04/L001
 Town of Taylor

Points	SWIS	Parcel ID	Class	Code	Style	Location	Sale Price	Sale Date	School	Bld Num	Grd Cond	Expc	SFLA	EH	Year	Num Num	Full	Half	Gar		
	114200	73.00-01-08-100	4200	00	08	Williams, Linda C 4691 Union Valley Ln			112001	C	2	0	1774	0	1850	2	4	1	0	N	
1.	2,650	114200	210	4200	08	Tetreault, Charles R 3902 Route 26	\$40,000	11/20/11	112001	C	2	0	1638	0	1840	2	4	1	0	Y	
2.	4,470	114200	210	4200	08	Sokal, David R 3820 Union Valley	\$115,000	11/20/11	112001	C	2	0	2072	0	1840	2	3	1	0	Y	
3.	9,536	114200	210	4200	08	Dobson, Jonathan 5961 Union Valley	\$40,000	10/20/09	112001	D	2	0	1465	0	1840	1	3	1	0	N	
4.	9,840	114200	210	4200	08	Knapp, Melissa M 2911 Route 26	\$54,500	11/20/11	112001	C	3	0	1369	0	1850	1	5	4	1	0	Y
5.	12,073	114200	210	4200	08	Dennis, Zachary M 4311 Suarez	\$73,000	11/20/11	112001	C	3	0	980	0	1850	1	5	3	1	0	Y
6.	22,172	114200	210	4200	08	Opuk, Coral Jimmy 82.00-03-08-000	\$5,000	10/27/09	112001	D	1	0	620	0	1850	1	5	2	1	0	N
7.	22,744	114200	210	4200	08	Williams, Linda C 4691 Union Valley Ln	\$10,500	10/27/09	112001	C	2	0	1774	0	1850	2	4	1	0	Y	
8.	25,006	114200	210	4200	08	Williams, Linda C 4691 Union Valley Ln	\$10,500	10/27/13	112001	C	2	0	1774	0	1850	2	4	1	0	Y	
9.	35,170	114200	210	4200	09	Dunnehy, Brian J 3934 Suarez	\$73,000	10/4/12	112001	D	3	0	880	0	1985	1	2	1	0	N	
10.	37,860	114200	210	4200	11	Yamato, James D 3017 Lake Valley	\$124,000	6/5/13	112001	D	3	0	720	0	1980	1	1	1	0	Y	

Total Sales Found: 10 Page 1 of 1 Date - 12/31/2015 Time - 10:38:56

Or, select your comps from the list.






RPS Version 4 - [Valuation Update - Group - Administrator, Name - jeff]

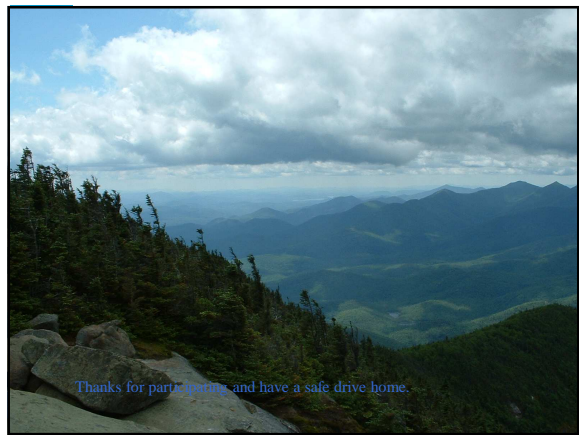
73.00-01-08-100 Taylor Active R/S: 1 School: Cincinnati Ct
 Williams, Linda C Roll Year: 2014 Cmt Yr: 1 Family Res Land AV: 10,500
 4691 Union Valley Lockkn R Land Sec: 1.48 Acres Total AV: 55,700

Site No. 1	Comp	Sale Date	Sale Price	Book	Page
1	114200	82.01-01-05-200	2013-08-19	41102	2013 5317
2	114200	113.05-01-22-000	2013-07-29	40000	2013 5007
3	114200	93.00-05-04-100	2013-08-30	54900	2013 4707

Or, you can key in your own comps, save them and print your own comp sheet.

