

April 27, 2023

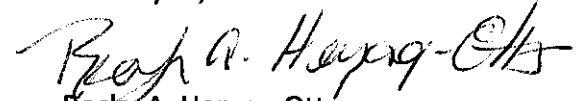
Town of Windsor Board Members:

For the month of April, I was extremely busy finishing up all my assessment work.  
(mostly all the new splits and combinations)

I inputted all the new assessments in the system (RPS V4) and was done by April 26th so that Broome County could print the Tentative Roll. I sent out 160 changes of assessment notices on April 28th to the taxpayers. So, they normally get them the first week in May.

In the month of May, I sit with the tentative roll in my office and people can either come into to see me or call about their changes of assessment. Grievance Day is May 23<sup>rd</sup> from 2-4pm and 6-8pm in the Town Hall.

Thank you,



Becky A. Herzog-Ottens

Town of Windsor Assessor

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	196.04-1-7	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
JBC, LLC	199.01-1-42	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	\$66,400	\$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	\$13,909
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 Karfa Ave	\$264,300	\$272,100	Roof over loading dock 15,000 FMV	\$7,800
Jonathon Van Bamiger	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	\$66,900	\$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 to 15,000 FMV	\$7,800
Edward Pallonis	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 - 50,000 House - 75,000 125,600 FMV	\$29,322
Randy Langille	165.04-1-34	303 Old Route 17	\$61,800	\$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 Willert	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 Bartley	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 put 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 Trim St	\$40,800	\$46,000	Storage trailer 10,000 FMV	\$5,200
Frances Barrett	195.00-1-16.1	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	\$95,961	\$91,161	Carport 10,000 FMV	\$5,200
Michael Frederick	195.04-1-13.1	95 Bell Rd	\$28,900	\$36,700	Pole barn/ storage it'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	197.00-3-29	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	\$88,060	\$89,100	Lean too on the back of the house 2000 FMV	\$1,040
Kelly Comfort 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	185 Barton Rd	\$74,800	\$75,840	New covered porch back deck 2,000 FMV	\$1,040
Christopher Sclaro	197.00-2-35.2	90 Stannard Rd	\$25,160	\$35,528	New pavilion Land - 28,325 Pavilion - 10,000 Cabin - 30,000 68,324 FMV	\$10,368
Raymond Knappp 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	199.03-1-3	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	\$10,600	\$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 Liteiko	198.13-3-12	231 Beaver Lake Cir	\$27,000	\$28,664	Deck Replacement 3,200 FMV	\$1,664
William Mitch	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	\$61,950	\$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 Barnett	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 M 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	\$92,800	New deck 5,000 FMV	\$2,800
Susan Willets	232.01-1-16	263 Skate 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 tri and slab - 15,000 55,000 FMV older tri and new slab	\$2,386
Patrick White	232.03-1-9	98 NYS Rte 79	\$12,000	\$36,920	New deck and additionn 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 Hargrave 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 McCallister 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 dome 5,000 FMV	\$2,600
Warren Pelling	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
Marjusz Zakrzewski	183.02-1-3.12	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 tri 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
Amanda Wormuth	151.03-1-21.2	578 E Windsor Rd	\$58,100	\$68,500	Garage addition 20,000 FMV	\$10,400
Krass Associates Inc	151.02-1-18.11	130 Hertz Rd	\$63,994	\$95,401	Land - 73,465 Barn - 60,000 garage - 25,000 New cabin - 25,000 183,464 FMV	\$31,407
Robert Jensen Jr	150.08-1-25	204 Mountain Rd	\$101,600	\$104,200	New shed 5,000 FMV	\$2,600
Jeramie Rounds	150.01-1-31.1	1978 NYS Rte 79	\$34,750	\$66,320	I reassessed them back in 2018 New I upped them Land - 16,000 House and garage - 150,000 166,000 FMV	\$51,570

