

April 7, 2023

Town of Windsor Board Members:

For the month of March and early part of April, I was extremely busy finishing up all the exemptions and all my assessment work. (New construction, reassessing land and houses)

I'm in the process of putting my final assessments on the turbines, cables and access roads. I'm still waiting on the county to give me my splits and combinations. I normally have them by now but I don't. I have attached the list of the assessments I have done so far. Final list will be next month.

Tentative Roll come out May 1st.

Thank you,

A handwritten signature in black ink, appearing to read "Becky A. Herzog-Ottens". The signature is fluid and cursive, with a large initial "B" and "H".

Becky A. Herzog-Ottens

Town of Windsor Assessor

For the 2023 Roll Year

52%

Name	Tax Map ID	Location	Old AV	New AV	Reason	Difference
Robert Fern	148.01-3-31	19 Dodd Rd	\$113,038	\$117,198	New Shed (No Building Permit) 8,000 FMV	\$4,160
Megan Richards	148.01-3-41	414 North Rd	\$85,400	\$88,000	New front deck (No Building Permit) addition to deck 5,000 FMV	\$2,600
Robert Munson	182.11-2-40	21 Bridge St	\$137,200	\$172,170	3/4 done 67,250 more on addition	\$34,970
Tanis Soriano	182.11-1-43	7 Maple Ave	\$56,500	\$67,420	New Barn 1/4 to 1/2 done 2016SF with concrete floor 21,000 FMV	\$10,920
George Hiras	182.15-1-15	21 Terrace Dr	\$90,600	\$98,400	New Garage (No Building Permit) 15,000 FMV	\$7,800
Shirley Gabriel	186.04-1-7	43 Bell Rd	\$48,900	\$70,740	Fixed up the house 42,000 FMV more	\$21,840
Danielle Oliver	182.07-2-71.1	12 Academy St	\$94,500	\$83,200	REASS bought it for 160,000	-\$11,300
JBCJ LLC	189.01-1-42	880 State Line Rd	\$166,970	\$132,600	Some tris are abandoned or being worked on	-\$34,370
Creekside Realty Assoc LLC	181.02-1-30	336 Old Rte 17	\$286,150	\$238,680	Some tris left the park, some tris were trashed and abandoned	-\$47,470
Douglas Shay	182.07-2-24	33 Grove St	\$41,700	\$54,700	2 car garage - 20,000 and family room in back is 1/2 done - 5,000	\$13,000
Justin Dixon	182.07-1-9	30 Grove St	\$34,161	\$65,000	1/2 done remodelling it last year. 125,000 FMV just sold for 150,000	\$30,839
Kerry Heller	182.07-1-12	24 Grove St	\$68,400	\$78,000	Have been fixing this place up for years and just sold it. 150,000 FMV	\$11,600
