From: <a href="mailto:la

Subject: Re: Some Properties to evaluate
Date sent: Wed, 26 Jun 2013 19:47:17 -0400

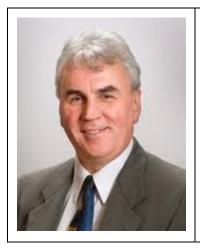
BILL: THESE #'S ARE WAY OFF " BASED ON MARKET VALUE " WHAT A WILL BUYER WILL PAY AND SELLER ACCEPT. THESE ARE MY OPINIONS BASED ON 35 YEARS BEING A BROKER OF REAL ESTATE.

- 1. 111.15-1-18 Manzella Vacant Land Rt 5 and Tastor Lane 1.5 acres assessed \$6000, State calculated market value at \$45000 Narrow corner lot. I WOULD BE HARD PRESSED TO GET \$7,500.00 \$10,000.00 MAX AND THAT WOULD TAKE 3 OR MORE YEARS. THERE'S A LOT BETTER BUILDING LOTS OUT THERE FOR LESS.
- 2. 177.00-1-32 KAPPLE 7015 Webster Rd assessed at \$121,700 State Calculated market value \$293,000 38 acres 25 acres grapes, 13 acres vacant land, 1928 old stone foundation crawl space 1971 sf house 25 GRAPES X \$3,500.00 ACRE = \$87,500.00 OUT BUILDINGS \$60,000.00 HOUSE \$70,000.00 TOTAL \$\$230,500.00 ON A GOOD DAY. BEST WAY TO SELL IS BREAK IT DOWN IN VINEYARD SALE OUTBUILDINGS AND HOUSE SEPARATE.
- 3. **161.08-1-27 Brocton LLC 7 School St, Brocton Trailer Park Assessed at 1,124,600, State calculated market value \$1,720,700 -** I WOULD BE HARD PRESSED TO GET \$750,000.00 IN THE MARKET PLACE. 100 UNITS X \$3600.00 YEAR RENT INCOME = \$36,000.00 A YEAR TAKE THAT X 10 BOTTOM LINE THAT ONLY SUPPORTS A SALE IN THE \$360,000.00 RANGE. BASED ON PAST SALES SAY IT'S MAX \$750,000.00
- 4. **162.10-1-16 Ashnic Properties Trailer Park 5772 Elicott Rd. Assessed 382800, State Calculated market value 535200 NEEDS CODE ENFORCEMENT VISIT. THAT SAID, MAYBE \$175,000 \$200,000.00 AS A SALE PRICE, WOULD TAKE YEARS TO SELL.**
- 5. **144.16-2-6 Graphite Technology 115 Central Ave Brocton vacant plant probably a brownfield requiring graphite cleanup -** IS A END USE BUILDING. IF THEY LEFT TOWN WE WOULD BE STUCK WITH THIS BUILDING FOR 3-5 YEARS MIN. AND IF WE GOT \$100,000.00 I WOULD SAY RUN WITH IT.

I CAN'T BELIEVE THE #'S THESE FOLKS ARE PAYING AS ASSESSMENT, I WOULD BE APPEALING ALL OF THEM IF I OWNED THEM.

BILL: ALL I CAN SAY IS I'VE BEEN DOING THIS FOR 35 YEARS AND THESE ARE "MY OPINIONS "BEEN THE # 1 AGENT FOR HOWARD HANNA HOLT FOR PASS 8 YEARS. THAT SHOULD SAY SOMETHING.

THANKS, ED



Edward H Miller III

Broker Associate

Office: 716.753.7880 Fax: 716.753.2519 Cell: 716.785.1940 Home: 716.792.4501

Email: <u>lakeerie@fairpoint.net</u>



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Summary -

- 1. Page 1 next to last line 111.15-1-18 Manzella Overvalued 83.3% (\$37,5000) Realtor Valued \$7,500-\$10,000, State calculated market value at \$45000
- 2. Page 2 last line 177.00-1-32 KAPPLE **Overvalued by 21.6%** (\$63,400) Realtor valued \$230,500, State Calculated market value \$293,900
- 3. Page 1 middle -161.08-1-27 Brocton Llc **Overvalued by 56.4%** (\$970,000) Realtor Valued \$750,000, State calculated market value \$1,720,700
- 4. Page 1 7^{th} from bottom -- 162.10-1-16 Ashnic Prop. **Overvalued 62.6%** (\$335,200) Realtor Valued \$200,000, State Calculated market value 535200
- 5. Page 1 Middle 144.16-2-6 Graphite Technology **Overvalued 71.4%** (**250,000**) Realtor Valued \$100,000, State Calculated Market Value \$350,000