Robert Bennett	150.03-1-37	131 Dutchtown rd	\$15,000	\$21,840	New deck - 2,000 FMV Never got reassessed after floods 40,000 Cottage and land	\$6,840
Katelyn Whitney	180.01-1-12	736 Trim St	\$20,000	\$4,524	REASS Just land \$3000 an ac 8,700 FMV	-\$15,476
Joseph Carrner	233.00-1-28-21	230 vinegar Hill Rd	\$13,500	\$6,500	REASS land some is swampy 12,500 FMV	-\$7,000
Randy Williams	150.03-2-9	136 Baker Rd	\$116,750	\$121,950	Barn is done 25,000 FMV 15,000 last year 10,000 this year	\$5,200
Frederick Xlander	150.04-1-4	1798 NYS Rte 79	\$38,900	\$7,800	Tom down the house 15,000 FMV	-\$31,100
Donna Benedict	180.02-1-13	167 Dickinson Rd	\$30,800	\$13,026	House burnt down Land - 25,000 Improvements - 50 25,050 FMV	-\$17,774
Chad Moran	165.04-1-23	90 Shedd Rd	\$126,750	\$119,800	REASS Saying he only paid 15,000 for his garage 15,000 FMV	-\$6,950
Dawn House Movers Inc	152.00-2-8	613 Mt Carmel Rd	\$125,965	\$84,365	Demid house by road -80,000 FMV	-\$41,600
Elaire Card	182.07-3-13	121 Main st	\$69,500	\$88,400	170,000 FMV I dropped it in 2018 and I upped it now. I looked at whole street and felt she was very low	\$18,900
Edwards Forest LP	215.00-1-1	150 Griffin Hill Rd	\$262,965	\$340,965	New house - 150,000 almost done more next year.	\$78,000
Brian Dart	184.19-1-35	4 Big Bass Rd Row	\$34,000	\$13,000	Cottage burned down Land - 15,000 sheds - 10,000 25,000 FMV	-\$21,000
Virginia Kolosna	184.19-3-13	37 Deer Lake Rd	\$29,500	\$10,400	Tree fell on cottage Land - 15,000 cottage - 5,000 20,000 FMV	-\$19,100
					Total Assessed Value excluding splits and the Bluestone Wind LLC PILOT =	\$1,306,004
John Bantlow	150.08-1-24-2	150 Mountain Road	\$0	\$42,832	New split but I dont think it was ever assessed. Land - 22,370 Trl and addition - 55,000 shed - 5,000 82,370 FMV	\$42,832
Richard Gumaer	180.04-1-6-22	130 Dickinson Rd	\$0	\$16,577	Split of land on Dickenson Rd \$2,000 an ac 31,879 FMV	\$16,577
Jon Shaffer	148.02-1-17-112	17 Adele Rd	\$0	\$15,600	split of land from 25 Adele Rd 30,000 FMV	\$15,600
Stephen Kalafut	148.03-1-26	167 North Rd	\$0	\$13,000	Split off from bigger piece Nics building lot on North Rd 25,000 FMV	\$13,000
Timothy Hanrahan	164.02-1-27-21	150 GAF Lake Rd	\$60,000	\$85,208	Split of 0.66Ac off but realized there is a garage on this parcel that was never assessed. 125,400 FMV	\$5,208
My Green Acres Inc	164.02-1-27-22	184 GAF Lake Rd	\$0	\$1,820	Split from 150 GAF Lake Rd 3,500 FMV	\$1,820
Jeffrey Dodd	165.01-1-26-2	690 Dunbar Rd	\$0	\$5,200	Split of 5Ac from 650 Dunbar Rd 10,000 FMV	\$5,200
Michael Depertsis	165.03-1-48-21	855 Dunbar Rd	\$103,425	\$124,280	New split Land - 64,000 New house - 75,000 walkout basement - 30,000 old house - 70,000 shed - 10,000 239,000 FMV	\$20,855
Hajra Shahid	165.03-1-48-22	857 Dunbar Rd	\$0	\$67,009	New split from 855 Dunbar Rd 128,863 FMV	\$67,009
					BLUESTONE WIND LLC PILOT	
Bluestone Wind LLC	184.00-1-4-5	Wind Turbine T5	\$767,000	\$3,801,200	1,700,000 per MW 4.3MW 7,310,000 FMV Turbine and cables	\$3,034,200
Bluestone Wind LLC	184.00-1-4-6	Wind Turbine T6	\$767,000	\$3,801,200	" "	\$3,034,200
Bluestone Wind LLC	184.00-1-4-37	Wind Turbine T37	\$767,000	\$3,801,200	" "	\$3,034,200
Bluestone Wind LLC	184.00-1-7-7	Wind Turbine T7 and Access roads	\$1,504,500	\$4,451,200	Access roads 1.25 miles 1,250,000 FMV and 7,310,000 FMV for turbine and cables	\$2,946,700