

Data Report 4 - Sampled
New York State Dept. of Tax and Finance
Office of Real Property Tax Services
2012 Full Value Measurement
List of Observations
2010 Measured Assessment Roll

Source: simfvm2012

*Transaction
or value?*

Muni Code	Work Group	ORPTS	ORPTS(1) Parcel Id	Owner Last, First Name	Property Address	*-----Roll Identification -----* Roll ID Number for Appraisals Roll ID and Book/Page for Sales	Assessed Value	2010 Market Value	2010AV/ 2010MV Ratio
Major Type: B		Value Interval: S001							
066000	CVS	A	678	Range Resources	E Main St	900.00-2-103	8,307	13,131	63.26%
066000	CVS	A	3002	Range Resources	S Side Woleben Rd	900.00-1-23	9,099	14,388	63.24%
066000	CVS	A	3041	Range Resources	Barnes Rd S Side	900.00-1-62	8,288	15,429	53.72%
Major Type: B		Value Interval: S002							
066000	CVS	A	386	Willebrandt, Thomas D	4 E Main St	145.17-2-46	45,000	57,200	78.67%
066000	CVS	A	388	Loveland Roberta J	11 Lake Ave	145.17-2-48	25,000	45,600	54.82%
066000	CVS	A	2884	Dispenza, Charles J IV	6355 Rt 20	161.10-2-25	34,700	69,500	49.93%
Major Type: B		Value Interval: S003							
066000	CVS	A	103	Graphite Technology Gp Inc	115 Central Ave	144.16-2-6	200,000	350,000	57.14%
066000	CVS	A	460	Berry, Eric C	2 W Main St	145.17-1-36	78,300	90,000	87.00%
066000	CVS	A	2839	MZM Properties Inc	6372 Rt 20	161.10-1-34	93,600	149,900	62.44%
Major Type: B		Value Interval: S004							
066000	CVS	A	439	Brocton Llc	7 School St	161.08-1-27	1,124,600	1,720,700	65.36%
066000	CVS	A	546	PANY Holdings LLC	51 E Main St	145.17-3-9	479,000	785,000	61.02%
066000	CVS	A	1507	Ashnic Properties LLC	5772 Ellicott Rd	162.10-1-16	382,800	535,200	71.52%
Major Type: C		Value Interval: S001							
066000	CVS	A	354	Mcfadden Donald D	Fay Street Rear	145.17-1-20	600	1,000	60.00%
066000	CVS	A	1018	Kapple, David D	Pratt Road Rear	177.00-1-15	500	800	62.50%
066000	CVS	A	2479	Larish, Daniel E	Hazel Pl	111.15-5-3	3,000	6,900	43.48%
Major Type: C		Value Interval: S002							
066000	CVS	A	797	Zirkle, Marvin L	Lake Ave	144.00-2-15	14,400	28,700	50.17%
066000	CVS	A	2438	Mannella, Eugene M	Rt 5 Tastor Ln	111.15-1-18	6,000	45,000	13.33%
066000	CVS	A	3218	Baker, Roy W	West Ave	161.02-1-21.1	6,800	12,000	56.67%

*2/26/2008
6359-2000*

(1972 grapes)

*have not done
10,000 2007*

9387

32,000

(1) ORPTS parcel id preceded by an 'S' indicates a sale and by an 'A' indicates an appraisal.

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Major Type: C		Value Interval: S003						
066000	CVS A	786	Murison, Donald	Martin Rd	128.00-1-5	33,000	62,000	53.23%
066000	CVS A	3130	Fisher, Annie	Rt 5	160.00-2-39	45,000 5/21/07 <u>29,300</u>	47,000	62.34%
066000	CVS A	3445	Skinner, Shirley M	8466 Munson Rd	160.00-3-12.1	23,600	36,800	64.13%
Major Type: C		Value Interval: S004						
066000	CVS A	1031	Kapple, David	Rt 20 N Side	177.00-2-3	40,700	84,000	48.45%
066000	CVS A	3250	Alvarado-Rivera, Carlos	Martin Rd	128.00-1-3.1	70,800	91,800	77.12%
066000	CVS A	3345	Mobililia, David P	6824 Rt 20	177.00-2-9.1	45,000	70,800	63.56%
Major Type: C		Value Interval: S005						
066000	CVS A	728	Corell, James G	Martin Road Rear	128.00-1-13	55,000 7/31/09 78,100	133,700	58.41%
066000	CVS A	1050	Rackowski, Thomas	6863 Webster Rd	177.00-2-54	75,300	256,000	29.41%
066000	CVS A	1059	Kapple, David D	7015 Webster Rd	177.00-1-32	121,700	293,900	41.41%

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Data Report 3 - Sampled
 New York State Dept. of Tax and Finance
 Office of Real Property Tax Services
 2012 Full Value Measurement
 FVM Summary Report
 2010 Measured Assessment Roll

