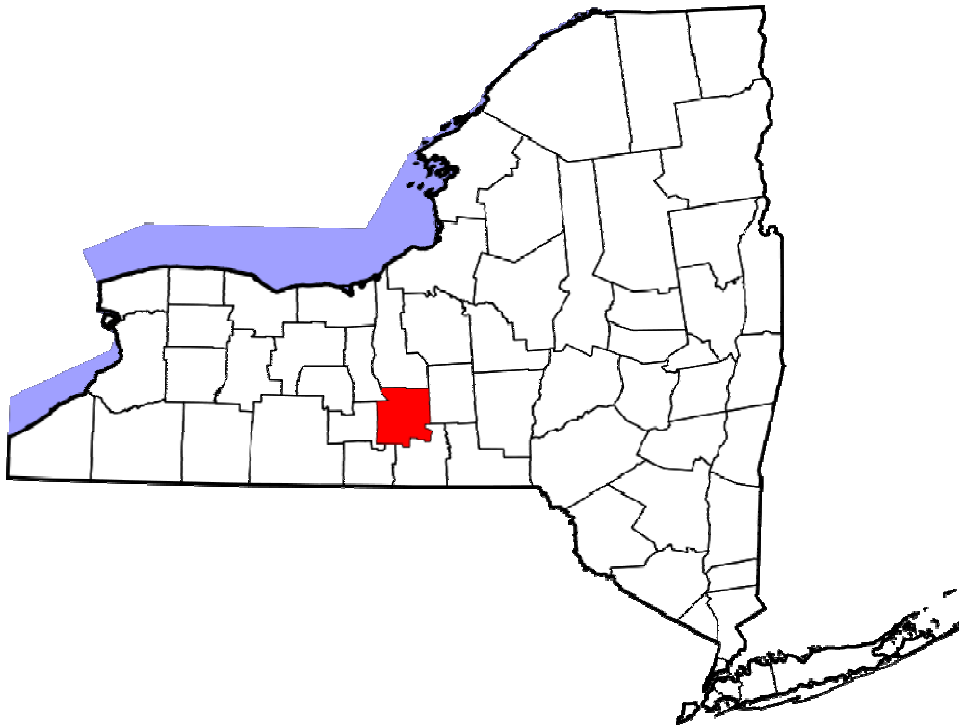


Tompkins County Department of Assessment

2010 Continual Equity Maintenance Program

A report for the general public on the 2010 Annual Reassessment Program



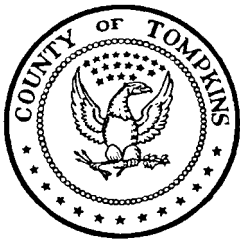
Prepared by:
Tompkins County
Department of Assessment
March 9, 2010

The Tompkins County Department of Assessment

- Assesses properties at a uniform percentage of fair market value each year to equitably distribute the property tax among properties within Tompkins County
- Administers real property tax exemptions as provided by New York State Real Property Tax Law
- Educates the public about real property assessment administration

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Department of Assessment

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Definitions

Valuation Date

All properties are valued at 100% of their market value as of July 1 of the previous year. For the 2010 Assessment Roll, the Valuation Date is July 1, 2009.

Assessment to Sale Price Ratio (AVSP)

It is the Assessed Value of the property divided by the actual selling price.

If this ratio is greater than 1.00, the assessments are greater than the selling price.

If this ratio is less than 1.00, the assessments are less than the selling price.

As the real estate market is not a perfect market and variation is present that can not be measured by any statistical means, an Assessment to Sale Price Ratio that falls between 0.95 and 1.05 is deemed to be at 1.00. (New York State Office of Real Property Services)

Price Related Differential (PRD)

Simple mean of the Assessment to Sale Price Ratios divided by the value weighted mean ratio.

The PRD is used to determine if there is a bias on an assessment roll toward systematic over-assessment of either high- or low-value properties in comparison to the average property.

If the PRD > 1.00, the assessed values tend to reflect an over assessment of low-value properties and an under assessment of high-value properties. (Regressivity)

If the PRD < 1.00, the assessed values tend to reflect an under assessment of low-value properties and an over assessment of high-value properties. (Progressivity).

The acceptable range for the PRD is 0.98 – 1.03.