Stephen Farr	164.04-1-12	425 Fox Farm Rd	\$36,167	\$50,076	Remodelled house - done inside now Land - 16,300 and house - 80,000 96,300 FMV	\$13,908
Katherine McCarty	163.12-2-4	26 Hilltop Ln	\$70,300	\$75,500	New deck 10,000 FMV	\$5,200
Elizabeth Mikoda	148.03-1-12.1	217 North Rd	\$11,400	\$131,929	New House 1/2 done over 2000 SF Land - 28,710 House - 225,000 253,710 FMV	\$120,529
Trevor Hawk	164.01-1-20.2	15 Pine Valley Rd	\$72,850	\$78,050	Side and rear deck 10,000 FMV	\$5,200
JLFCO LLC	163.12-3-14.2	8 Karla Ave	\$264,300	\$272,100	Roof over loading dock 15,000 FMV	\$7,800
Jonathon Van Barriger	163.12-3-16	118 Liberty Hwy	\$69,090	\$83,200	Land - 15,000 house - 120,000 Garage is done - 25,000 160,000 FMV	\$14,110
Michael Simeck	163.07-1-9	83 Riley Rd	\$86,900	\$97,300	Rear deck 20,000 FMV	\$10,400
Dennis Colpitts	148.04-1-1	175 Dodd Rd	\$181,000	\$233,000	New big pole barn/garage 100,000 FMV	\$52,000
Richard Lehr	149.00-2-51.1	250 Thompson Rd	\$39,000	\$46,800	New addition with lean too 15,000 FMV	\$7,800
Edward Pallionis	165.02-1-14.1	195 Shedd Rd	\$60,913	\$95,305	Land - 38,280 house - 120,000 new lean to - 10,000 (never assessed) and new sunroom - 15,000 183,280 FMV	\$34,392
Kent Bowman	181.01-1-14.21	357 Hoadley Hill Rd	\$35,990	\$65,312	House is about 75% done Land - 60,000 House - 75,000 125,600 FMV	\$29,322
Randy Langille	165.04-1-34	308 Old Route 17	\$61,900	\$72,200	2 storage trailers 10,000 each 20,000 FMV	\$10,400
Kenny Frederick	197.00-1-7	125 Bell Rd	\$34,000	\$41,800	Addition with living room and bedroom 75% done 15,000 FMV	\$7,800
Cathy Kemmerup	165.04-1-32	291 Old Rte 17	\$71,400	\$74,000	Shed - 5,000 FMV	\$2,600
Jesse Wilcox	180.02-1-3	256 Rockwell Rd	\$40,470	\$60,840	Lowered in 2016, fixing it up slowly House - 100,000 Land - 17,000 117,000 FMV	\$20,370
Michael Willett	180.02-1-7.2	235 Rockwell Rd	\$62,960	\$70,500	New shed/garage 14,500 FMV	\$7,540
Thomas Evans	181.02-1-14	560 Hoadley Hill Rd	\$72,900	\$78,832	Decks and things Land - 16,000 House - 75,600 Deck - 30,000 walkout basement - 30,000 151,600 FMV	\$5,932
Caroline Barkley	180.02-1-19	184 Hoadley Hill Rd	\$62,000	\$13,780	House burnt down Land - 16500 Garage - 10000 26500 FMV House 0 value	-\$48,220