Source: SIMFVM2012

Value Interval	Assessed Value Limits	*----- Measured Roll Data -----*		*----- FVM Data -----*			Market Value Ratio	Estimated Full Value (3)
		Number of Parcels	Total Assessed Value	Number of Observations	Average Assessed Value	Average Market Value		
Major Type B								
S001	238 to 17,526	138	1,069,428	3	8,565	14,316	59.825864	1,787,568
S002	17,752 to 75,000	66	2,512,917	3	34,900	57,433	60.766114	4,135,392
S003	75,300 to 250,000	29	3,693,174	3	123,967	196,633	63.044587	5,858,035
S004	260,400 to 1,124,600	7	3,823,000	3	662,133	1,013,633	65.322768	5,852,477
Major Type B Totals: <i>common</i>		240	11,098,519	12			62.940066	17,633,472
Major Type C <i>vacant + farm</i>								
S001	50 to 4,000	565	715,660	3	1,367	2,900	47.126549	1,548,592
S002	4,100 to 15,300	332	2,895,972	3	9,067	28,567	31.738631	9,124,439
S003	15,500 to 37,500	154	3,630,715	3	14,567	48,600	58.916316	6,162,495
S004	37,500 to 70,800	74	3,663,243	3	52,167	82,200	63.463099	5,772,241

(3) = As of July 1, 2010 for 2010 Assessment Roll Quantities

Data Report 3 - Sampled
New York State Dept. of Tax and Finance
Office of Real Property Tax Services
2012 Full Value Measurement
FVM Summary Report
2010 Measured Assessment Roll

Source: SIMFVM2012

Value Interval	Assessed Value Limits	*----- Measured Roll Data -----*		*----- FVM Data -----*			Market Value Ratio	Estimated Full Value (3)
		Number of Parcels	Total Assessed Value	Number of Observations	Average Assessed Value	Average Market Value		
Major Type C								
S005	72,000 to 183,500	37	3,684,440	3	91,700	227,867	40.242831	9,155,519
Major Type C Totals:		1,162	14,590,030	15	$36,586 \div 78,026 =$		45.977054	31,733,286
Municipal Total :		1,402	25,688,549	27			52.036127	49,366,758

$$\frac{25,688,549}{49,036,127} = .52$$

(3) = As of July 1, 2010 for 2010 Assessment Roll Quantities

New York State Dept. of Tax and Finance
 Office of Real Property Tax Services
 Preliminary Report for 2012 Pre-Decisional Collaboration
 This report shows data that may or may not be the basis for the 2012 tentative State rate calculation

Major Type	Roll Year	ORPS Full Value Methodology	Measured Roll Assessed Value	Base Market Value	Aggr Adjustment Factors				Estimated Market Value Measured Roll	Measured Roll Ratio	Quantity Change Factors				Preliminary Estimated Market Value 2011 Roll	2011 Roll Assessed Value	Preliminary Market Value Ratio 2011 Roll
					2009 (1)	2010 (1)	2011 (1)	2012 (1)			2008 (2)	2009 (2)	2010 (2)	2011 (2)			
A	2011	Res Ratio															
B	2010	Appraisals	11,098,519	17,633,472				0	17,633,472	62.94			160,956,252	84,308,885	52.38		
C	2010	Appraisals	14,590,030	31,733,286				1	32,050,619	45.52	0.9700		17,104,468	10,765,107	62.94		
D	2011	Unsampled	5,824,337								0.9996		32,037,799	14,584,680	45.52		
Sampled Type Totals (4)														5,824,337			
All Type Totals													210,098,519	109,658,672	52.19		
													221,257,551	115,483,009	52.19(3)		

(3) = This preliminary market value ratio is not an equalization rate, nor is it the assessing unit's LOA. This is ORPTS preliminary market value ratio estimate and all data on this page is subject to change. All ratios on this report are non-binding upon the decisions made by ORPTS in confirming LOAs. This ratio does not reflect any assessment changes between the 2011 and 2012 assessment rolls. The ultimate responsibility for determining the LOA in an assessing unit belongs to the assessor.

- (1) The aggregate market adjustment factor is the percent increase or decrease that the major type estimated market value is adjusted between years.
- (2) An asterisk (*) following a quantity change factor indicates there was a five percent or more change in level of assessment between the measured roll and the PDC roll for the major type(s), and the quantity change factor shown is based on the annual assessor's report data for that roll year for the major type(s). When no asterisk appears, there was a less than five percent change in level of assessment between the measured roll and the PDC roll for the major type(s), and the quantity change factor shown is the assessed value for that roll year for the major type(s) divided by the assessed value from the prior roll year for the major type(s).
- (4) The sampled types market value ratio is the assessed value from the measured roll for the sampled types divided by the total estimated market value for the sampled types. The all types estimated market value may be arrived at by dividing the measured roll total assessed value for all the major types by the sampled types market value ratio.