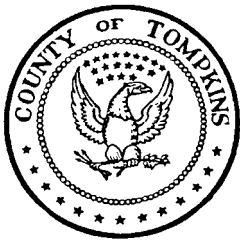
Coefficient of Dispersion (COD)

The COD measures the extent to which the Assessment to Sale Price Ratios exhibit dispersion from a midpoint, typically the median Assessment to Sale Price Ratio.

Lower COD's reflect more assessment uniformity while higher COD's affect dissimilarity in level of assessment for each parcel.

For residential properties, the following chart depicts the International Association of Assessing Officers recommendation.

<i>Residential Properties</i>	<i>New, more homogeneous areas: COD ≤ 10. Older, heterogeneous areas: COD ≤ 15. Rural Residential and Seasonal: COD ≥ 20.</i>
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2010 Annual Equity Maintenance Program

Introduction

In an attempt to provide the public with more information regarding the decision making aspect of the assessment function, the Department of Assessment will start issuing an end-of-year report regarding the current real estate market.

The main goal of this report is to disseminate accurate information regarding the current state of the assessed values in relation to the current sale prices of real property within Tompkins County. As one does not look to Miami for what weather will occur in Tompkins County, we do not look **nationally** when analyzing the current real estate market in Tompkins County. The Department of Assessment is monitoring the national trends in the real estate market and is ready to respond if/when these trends may in fact affect Tompkins County in the future.

Tompkins County has over 34,500 parcels of real property with a total market value of over \$10.5 Billion. The Tompkins County Department of Assessment is the only true countywide assessing unit in New York State. By consolidating the assessment function at the county level, approximately \$320,000 per year is saved as compared to the cost of Town/City assessing units.

The real property tax is an ad valorem tax (Latin for *according to value*). One important benefit of the real property tax is that the amount collected always equals the amount levied, unlike the sales and income taxes whose collection rates can vary greatly from large windfalls, to large shortcomings. An assessment is not a tax but rather a way to apportion the amount of money that the taxing jurisdictions wish to generate. Each assessed value represents the proportionate share of the pie that each property owner will be responsible for by each taxing jurisdiction.

It is the duty of the Department of Assessment to estimate the market value of all real property – commercial and residential – each year. The real estate market within Tompkins County is not yet experiencing the significant downturn that is very prevalent in other parts of the nation. There are many possible explanations for this.

- Availability of lending dollars
- Lack of foreclosures as a result of good lending practices
- Low unemployment (compared to national average)
- Stabilizing influence of Cornell University
- Lack of significant appreciation rates in prior years
- Lack of speculative building.

While the actual number of houses that sold has decreased significantly since the high of 1,048 in the 2007 Assessment Roll Year, the average and median sale price still increased slightly.

Asmt Year	Sales	Average Sale Price	Median Sale Price
1992	610	109,445	91,500
1993	605	115,493	96,500
1994	578	110,942	95,000
1995	676	107,478	92,950
1996	775	109,241	90,000
1997	545	106,604	92,700
1998	634	107,075	90,250
1999	754	108,028	89,700
2000	772	115,526	96,800
2001	860	115,766	95,500
2002	838	118,669	100,000
2003	909	125,993	108,500
2004	884	147,675	125,950
2005	1,011	165,982	140,000
2006	1,002	181,787	155,000
2007	1,048	194,750	164,650
2008	923	201,538	178,000
2009	808	204,744	178,700
2010	725	208,980	179,000

Because Tompkins County reassesses all properties each and every year to reflect a property's current market value, it is very crucial that the Department of Assessment analyze the real estate market in depth. In the financial environment of today, it is important that the tax burden is distributed equitably and is the reason why both the International Association of Assessing Officers and the New York State Office of Real Property Services assert that annual reassessment is the best way to ensure an equitable distribution of the tax burden.

Analysis of Level of Assessment and Uniformity

The Department of Assessment has analyzed all the valid arms-length transactions of residential properties between July 1, 2008 and July 1, 2009. The mean and median Assessment to Sale Price Ratio (AVSP) along with the price related differential (PRD) and coefficient of dispersion (COD) was determined for the county as a whole.

Mean Assessment to Sale Price Ratio	=	0.99
Median Assessment to Sale Price Ratio	=	1.00
Price Related Differential	=	1.00
Coefficient of Dispersion	=	0.05

An AVSP under 1.00 indicates that the sale prices are greater than the current assessments while conversely, an AVSP over 1.00 indicates that the sale prices are less than the current assessments.

