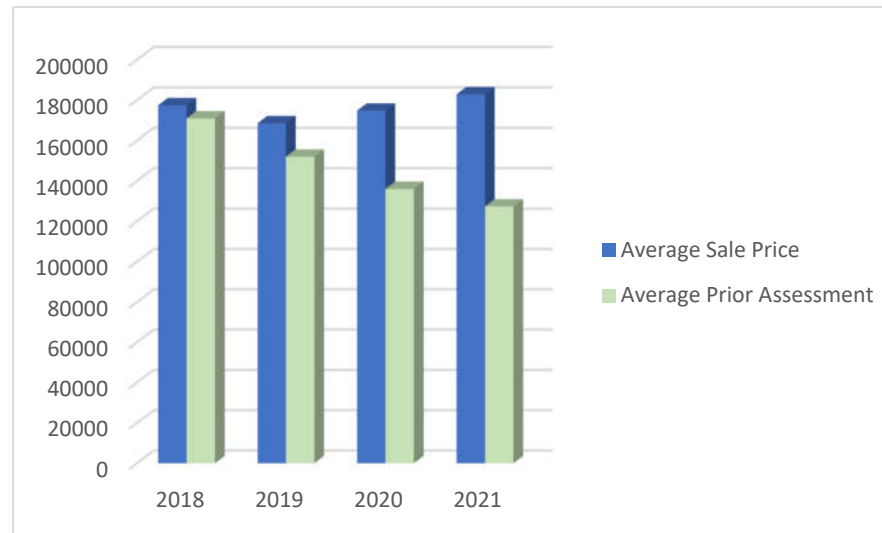


SALES BOOK - 2022 REASSESSMENT PROJECT TOWNS OF ORANGE & TYRONE

It is no secret that the real estate market has risen sharply in the last two years. As a result, our Assessments are no longer at 100% of Full Market Value. If no adjustments are made at this time, our level of assessment will drop, causing tax rates to go up significantly even without a tax levy increase by our County and School Districts.

Sales in the Towns of Orange and Tyrone are coming in on average 25- 34% over the assessed values of the properties at the time they sold. Below is a chart showing that since 2018 sales have steadily outpaced the Assessments. The first bar shows the sales increasing, while the second shows Assessments are not keeping up. This reassessment project is being done to address the problem.



Your assessment is based on the sale of similar properties in your town.

Please call our office at 607-535-8118 to schedule a meeting with the Assessor if you have questions about your assessment or believe your property is not accurately assessed due to inaccurate data in our records.

Visit our website <http://www.schuylercounty.us/176/Real-Property-Tax-Service> for a list of recent sales in the Towns of Orange and Tyrone, as well as general information about the reassessment project. Preliminary Assessed Values will be published online as well. Click the link for Image Mate Online from our homepage.



443400 19.00-1-41
1085 Ardrey Rd

Hensley, Cordelia Ann



443000 60.00-1-2.22
3086 West Lake Rd

Padgett, Vincent



443000 101.00-4-16
355 County Road 16

Arnold, John W Jr

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	30341	30341	30341
School Code:	573401 Dundee	462601 Bradford	460300 Corning
Land Size:	3.23	10.10	2.19
Bldg Style:	01 Ranch	01 Ranch	01 Ranch
Condition:	3 Normal	4 Good	4 Good
Grade:	C Average	B Good	B Good
Fireplaces:	0	0	0
Bedrooms:	2	3	3
Full/Half Baths:	1 / 1	2 / 1	1 / 1
Square Foot:	1808	2318	1764
Land Av:	\$29,000	\$47,000	\$25,000
AV TOS:	\$80,000	\$200,000	\$187,000
Sale Date:	08/16/21	11/13/17	04/30/20
Sale Price:	\$186,160	\$201,100	\$205,000
Sale Price/Sqft:	\$102.96	\$86.76	\$116.21
Difference	+ \$106,000	+ \$1,100	+ \$18,000

Look at the sale date, then compare the Assessed Value at the time of sale (AV TOS) to the sale price. Properties are to be assessed at a Uniform Percent of Full Market Value.



443000 72.00-1-1.2
937 Kelly Hill Rd

Viotto, Denise



443000 101.00-5-11
1101 Sexton Hollow Rd

Goshleski, Joanna M



443000 101.00-5-11
1101 Sexton Hollow Rd

Mori, Terrilyn

Prop Class: 210 1 Family Res
Neighborhood: 30341
School Code: 462601 Bradford
Land Size: 6.98
Bldg Style: 01 Ranch
Condition: 3 Normal
Grade: C Average
Fireplaces: 0
Bedrooms: 2
Full/Half Baths: 1 / 1
Square Foot: 1568
Land Av: \$50,000
AV TOS: \$156,000
Sale Date: 04/05/18
Sale Price: \$253,000
Sale Price/Sqft: \$161.35
Difference +\$97,000

