



Wayne County
Real Property Tax Services
16 William Street
Lyons, New York 14489-1144

Office: 315-946-5916
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Shirley A. Bement, IAO, CCD
Director

March 8, 2012

Supervisor
Town's of Wayne County

Re: 540000 Wayne County (Annual Report - 2011)

Dear Ladies & Gentlemen,

I, Shirley A. Bement, IAO, Director of Wayne County Real Property Tax Services, submit this report pursuant to Section 1532, (2), (c) of the Real Property Tax Law.

If there are questions or concerns with this submission, please contact me.

Respectfully,

A handwritten signature in cursive script that reads "Shirley".

Shirley A. Bement, IAO
Director



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Annual Report 2011

Wayne County is comprised of 622 square miles of property having Lake Ontario as its northern boundary, Cayuga County for its eastern neighbor, both Seneca and Ontario Counties sitting on its southern boundary and largely metropolitan Monroe County on its western flank.

The transportation system consists of the State Highways, CSX Railroad System and the State Barge Canal in addition to the county and local road system. While the barge canal offers mostly recreational uses, the CSX Railroad System in the southern portion of the county offers the best potential for future expansion of industrial development in the county. The State highway system in Wayne County consists of Route 104 heading east and west along the northern part of the county with Route 31 running parallel to 104 in the southern part of the county. State routes 350, 21, 88, 414 and 89 connect these two routes at regular intervals across the county, intersecting many of the county's population and business centers. The county is now part of the New York State Empire Zone Program and hopes its businesses to take advantage of the incentives offered by this program.

During 2011, the Towns of Huron, Lyons, Rose and Williamson conducted an update of their assessed values. All the Towns are planning a Neighborhood review of values to update their assessment rolls for 2012. With the recent inception of decreased Aid to Municipalities and the economic downturn, Assessor's are not seeing the need to perform Town-wide revaluations. As part of taxpayer awareness we always have information available on the County website relative to inventory data, assessments and taxes.

The sales recording volume for 2011 decreased by approximately 8% since 2010 from 2242 to 2069 sales reported. Market values are decreasing. The average decrease Countywide is indicated from \$102,500 in 2010 to \$99,100 in 2011. An average residential assessment for 2011 is \$126,600 ranging from \$68,330 in Savannah to \$186,640 in Huron as shown on the attached chart.

All towns in Wayne County have their own microcomputers and use the RPS software system with information being transferred back to the county network on a periodic basis. The Real Property Tax Services Department performs backups and assists each of the towns with its processing and printing requirements. We print and compile assessment rolls, tax rolls, tax bills and various assessors' reports for all fifteen (15) Town's. We run full disclosure notices for each town that does a traditional update as well as data mailers when they are required to be run as a result of the update process. When required by the State, our computers are used to print the large volume of reports needed by the towns for valuation purposes. The County RPTS Department provides assistance in using the RPS software system.

Our Tax Mapping section continues to provide valuable services to many taxpayers throughout the year as well as maintaining and updating the maps as required by the Real

Property Tax Law. Tax maps are now available on the County's website for our taxpayers. Tax map data is available in digital format for use in the future as a result of the county wide digital tax map conversion project. GIS Parcel Boundary data is available for assessors that wish to have it added to their RPS System. The County RPTS Department mapping team has shared this with many of all the Town's in 2011.

Wayne County consists of fifteen towns; thirteen of them had appointed assessors while the remaining two had elected three person boards. I am delighted to announce that all 15 Town's have elected to Appoint Assessors for the mandated 6 year term. Karen Ambroz from the Town of Walworth was elected President of the Wayne County Assessors Association during 2011 for a second term. The Association holds regular monthly meetings at the Real Property Building Conference room. Lawrence Quinn, Assessor for Arcadia was elected the President of the New York State Assessors' Association for 2008. Director, Bement is a Trustee on the educational arm (IAO) of the New York State Assessors' Association.

By the end of 2011, all Assessors are certified according to the Office of Real Property Services rules and regulations. Wayne County has two (2) assessors, Larry Quinn of Arcadia and David Roach of Huron and the County Director, Shirley Bement who have earned the IAO professional designation. To have garnered the IAO designation, the candidate must have five years of assessment related employment and a great deal of knowledge of the real property tax law and appraisal practices. A rigorous 5 hour examination must be successfully completed. This exam includes the preparation and conclusion of the appraisal of a large commercial property. Once the candidate obtains the designation, they must maintain educational certification requirements to maintain their certification as Professional Assessor. Each town that has an assessor owning this designation should be proud of their assessor as shown by this achievement.

The Real Property Tax Services Department continues to administratively conduct the annual real property tax auction of the properties that have been taken for unpaid taxes. Numerous mailings, property documentation and field verification typify the overall process which is conducted over an eight month timeframe. We expect to continue and expand our presence on the county website to provide information to potential bidders. Two Auction sales took place in 2011 due to questionable actions of a few bidders. The Terms & Conditions were required to be amended as a result. 2011 was the fourth consecutive year that an auctioneer service was RFP'd and Reynolds Auction won the bid for the four years.