Based upon a countywide analysis, it is determined that the 2010 Assessment Roll is valued at 100% fair market value as of July 1, 2009. However, this information is not sufficient to make any determination regarding the level of assessment in Tompkins County. While the AVSP for the county as a whole is statistically at 1.00, further analysis needs to be undertaken to determine if there are sub markets in the county that are not representative of the county as a whole.

By Month of the Year

The first variable that was analyzed was time. If the real estate market was generally decreasing in Tompkins County, the assessment equity statistics would show depreciation when reviewing each month for the prior twelve month period. The chart on the following page shows these assessment equity statistics for each of the prior 12 months.

Month	Mean	Median	PRD	COD
July 2008	0.99	1.00	1.00	0.03
August 2008	0.99	1.00	0.99	0.04
September 2008	1.00	1.00	1.00	0.03
October 2008	1.02	1.00	1.02	0.04
November 2008	1.01	0.99	1.01	0.03
December 2008	0.99	0.99	1.00	0.04
January 2009	1.02	1.00	1.01	0.07
February 2009	1.02	0.99	1.01	0.06
March 2009	0.97	1.00	1.01	0.06
April 2009	1.01	1.00	1.00	0.06
May 2009	0.98	1.00	1.00	0.05
June 2009	0.97	0.99	0.99	0.07
Total	0.99	1.00	1.00	0.05

While the mean AVSP was greater than 1.00 in five out of twelve months, the overall mean ratio was 0.99. The median AVSP was never greater than 1.00 for this twelve month period. While it appears that assessments were slightly greater than the sale price during the typical slow period (the winter months) for housing sales, the sales have rebounded during the spring and summer months.

By Assessment Value Range

The next variable to stratify the AVSP is assessment value range. This analysis was performed due to the influx of high-end residential properties for sale within Tompkins County. The following chart lists the assessment equity statistics for eight value ranges.

Group	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
<= \$50,000	8	1.00	0.97	1.04	0.16
\$50,001 - \$100,000	56	0.98	0.97	1.02	0.10
\$100,001 - \$150,000	150	0.99	1.00	1.01	0.05
\$150,001 - \$200,000	176	0.98	0.99	1.01	0.04
\$200,001 - \$250,000	95	1.00	1.00	1.00	0.04
\$250,001 - \$400,000	87	1.00	1.00	1.00	0.03
\$400,001 - \$700,000	26	1.01	1.00	1.01	0.05
\$700,001+	4	1.01	1.01	0.99	0.03
Overall	602	0.99	1.00	1.00	0.05

Based upon this information, there does not appear to be a significant over/under valuation of any value range. A review of high-end (list price greater than \$500,000) residential properties in the Town of Lansing that are currently for sale shows an average assessment to listing price ratio of 90.5%.

By School District

The third variable to stratify the assessment to sale price ratio is by School District. There are currently 15 school districts that comprise Tompkins County. The following chart shows the assessment equity statistics by school district.

School	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
Cortland	2	0.97	0.97	1.00	0.01
Candor	7	0.98	0.98	1.00	0.04
Newark Valley	1	1.05	1.05	1.00	0.00
Ithaca City	358	0.99	1.00	1.00	0.04
Dryden	73	0.97	0.99	1.00	0.04
Groton	37	0.98	0.99	1.00	0.06
Lansing	74	1.01	1.00	1.06	0.05
Newfield	25	0.99	0.99	1.01	0.07
Trumansburg	25	0.99	0.96	1.02	0.12

Based upon this information, there does not appear to be a significant over/under valuation within any school district.

Analysis by Town

In addition, each town was analyzed with respect to property class code, neighborhood code and assessment range. (See appendix).

Reassessment Projects for 2010 Assessment Roll

While overall the Assessment to Sale Price Ratio (AVSP) indicated that the assessment roll was at 100% fair market value, there were a few neighborhoods that either required their

assessed values to be adjusted in order to reflect this uniform percentage of value or required a review of all assessments to ensure the uniformity.