Prop Class: 210 1 Family Res
Neighborhood: 30341
School Code: 460300 Corning
Land Size: 3.50
Bldg Style: 02 Raised ranch
Condition: 3 Normal
Grade: C Average
Fireplaces: 0
Bedrooms: 4
Full/Half Baths: 1 / 1
Square Foot: 1250
Land Av: \$30,000
AV TOS: \$100,000
Sale Date: 11/08/17
Sale Price: \$191,000
Sale Price/Sqft: \$152.80
Difference +\$91,000

Prop Class: 210 1 Family Res
Neighborhood: 30341
School Code: 460300 Corning
Land Size: 3.33
Bldg Style: 02 Raised ranch
Condition: 3 Normal
Grade: C Average
Fireplaces: 0
Bedrooms: 4
Full/Half Baths: 1 / 1
Square Foot: 1250
Land Av: \$30,000
AV TOS: \$106,000
Sale Date: 10/21/21
Sale Price: \$200,000
Sale Price/Sqft: \$160.00
Difference +\$94,000

Look at the sale date, then compare the Assessed Value at the time of sale (AV TOS) to the sale price. Properties are to be assessed at a Uniform Percent of Full Market Value.



443000 101.00-3-15
431 County Road 16

Frost, Michael A



443400 39.00-1-42.12
3877 County Road 24

Brewer, Shawn



443400 18.00-4-24
4957 County Road 26

Dudley, Brandon H

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	30341	30341	30341
School Code:	460300 Corning	467201 Hammondsport	573401 Dundee
Land Size:	0.60	4.80	0.67
Bldg Style:	04 Cape cod	04 Cape cod	05 Colonial
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	3	2	4
Full/Half Baths:	1 / 1	1 / 1	2 / 1
Square Foot:	966	1530	1890
Land Av:	\$16,000	\$34,000	\$17,000
AV TOS:	\$75,000	\$130,000	\$123,000
Sale Date:	11/12/21	07/08/20	12/27/17
Sale Price:	\$90,000	\$150,000	\$122,200
Sale Price/Sqft:	\$93.17	\$98.04	\$64.66
Difference	+ \$15,000	+ \$20,000	- \$800

Look at the sale date, then compare the Assessed Value at the time of sale (AV TOS) to the sale price. Properties are to be assessed at a Uniform Percent of Full Market Value.



443400 20.00-1-5
5175 Pre-Emption Rd

Brubacher, Lester H



443400 30.00-1-11.2
4510 State Route 226

Eby, Rachel



443400 18.00-4-25
4979 County Road 26

Hoover, James

Prop Class: 210 1 Family Res
Neighborhood: 30341
School Code: 573401 Dundee
Land Size: 7.50
Bldg Style: 08 Old style
Condition: 2 Fair
Grade: C Average
Fireplaces: 0
Bedrooms: 3
Full/Half Baths: 1 / 1
Square Foot: 2704
Land Av: \$43,000
AV TOS: \$106,000
Sale Date: 12/20/19
Sale Price: \$95,000
Sale Price/Sqft: \$35.13
Difference - \$9,000

Prop Class: 210 1 Family Res
Neighborhood: 30341
School Code: 573401 Dundee
Land Size: 1.67
Bldg Style: 08 Old style
Condition: 3 Normal
Grade: C Average
Fireplaces: 1
Bedrooms: 3
Full/Half Baths: 1 / 1
Square Foot: 1864
Land Av: \$23,000
AV TOS: \$122,000
Sale Date: 09/18/18
Sale Price: \$99,000
Sale Price/Sqft: \$53.11
Difference - \$23,000

Prop Class: 240 Rural res
Neighborhood: 30341
School Code: 573401 Dundee
Land Size: 19.65
Bldg Style: 08 Old style
Condition: 3 Normal
Grade: C Average
Fireplaces: 0
Bedrooms: 3
Full/Half Baths: 1 / 1
Square Foot: 1452
Land Av: \$76,000
AV TOS: \$148,000
Sale Date: 12/30/19
Sale Price: \$145,000
Sale Price/Sqft: \$99.86
Difference - \$3,000

Look at the sale date, then compare the Assessed Value at the time of sale (AV TOS) to the sale price. Properties are to be assessed at a Uniform Percent of Full Market Value.