Wendy Benson	179.04-1-10	327 Zimmer Rd	\$67,850	\$86,216	New house is done	Land-15,000 House-100,800 deck-10,000 walkout basement-30,000 sheds-10,000 165,800 FMV	\$18,366
Wallace Ireland Jr	180.03-1-24	375 Brown Rd	\$108,800	\$121,800	Front deck - 5,000 Pole barn 1/2 done - 10,000 Storage trailer - 10,000		\$13,000
LDCS LLC	180.01-1-16	4 Brown Rd	\$8,850	\$28,813	Demo'd trl last year. New ppl pull shed and gazebo on it Land - 20,400 Shed with bathroom in it - 20,000 gazebo - 10,000 fence and gate - 5,000 55,410 FMV		\$19,963
Matthew Derrick	182.03-1-16	30 Rainbow Ridge Rd	\$192,500	\$213,300	3 car detached garage - 40,000 FMV		\$20,800
Brian Hagerman	180.01-1-54.12	675 Thin St	\$40,800	\$46,000	Storage trailer 10,000 FMV		\$5,200
Frances Barrett	196.00-1-16.1	911 Blatchley Rd	\$49,500	\$22,588	REASS House is in bad shape Land - 23,440 House - 20,000 43,440 FMV		-26,912
Cheryl Deyo Shaffer	212.00-1-29	536 Phillips Rd	\$9,954	\$30,576	New trl, pad and shed Land - 22800 older trl - 15000 pad-5000 shed-8000 deck-8000 58,800 FMV		\$20,622
Walter Deyo	212.00-1-19	525 Phillips Rd	\$85,961	\$91,161	Carport 10,000 FMV		\$5,200
Michael Frederick	196.04-1-13.1	95 Bell Rd	\$28,900	\$36,700	Pole barn/ storage tr's done as it will be 25,000 total FMV		\$7,800
Michael Fitzpatrick	197.00-1-33.112	229 Bell Rd	\$17,641	\$25,948	Foundation is done house is not started yet Land - 29,900 Foundation - 20,000 49,900 FMV		\$8,307
Brett Blewett	197.00-3-28	55 Williams Rd	\$10,200	\$18,000	New shed - 5000 storage trl - 10,000 15,000 FMV		\$7,800
Brett Blewett	197.00-3-30	45 Williams Rd	\$93,210	\$101,010	Extension on back of garage - NO building permit 15,000 FMV		\$7,800
Beau Kohlback	213.00-4-1	101 Barton rd	\$30,150	\$40,550	Addition to the barn 20,000 FMV		\$10,400
David Kohlback Jr	213.00-2-15	763 Honey Hollow Rd	\$20,000	\$31,720	House AV was low Land - 16,000 House - 35,000 New deck - 5000 new shed - 5000 61,000 FMV		\$11,720
Rachel Van Zandt	197.00-3-20.1	44 Bennett Rd	\$68,060	\$89,100	Lean too on the back of the house 2000 FMV		\$1,040
Kelly Cornfort Singleton	213.00-4-5.12	155 Barton Rd	\$149,425	\$183,225	Inground pool and patio 65,000 FMV		\$33,800
Robert Northrup	213.00-3-16	186 Barton Rd	\$74,800	\$75,840	New covered porch back deck 2,000 FMV		\$1,040
Christopher Scolaro	197.00-2-35.2	90 Stannard Rd	\$25,160	\$35,528	New pavillion Land - 28,325 Pavillion - 10,000 Cabin - 30,000 68,324 FMV		\$10,368
Raymond Knapp Sr	198.03-1-19	459 Beaver Lake Rd	\$65,000	\$78,000	New garage - 25,000 FMV		\$13,000
Steven Furlong	198.13-3-6	408 Beaver Lake Rd	\$36,800	\$43,040	Addition to cottage 12,000 FMV		\$6,240
Mary Peake	229.04-1-17	24 Blatchley Rd	\$86,500	\$91,700	New garage/shed NO building permit 10,000 FMV		\$5,200
Donald Colwell	215.03-1-10	395 NYS Rte 79	\$12,700	\$77,563	New Carport - No building permit Then realized old barns were never assessed Land - 13,460 15,140SF barn @ \$5 per SF - 75,700 Barn - 40,000 New carport/camper port - 20,000 149,160 FMV		\$64,863
GOGC Holdings LLC	198.03-1-3	679 NYS Rte 79	\$544,690	\$674,690	New addition with golf simulators 250,000 FMV		\$130,000
Norman Colwell	215.03-1-24	324 NYS Rte 79	\$7,500	\$7,540	Land - 4,500 storage trl - 10,000 14,500 FMV		\$40
Lewayne Colwell	232.01-1-1	319 NYS Rte 79	\$10,800	\$17,368	Land - 8,400 Old barns - 5,000 2 storage trls - 10,000 each (20,000) 33,400 FMV		\$6,768
Carl DeGirolamo III	197.00-2-8	247 Beaver Lake Rd	\$60,947	\$108,316	new house is done House - 135,000 (1350 SF 1st floor, basement - garage, office and laundry) Land-23,300 walkout basement - 30,000 front deck - 10,000 back deck - 10,000 208,300 FMV		\$47,369
Andrew Hunt	198.13-2-71	242 Beaver Lake Cir	\$50,000	\$51,560	Deck replacement and new deck 3000 FMV		\$1,560
David Litchko	198.13-3-12	231 Beaver Lake Cir	\$27,000	\$28,684	Deck Replacement 3,200 FMV		\$1,664
William Mirch	214.00-2-20	230 Edson Rd	\$185,100	\$195,500	New shed - 20,000 FMV		\$10,400
Bruce Cameron	198.19-1-17	189 White Birch Lake	\$75,000	\$81,240	Kitchen addition 12,000 FMV		\$6,240