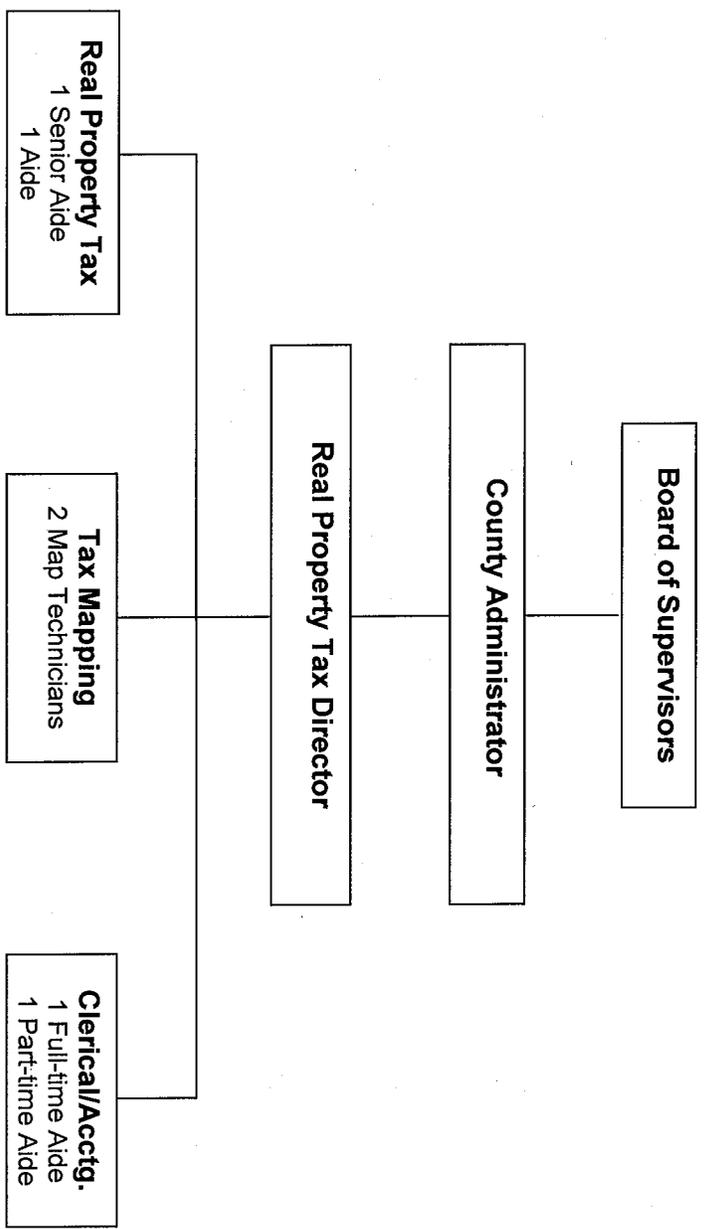
This report is submitted pursuant to Section 1532(2) c of the Real Property Tax Law on this 8th day of March, 2012.

Respectfully,



Shirley A. Bement, IAO, CCD
Director

WAYNE COUNTY
Real Property Tax Services
2011
Organizational Chart



WAYNE COUNTY VALUATION UPDATE HISTORY

	Arcadia	Butler	Galen	Huron	Lyons	Macedon	Marion	Ontario	Palmyra	Rose	Savannah	Sodus	Walworth	Williamson	Wolcott
2015															
2014															
2013															
2012															
2011				X	X-A					X				X	
2010		X				X-A		X-A					X-A		X
2009			X		X-A	X-A		X-A				X-A	X-A		
2008					X-A	X-A	X	X-A	X-A	X-A		X-A	X-A		
2007				X		X-A		X-A		X-A		X-A	X-A	X	X
2006	X					X-A		X-A		X-A		X-A	X-A		
2005						X-A	X	X-A		X-A		X	X-A		
2004		X	X		X	X-A		X-A	X	X-A	X		X-A	X	X
2003						X-A		X-A		X-A			X-A		
2002						X-A		X-A		X-A			X-A		
2001						X-A	X			X-A				X	X
2000					X									X	
1999										X					
1998				X		X		X				X			X
1997											X				
1996														X	
1995			X		X			X		X					X
1994	X	X		X		X	X					X	X		
1993															
1992									X						X
1991	X	X									X				
1990			X				X			X				X	
1989				X	X	X						X	X		X
1988															
1987								X							
1986															
1985															
1984	X			X	X	X	X	X			X	X		X	X
1983													X		
1977	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