443000 71.00-4-12

2700 West Rd

Corbitt, Andrew



443400 18.00-2-6

672 Crystal Valley Rd

Cramer, Christopher M II



443000 101.00-5-5

1300 Corbett Hollow Rd

Wood, George

Prop Class: 240 Rural res
Neighborhood: 30341
School Code: 462601 Bradford
Land Size: 65.60
Bldg Style: 08 Old style
Condition: 3 Normal
Grade: C Average
Fireplaces: 0
Bedrooms: 3
Full/Half Baths: 1 / 1
Square Foot: 2588
Land Av: \$149,000
AV TOS: \$210,000
Sale Date: 11/04/20
Sale Price: \$265,000
Sale Price/Sqft: \$102.40

Difference + \$55,000

240 Rural res
 30341
 573401 Dundee
 39.67
 08 Old style
 4 Good
 C Average
 0
 3
 2 / 1
 2202
 \$124,000
 \$205,000
 06/08/21
 \$300,000
 \$136.24

+ \$95,000

240 Rural res
 30341
 460300 Corning
 10.00
 09 Cottage
 4 Good
 C Average
 0
 2
 1 / 1
 1358
 \$39,000
 \$118,000
 11/15/17
 \$136,000
 \$100.15

+ \$18,000

Look at the sale date, then compare the Assessed Value at the time of sale (AV TOS) to the sale price. Properties are to be assessed at a Uniform Percent of Full Market Value.



443000 61.00-1-3
2973 Aikens Rd

Cooper, Jessica R



443000 60.01-2-11
3032 Wood Rd

Mastroberti, David A



443400 38.08-1-13
4150 Shorewood Dr

Stewart, Gregory D

Prop Class:	240 Rural res	210 1 Family Res	210 1 Family Res
Neighborhood:	30341	34100	34100
School Code:	462601 Bradford	462601 Bradford	467201 Hammondsport
Land Size:	100.00	1.52	0.21
Bldg Style:	11 Log home	04 Cape cod	06 Contemporary
Condition:	3 Normal	3 Normal	4 Good
Grade:	C Average	C Average	C Average
Fireplaces:	0	0	0
Bedrooms:	3	3	4
Full/Half Baths:	1 / 1	1 / 1	2 / 1
Square Foot:	1908	1920	1440
Land Av:	\$206,000	\$106,000	\$90,000
AV TOS:	\$240,000	\$239,000	\$284,000
Sale Date:	08/20/19	06/05/20	08/08/18
Sale Price:	\$418,000	\$318,000	\$282,500
Sale Price/Sqft:	\$219.08	\$165.63	\$196.18

Difference + \$178,000

+ \$ 79,000

- \$1,500

Look at the sale date, then compare the Assessed Value at the time of sale (AV TOS) to the sale price. Properties are to be assessed at a Uniform Percent of Full Market Value.



443400 28.17-2-16
4191 Waneta Lake Rd

Eastman Revocabale Trust, Danny L and Lynn O



443400 28.09-1-6
4457 County Road 25

O'Neill, Richard M



443400 38.08-1-25
4126 Shorewood Dr

Apostale, Lee S

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	34100	34100	34100
School Code:	573401 Dundee	573401 Dundee	467201 Hammondsport
Land Size:	0.30	0.36	0.22
Bldg Style:	09 Cottage	09 Cottage	17 Manuf'd Housing
Condition:	4 Good	4 Good	3 Normal
Grade:	D Economy	C Average	C Average
Fireplaces:	0	1	0
Bedrooms:	4	2	3
Full/Half Baths:	1 / 1	2 / 3	1 / 1
Square Foot:	1080	1426	1008
Land Av:	\$94,000	\$118,000	\$71,000
AV TOS:	\$192,000	\$217,000	\$180,000
Sale Date:	08/20/21	12/24/20	10/30/17
Sale Price:	\$385,000	\$495,250	\$199,000
Sale Price/Sqft:	\$356.48	\$347.30	\$197.42
Difference	+ \$193,000	+ \$278,250	+ \$19,000

Look at the sale date, then compare the Assessed Value at the time of sale (AV TOS) to the sale price. Properties are to be assessed at a Uniform Percent of Full Market Value.



443400 49.19-1-11
499 Weller Island Rd

Collins, Thomas L



443400 50.00-2-20
3625 Aikens Rd

Napoli-Floto, Kelly J



443400 50.00-2-24
1187 County Road 23

Ewell, David

Prop Class:	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood:	34100	44241	44241
School Code:	462601 Bradford	442401 Watkins Glen	442401 Watkins Glen
Land Size:	0.18	1.00	10.86
Bldg Style:	17 Manuf'd Housing	01 Ranch	14 Other style
Condition:	3 Normal	3 Normal	3 Normal
Grade:	C Average	C Average	C Average
Fireplaces:	0	1	0
Bedrooms:	2	4	2
Full/Half Baths:	2 / 1	3 / 1	1 / 1
Square Foot:	1392	2522	1280
Land Av:	\$80,000	\$20,000	\$49,000
AV TOS:	\$180,000	\$213,000	\$102,000
Sale Date:	06/16/21	10/19/21	12/10/21
Sale Price:	\$275,000	\$259,000	\$230,000
Sale Price/Sqft:	\$197.56	\$102.70	\$179.69
Difference	+ \$95,000	+ \$46,000	+ \$128,000

Look at the sale date, then compare the Assessed Value at the time of sale (AV TOS) to the sale price. Properties are to be assessed at a Uniform Percent of Full Market Value.