Assessment Generally Decreased

Town of Ithaca – Grandview Subdivision (Located off Honess Lane/Rt 79E)
Town of Ithaca – Southwoods Subdivision (Located off E King Rd)
Town of Lansing – High-end Subdivisions (over \$500,000)

Assessment Generally Increased

Town of Ithaca – Commonland Planned Unit Development (Located of Rt 79E)

Assessment Equity Reviewed

Town of Danby – 20030 Neighborhood Code (Closest nbhd to the Town of Ithaca)
Town of Ithaca – Eastwood Commons Planned Unit Development (Honess Lane)
Town of Ithaca – Deer Run Subdivision (Located off E King Rd)
Town of Newfield – Main St parcels
Town of Ithaca/Ulysess – Lakefront Properties (West Shore)
Town of Dryden - Subdivisions

Conclusion

The overall measures for assessment equity and uniformity indicates that the 2010 Assessment Roll will not require any major changes from the 2009 Assessment Roll to maintain a 100% level of assessment. However some properties will change in value .

There are over 34,500 parcels within Tompkins County and there will be properties that are either over assessed or under assessed. With each passing year, the Department of Assessment tries to smooth out these inequities.

Additionally, we are constantly monitoring the ‘For Sale’ properties on the Multiple Listing Service to help determine the movement of the real estate market when no sales occur. In particular we are monitoring the higher-end housing in the County as that market segment appears to be slowing the most in regards to the number of sales. The Department of Assessment does not value property based upon listings however listing prices in respect to the current assessed values does shed light on the current state of the real estate market.

As part of the Department of Assessment’s Six Year Plan for the Annual Reassessment Program, we have started parcel-by-parcel data collection of all real property in the county. For the 2010 Assessment Roll, the Towns of Dryden, Enfield, Lansing and Newfield were inspected from the public right of way. Over the next three years, all parcels of real property will be inspected from the public right-of-way.

All property owners in the county are encouraged to review the data that is on file at the Department of Assessment. Any corrections to the inventory on file are welcomed. If a property owner wishes to have a member of the professional appraisal staff inspect their property, a request may be made with the Real Property Appraiser responsible for that particular town.

The Department of Assessment will mail out a Preliminary Notice of Assessment Change to all property owners whose assessment changes since the 2009 Final Assessment on March 12th. Beginning that Friday, a property owner who received that notice can begin scheduling an Informal Assessment Review Meeting with one of the members of the professional appraisal staff of this office. These appointments are the property owners' opportunity to present information to the Department of Assessment to take into consideration when reviewing the assessed value.

If a property owner did not receive a change notice but would like to submit information to the Department of Assessment to consider when reviewing their assessment, they may either file that information by paper or by filling out the review request on our webpage.

The deadline to file an information appeal is April 9th. The formal review period when a property owner can file a grievance application with the Board of Assessment Review is from May 1 to May 25th. Grievance day will be held on May 25th at the Women's Community Building on West Seneca St. A small number of appointments for grievance day will be able to be scheduled starting on May 1. A walk-in period will be scheduled from 4-8PM.

Outlook for 2011 Continual Equity Maintenance Program

Based upon sales from July 1, 2009 to January 1, 2010 the real estate market appears to be slowing down very slightly. The Assessment to Sale Price Ratio for this period is still 0.99 which shows a slight underassessment of all properties. However there are more properties that are starting to sell for less than the current assessment. From July 1, 2008 to July 1, 2009, there were only 59 sales (or 8.8%) out of the 602 valid sales that sold for less than the assessed value. From July 1, 2009 to January 1, 2010, that percentage rose to 24% (68 out of 439 sales). During these time frames, the vast majority of the sales still sold at the current assessment (438 or 76% for July 1, 2008 to July 1, 2009 and 264 or 60% for July 1, 2009 to January 1, 2010).

The Department of Assessment is committed to maintaining an equitable assessment roll. The Department is constantly analyzing the local real estate market and will make the necessary adjustments needed to maintain a full value equitable assessment roll.

The Department of Assessment is especially analyzing the effects of oil/gas leasing on property values. While the effects of this activity are not blatant in the real estate market, we are continuing to gather the necessary data in order to accurately reflect this influence in our assessed values. We are in fact the first assessing unit in the Southern Tier to record what rights have been conveyed in a real estate transaction in order to have more data to measure these affects on real estate values.