Daniel Thompson	198.04-1-25.1	1 Deer Run Rd	\$81,950	\$130,000	House is done and sold for 315,000 1800 SF 3 beds 2 baths house - 195,000 basement - 25,000 land - 15,000 deck - 15,000 250,000 FMV comp to 84 Dick Merritt rd	\$68,050
Damien Barrett	214.00-1-39	76 Piper Hill rd	\$163,200	\$130,000	REASS 250,000 FMV	-\$33,200
Anthony Kubrak	198.20-2-4	40 Dick Merritt Rd	\$42,000	\$47,200	1/2 done with the addition 10,000 FMV	\$5,200
Kelly O'Brien	198.20-1-19	63 Dick Merritt Rd	\$26,000	\$33,800	Addition and deck 15,000 FMV	\$7,800
John Morrow	198.13-3-35	421 Beaver Lake Rd	\$49,500	\$52,100	Side Deck - NO building permit 5,000 FMV	\$2,600
LeWayne Colwell	214.00-2-25.12	367 NYS Rte 79	\$4,130	\$11,930	When I assessed it last year, I didn't realize there was storage sheds there... Land - 7,000 Sheds - 15,000 22,000 FMV	\$7,800
Denise Gully	233.00-1-8	623 Atwell Hill Rd	\$95,900	\$104,104	House is done 1080 SF house - Main floor 108,000 (\$100 per SF) walkout basement-30,000 Land-27,200 Garage/barn - 20,000 deck-15,000 200,200 FMV	\$8,204
Rozboril Properties LLC	200.00-1-3	139 E Boskett Rd	\$51,300	\$56,500	New shed with heat (NO Building permit) 10,000 FMV	\$5,200
Henry Specht	233.00-1-12.2	141 Cascade Valley Rd	\$108,000	\$118,400	56FT long roof on the back of the house - 20,000 FMV	\$10,400
Edward Cokely	152.00-1-22	435 Mt Carmel Rd	\$14,200	\$90,740	House is 3/4 done Land - 32,000 House 112,500 Walkout basement - 30,000 174,500 FMV	76,540
Ernest Pischel	165.03-2-31	131 Old Rte 17	\$77,000	\$52,780	REASS Land - 16500 garage-15000 house - 70,000 101,500 FMV	-\$24,220
Emmanuel Santiago	182.02-1-1	185 E Windsor Rd	\$90,000	\$92,600	New deck 5,000 FMV	\$2,600
Susan Willets	232.01-1-16	263 State Line Rd	\$45,500	\$46,280	New porch roof 1500 FMV	\$780
Ricardo Rodriguez	216.00-1-19	199 Cascade Valley Rd	\$119,000	\$129,400	New deck (huge deck) 20,000 FMV	\$10,400
Lucia Pisazzi	184.00-1-19	239 E Boskett Rd	\$26,214	\$28,600	Land - 39810 trl and slab - 15,000 55,000 FMV older trl and new slab	\$2,386
Patrick White	232.03-1-9	98 NYS Rte 79	\$12,000	\$36,920	New deck and addition some things weren't assessed Land-21,000 Cottage-35,000 new addition 1/2 done-5,000 garage by river - 10,000	\$24,920
Daniel Colwell	215.03-1-14.1	351 NYS Rte 79	\$93,470	\$99,970	New Pavilion 12,500 FMV	\$6,500
Gary Hupman	215.03-1-6	443 NYS Rte 79	\$124,000	\$137,000	New garage 25,000 FMV	\$13,000
Jeffrey David	198.00-1-30	974 NYS Rte 79	\$71,000	\$74,120	New carport 6,000 FMV	\$3,120
Michael Murphy	214.00-2-32.1	458 Scouten Hill Rd	\$12,600	\$14,680	New shed (NO Building Permit) 4,000 FMV	\$2,080
Tony Spaid	213.00-3-32.2	357 Hergrave Rd	\$33,972	\$180,741	New House Land - 27,580 Garage - 20,000 new house - 300,000 347,580 FMV	\$146,769
Gerald James Jr	231.00-1-9	9 Scouten Hill Rd	\$94,323	\$117,203	New garage - 35,000 Sunroom 1/2 done - 9,000	\$22,880
David Seamans	230.00-1-55	15 Mcallister Rd	\$34,230	\$38,354	New storage shed/garage - 22,000 Land \$2,000 an ac +30,000 site value 51,759 73,759 FMV	\$4,124
Michael Andrews	183.02-1-8	20 William Law Rd	\$93,450	\$94,490	New shed 2,000 FMV	\$1,040
Larry Schuerch	184.19-4-9	33 Deer Lake Rd	\$28,900	\$31,500	New addition on back of cottage (NO building permit) 1/2 done 5,000 FMV	\$2,600
Warren Palling	200.07-1-28	1969 Old Rte 17	\$800	\$5,480	New shed - 8,000 FMV Other shed wasn't av - 1,000 FMV	\$4,680
Charles Dehaven	200.07-1-15	1963 Old Rte 17	\$1,300	\$1,947	shed - 2,000 FMV	\$647
Mariusz Zakrzewski	185.02-1-3.12	301 Ostrander Rd	\$72,110	\$127,140	New house 3/4 done Full next year Land 57,000 House 187,500 244,500 FMV	\$55,030
Henry Sheild	151.03-1-22	602 E Windsor Rd	\$30,600	\$13,520	Fire in trl and its condemned Land - 16,000 garage - 10,000 26,000 FMV	-\$17,080
Donald Colpitts	183.00-1-3	108 Cresson Hill rd	\$37,878	\$56,784	New house is being built 1/2 done Land - 24,200 House 60,000 Structure around camper-10,000 garage-15,000 109,200 FMV	\$18,906

