

From: <lakeerie@fairpoint.net>
To: <wploetz@netsync.net>
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



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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 – 7th 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