2010 Continual Equity Maintenance Program
Assessment/Sale Price Ratio Study

City of Ithaca

Assessed Value Range	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
50001 - 100000	5	0.82	0.84	1.00	0.04
100001 - 150000	32	0.97	0.99	1.00	0.06
150001 - 200000	52	0.99	1.00	1.01	0.07
200001 - 250000	25	1.02	1.00	1.01	0.06
250001 - 400000	13	0.98	1.00	1.01	0.04
Overall	127	0.98	1.00	1.00	0.07

Property Class Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
210	97	0.98	1.00	1.00	0.07
220	26	1.00	1.00	1.00	0.07
230	4	0.96	0.97	1.00	0.06
Overall	127	0.98	1.00	1.00	0.07

Neighborhood Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
70101	8	1.02	0.98	1.03	0.08
70102	32	1.02	1.01	1.01	0.05
70103	3	1.00	1.03	1.02	0.06
70104	17	0.99	1.00	1.01	0.05
70105	18	1.02	1.00	1.00	0.03
70106	7	1.01	0.99	1.00	0.11
70111	4	0.92	0.94	1.03	0.06
70112	1	0.92	0.92	1.00	0.00
70113	2	1.03	1.03	1.00	0.00
70115	3	0.89	0.87	1.01	0.07
70116	8	0.92	0.92	1.01	0.09
70118	19	0.94	0.92	1.00	0.06
71106*	5	0.87	0.86	1.00	0.07
Overall	127	0.98	1.00	1.00	0.07

* Neighborhood 71106 represents the possible contaminated area of South Hill

2010 Continual Equity Maintenance Program
Assessment/Sale Price Ratio Study

Town of Caroline

Assessed Value Range	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
<=50000	1	0.96	0.96	1.00	0.00
50001 - 100000	3	1.00	0.99	1.00	0.05
100001 - 150000	8	1.00	1.01	1.00	0.03
150001 - 200000	9	0.99	0.99	1.00	0.03
200001 - 250000	1	0.95	0.95	1.00	0.00
250001 - 400000	1	0.99	0.99	1.00	0.00
400001 - 700000	1	1.00	1.00	1.00	0.00
Overall	24	0.99	0.99	1.00	0.03

Property Class Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
210	17	1.00	1.00	1.00	0.03
220	1	1.02	1.02	1.00	0.00
230	1	1.00	1.00	1.00	0.00
242	4	0.97	0.97	1.00	0.05
270	1	0.96	0.96	1.00	0.00
Overall	24	0.99	0.99	1.00	0.03

Neighborhood Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
20010	10	0.99	0.99	1.01	0.05
20020	13	0.99	1.00	1.00	0.02
20030	1	1.00	1.00	1.00	0.00
Overall	24	0.99	0.99	1.00	0.03

2010 Continual Equity Maintenance Program
Assessment/Sale Price Ratio Study

Town of Danby

Assessed Value Range	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
50001 - 100000	3	0.94	0.93	1.00	0.02
100001 - 150000	4	0.91	0.91	1.00	0.10
150001 - 200000	8	0.99	0.99	1.00	0.02
200001 - 250000	1	1.00	1.00	1.00	0.00
250001 - 400000	4	1.00	1.00	1.00	0.00
Overall	20	0.97	0.99	0.99	0.04

Property Class Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
210	13	0.97	0.99	0.99	0.02
230	1	0.93	0.93	1.00	0.00
242	3	1.02	1.00	1.01	0.02
260	1	0.81	0.81	1.00	0.00
270	1	0.92	0.92	1.00	0.00
280	1	1.00	1.00	1.00	0.00
Overall		0.97	0.99	0.99	0.04

Neighborhood Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
22010	8	0.93	0.95	0.98	0.06
22020	5	0.99	1.00	1.00	0.01
22030	7	0.99	1.00	1.00	0.02
Overall	20	0.97	0.99	0.99	0.04

2010 Continual Equity Maintenance Program
Assessment/Sale Price Ratio Study

Town of Dryden

Assessed Value Range	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
<= 50000	1	0.99	0.99	1.00	0.00
50001 - 100000	8	0.96	0.99	1.01	0.05
100001 - 150000	36	0.98	0.99	1.00	0.04
150001 - 200000	37	0.96	0.98	1.00	0.04
200001 - 250000	12	0.99	1.00	1.00	0.02
250001 - 400000	8	1.02	0.99	1.00	0.04
400001 - 700000	1	0.99	0.99	1.00	0.00
Overall	103	0.97	0.99	1.00	0.04