Tug Hill Local Government Conference -- March 30, 2006 117

County of Cortland Town of Homer - 1300		State of New York - Real Property System Comparative Sales - 7/06							
	SUBJECT		COMPS1		COMPS2		COMPS3		Notes
									
APR/School Code	13000	13000	13000	13000	13200	13204	13000	13000	
PIN# City	4030-02-11-000		37,50-02-03-000		36,80-02-04-000		40,90-07-03-000	13000	
Owner	MORSE, Michael	0	DAVIS, JIM	0	Douglas, John R	0	New Hope View Farm LLC	0	
Address	2020 W Smith Rd	0	2320 C Clark Rd	0	2500 W Smith Rd	0	325-058 Smith Rd	0	
Property Class	112 Dairy Farm	0	112 Dairy Farm	0	105 Vacant Farmland	0	112 Dairy Farm	0	
Neighborhood	0	0	0	0	0	0	0	0	
Neighborhood Year Built/Building Style	0	00 One Story	0	00 One Story	0	0	00 Colonial	0	
Stories	1.7	1	1	1	1	1	1	1	
Roofs	05.0	0	05.0	0	05.0	0	05.0	05.0	
Construction	0 Standard/Fire	0 Standard/Fire	0 Standard/Fire	0 Standard/Fire	0 Standard/Fire	0 Standard/Fire	0 Standard/Fire	0 Standard/Fire	
Bedrooms/Bathrooms	0 / 1.5	0	0 / 1.5	0	0 / 1.5	0	0 / 1.5	0 / 1.5	
Residence Score	85.00	0	87.00	0	86.00	0	86.00	86.00	
Improvement SCHLD	\$1,400,700	0	\$40,000	0	\$1,000	0	\$60,100	\$60,100	
Site	0	0	0	0	0	0	0	0	
Soil Type	0 Improved	0 Improved	0 Improved	0 Improved	0 Improved	0 Improved	0 Improved	0 Improved	
Site Category	0 Typical	0 Typical	0 Typical	0 Typical	0 Typical	0 Typical	0 Typical	0 Typical	
Water Type	0 Private	0 Private	0 Private	0 Private	0 Private	0 Private	0 Private	0 Private	
Water Source	0 Private	0 Private	0 Private	0 Private	0 Private	0 Private	0 Private	0 Private	
Utilities Available	0 Electric	0 Electric	0 Electric	0 Electric	0 Electric	0 Electric	0 Electric	0 Electric	
LAND									
01 Primary Acres	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
02 Secondary Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
03 Unimproved Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
04 Waterway Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
05 Forest Acres Total	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	
06 Forest Acres Normal	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	
07 Forest Acres Special	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
08 Pasture/07 In Woodland	70.00 / 28.00	70.00 / 28.00	70.00 / 28.00	70.00 / 28.00	70.00 / 28.00	70.00 / 28.00	70.00 / 28.00	70.00 / 28.00	
09 Pasture/08 Wood	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
10 Woodland/09 Land	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total All Acres	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	
Land Data									
Land Price	1070000	1070000	1070000	1070000	1070000	1070000	1070000	1070000	
Total All Land Price	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	
Land Category (Land/Improvement)	01/207-240	01/207-240	01/207-240	01/207-240	01/207-240	01/207-240	01/207-240	01/207-240	
Land TOLSEIP (TOLSEIP - SCHLD)	\$1,297,200		\$29,700		\$174,400		\$174,400	\$174,400	
Land TOLSEIP (TOLSEIP - SCHLD)	\$1,297,200		\$29,700		\$174,400		\$174,400	\$174,400	
Improve TOLSEIP									



Thanks for participating and have a safe drive home.