Property Class Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
210	82	0.97	0.99	1.00	0.04
220	9	1.00	0.99	0.99	0.04
241	1	0.96	0.96	1.00	0.00
242	2	1.01	1.01	1.00	0.01
270	7	0.95	0.96	1.01	0.03
280	2	0.96	0.96	1.00	0.04
Overall	103	0.97	0.99	1.00	0.04

Neighborhood Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
24010	24	0.97	0.98	1.00	0.03
24020	25	0.96	0.98	1.00	0.04
24030	34	0.98	1.00	1.01	0.04
24031	2	0.92	0.92	1.01	0.07
24070	17	0.98	0.99	1.00	0.04
24071	1	0.99	0.99	1.00	0.00
Overall	103	0.97	0.99	1.00	0.04

2010 Continual Equity Maintenance Program
Assessment/Sale Price Ratio Study

Town of Enfield

Assessed Value Range	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
<= 50000	1	0.80	0.80	1.00	0.00
50001 - 100000	2	0.88	0.88	1.02	0.07
100001 - 150000	6	1.04	0.99	1.02	0.07
150001 - 200000	3	1.01	1.00	1.01	0.03
200001 - 250000	1	0.99	0.99	1.00	0.00
250001 - 400000	1	1.03	1.03	1.00	0.00
Overall	14	0.99	0.99	0.99	0.07

Property Class Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
210	8	0.97	0.99	0.99	0.04
220	2	1.20	1.20	1.03	0.12
242	1	0.99	0.99	1.00	0.00
270	3	0.91	0.95	0.98	0.07
Overall	14	0.99	0.99	0.99	0.07

Neighborhood Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
26020	5	0.96	0.99	0.98	0.06
26030	9	1.01	0.99	1.00	0.08
Overall	14	0.99	0.99	0.99	0.07

2010 Continual Equity Maintenance Program
Assessment/Sale Price Ratio Study

Town of Groton

Assessed Value Range	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
<= 50000	3	0.95	0.82	1.04	0.19
50001 - 100000	12	0.96	0.97	1.00	0.07
100001 - 150000	13	0.99	1.00	1.00	0.03
150001 - 200000	6	1.01	1.00	1.00	0.04
200001 - 250000	3	0.95	0.94	1.00	0.02
Overall	37	0.98	0.99	1.00	0.06

Property Class Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
210	23	0.98	1.00	1.00	0.05
220	1	1.00	1.00	1.00	0.00
230	1	1.01	1.01	1.00	0.00
242	1	0.94	0.94	1.00	0.00
270	9	0.97	0.96	1.00	0.09
280	1	1.01	1.01	1.00	0.00
283	1	0.93	0.93	1.00	0.00
Overall	37	0.98	0.99	1.00	0.06

Neighborhood Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
28010	19	0.98	0.98	1.00	0.07
28031	18	0.98	1.00	1.00	0.06
Overall	37	0.98	0.99	1.00	0.06

2010 Continual Equity Maintenance Program
Assessment/Sale Price Ratio Study

Town of Ithaca

Assessed Value Range	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
50001 - 100000	4	0.96	0.96	1.00	0.04
100001 - 150000	10	1.00	1.00	1.00	0.01
150001 - 200000	40	1.00	1.00	1.00	0.03
200001 - 250000	38	0.99	1.00	1.00	0.03
250001 - 400000	40	1.00	1.00	1.00	0.01
400001 - 700000	11	0.99	1.00	1.01	0.04
700001+	1	1.00	1.00	1.00	0.00
Overall	144	0.99	1.00	1.00	0.02

Property Class Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
210	125	0.99	1.00	1.00	0.02
220	16	1.01	1.00	1.00	0.02
242	2	1.00	1.00	1.00	0.02
280	1	1.03	1.03	1.00	0.00
Overall	144	0.99	1.00	1.00	0.02

Neighborhood Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
30010	1	1.00	1.00	1.00	0.00
30020	33	1.00	1.00	1.00	0.02
30021	10	1.01	0.99	1.00	0.04
30030	18	0.98	1.00	1.01	0.04
30040	1	0.91	0.91	1.00	0.00
30050	2	1.00	1.00	1.00	0.00
30060	14	0.98	1.00	1.00	0.02
30065	21	1.00	1.00	1.00	0.01
30070	20	1.00	1.00	1.01	0.03
30071	23	1.00	1.00	1.00	0.02
70106	1	0.95	0.95	1.00	0.00
Overall	144	0.99	1.00	1.00	0.02

2010 Continual Equity Maintenance Program
Assessment/Sale Price Ratio Study

Town of Lansing

Assessed Value Range	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
50001 - 100000	8	1.02	0.98	1.02	0.09
100001 - 150000	28	1.01	0.99	1.01	0.06
150001 - 200000	14	0.98	0.98	1.00	0.03
200001 - 250000	10	1.01	1.00	1.00	0.04
250001 - 400000	16	1.01	1.01	1.00	0.03
400001 - 700000	11	1.00	1.00	1.01	0.05
700001+	2	0.99	0.99	1.00	0.02
Overall	89	1.00	1.00	1.01	0.05

Property Class Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
210	79	0.99	0.99	1.00	0.04
220	4	1.13	1.04	1.05	0.14
270	6	1.04	1.01	1.03	0.07
Overall	89	1.00	1.00	1.01	0.05

Neighborhood Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
32010	15	0.98	0.98	1.01	0.05
32020	12	1.02	1.01	1.00	0.05
32030	20	1.00	1.00	1.00	0.04
32035	4	0.99	0.98	1.01	0.03
32040	3	0.92	0.99	1.05	0.07
32050	12	1.05	1.01	1.02	0.07
32060	4	0.99	0.98	1.00	0.02
32061	9	0.98	0.99	1.00	0.04
32070	8	1.03	1.02	1.00	0.03
32071	2	0.98	0.98	1.00	0.00
Overall	89	1.00	1.00	1.01	0.05

2010 Continual Equity Maintenance Program
Assessment/Sale Price Ratio Study

Town of Newfield

Assessed Value Range	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
<= 50000	1	1.17	1.17	1.00	0.00
50001 - 100000	8	1.01	1.01	1.02	0.11
100001 - 150000	7	0.98	0.99	1.00	0.01
150001 - 200000	1	0.95	0.95	1.00	0.00
200001 - 250000	1	1.09	1.09	1.00	0.00
Overall	18	1.01	1.00	1.01	0.07

Property Class Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
210	8	0.98	0.99	1.00	0.03
220	3	1.02	1.02	1.00	0.04
270	6	0.98	0.99	1.03	0.08
271	1	1.42	1.42	1.00	0.00
Overall	18	1.01	1.00	1.01	0.07

Neighborhood Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
34010	7	1.06	1.00	1.05	0.12
34020	2	0.94	0.94	1.00	0.02
34030	9	0.99	1.00	0.99	0.04
Overall	18	1.01	1.00	1.01	0.07

2010 Continual Equity Maintenance Program
Assessment/Sale Price Ratio Study

Town of Ulysses

Assessed Value Range	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
<= 50000	1	1.22	1.22	1.00	0.00
50001 - 100000	3	1.22	1.07	1.13	0.31
100001 - 150000	6	0.94	0.92	1.02	0.09
150001 - 200000	6	0.93	0.91	1.00	0.06
200001 - 250000	3	0.95	0.98	1.00	0.07
250001 - 400000	4	1.05	1.00	1.00	0.09
400001 - 700000	2	1.15	1.15	1.02	0.13
700001+	1	1.07	1.07	1.00	0.00
Overall	26	1.02	0.98	1.00	0.13

Property Class Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
210	18	0.94	0.96	0.96	0.08
220	2	1.05	1.05	0.98	0.17
230	1	1.79	1.79	1.00	0.00
260	3	1.10	1.04	0.98	0.11
270	2	1.14	1.14	1.01	0.06
Overall	26	1.02	0.98	1.00	0.13

Neighborhood Code	Sales	Mean	Median	Price Related Differential	Coefficient of Dispersion
36010	4	0.97	0.89	0.96	0.10
36020	7	1.10	1.00	1.13	0.21
36030	1	1.07	1.07	1.00	0.00
36031	8	0.93	0.95	0.99	0.06
36040	5	1.07	1.04	1.00	0.08
36071	1	0.99	0.99	1.00	0.00
Overall	26	1.02	0.98	1.00	0.13