	(SALES RECORDING) RP-5217 ACCOUNTING BY TOWN FOR 2011												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Arcadia	14	13	26	11	18	20	24	32	16	22	13	31	240
Butler	4	2	3	2	2	6	5	6	1	0	3	6	40
Galen	8	10	7	8	8	8	19	19	7	8	10	13	125
Huron	8	10	15	4	5	9	11	18	7	10	13	12	122
Lyons	8	6	12	18	15	13	13	9	10	11	13	11	139
Macedon	15	17	16	13	19	14	18	16	14	17	20	14	193
Marion	7	5	4	9	5	12	9	11	3	5	10	9	89
Ontario	13	13	20	23	14	17	17	22	16	19	17	16	207
Palmyra	7	8	5	5	10	16	10	14	9	9	10	7	110
Rose	7	6	2	0	4	5	4	9	7	3	7	8	62
Savannah	2	2	0	1	3	5	6	0	3	1	1	2	26
Sodus	17	23	10	21	11	21	18	29	19	16	25	18	228
Walworth	12	16	14	10	18	14	19	19	18	14	24	19	197
Williamson	6	8	8	14	11	24	13	20	8	13	8	16	149
Wolcott	14	7	10	5	8	13	16	21	12	13	10	13	142
Total	142	146	152	144	151	197	202	245	150	161	184	195	2069

	(SALES RECORDING) RP-5217 ACCOUNTING BY TOWN FOR 2010												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Arcadia	11	23	18	25	17	34	26	28	23	23	18	27	273
Butler	2	3	3	2	7	8	5	2	0	7	4	3	46
Galen	4	7	7	9	10	10	12	13	10	15	7	12	116
Huron	13	7	11	9	5	8	9	11	13	13	11	6	116
Lyons	6	6	6	12	12	17	19	6	12	13	13	13	135
Macedon	12	11	15	21	21	29	15	12	14	17	18	20	205
Marion	5	3	10	10	6	17	7	11	9	11	7	7	103
Ontario	13	18	14	18	19	35	23	24	22	23	29	17	255
Palmyra	12	12	11	17	9	18	10	19	11	13	10	18	160
Rose	3	0	4	7	9	11	2	8	3	5	11	2	65
Savannah	3	0	1	3	2	5	3	2	2	3	2	1	27
Sodus	9	12	12	15	32	23	18	30	18	15	13	17	214
Walworth	19	14	16	28	11	28	14	16	20	22	18	15	221
Williamson	8	15	16	16	10	30	9	18	20	13	10	12	177
Wolcott	13	4	8	9	7	20	4	12	16	15	9	12	129
Total	133	135	152	201	177	293	176	212	193	208	180	182	2242

WAYNE COUNTY SINGLE FAMILY HOME SALES

December

	Year: #Sales	2010 Avg. Price	Year-to-date #Sales	Year-to-date Avg. Price	Year: #Sales	2011 Avg. Price	Year-to-date #Sales	Year-to-date Avg. Price
ARCADIA	14	88,698	99	92,310	14	99,423	93	91,653
BUTLER	2	73,250	17	71,006	2	112,500	10	69,900
GALEN	4	70,100	23	65,126	5	83,000	30	71,534
HURON	2	122,350	23	178,143	5	106,180	19	139,033
LYONS	2	40,000	43	61,966	0	0	38	53,111
MACEDON	7	142,139	116	129,293	3	189,333	68	123,571
MARION	4	102,600	42	107,084	1	116,816	32	95,582
ONTARIO	4	92,750	113	142,875	6	177,733	91	156,704
PALMYRA	5	90,060	51	106,720	3	93,300	39	100,344
ROSE	0	0	14	70,483	2	67,750	16	61,252
SAVANNAH	0	0	10	48,750	1	82,500	2	68,250
SODUS	4	85,100	69	102,835	4	111,776	55	117,189
WALWORTH	7	142,562	130	152,171	10	135,010	91	142,286
WILLIAMSON	4	130,850	78	121,701	4	121,750	52	132,925
WOLCOTT	2	37,588	23	87,281	1	49,900	31	63,741
TOTALS	61	1,218,046	851	1,537,744	61	1,546,971	667	1,487,075

$\frac{1,537,744}{851} = 1,808.16$
 $\frac{1,537,744}{15} = 102,516$

$\frac{1,487,075}{667} = 2,229.65$
 $\frac{1,487,075}{15} = 99,138$

Wayne County Real Property Tax Services

Residential Parcels per Town

2011

	Parcel Count	Total Value	Avg. Value
Arcadia	4,244	569,574,600	134,207
Butler	661	66,013,700	99,869
Galen	1,513	109,566,700	72,417
Huron	1,536	286,679,017	186,640
Lyons	1,775	123,483,400	69,568
Macedon	2,988	449,064,339	150,289
Marion	1,537	179,879,400	117,033
Ontario	3,393	546,717,325	161,131
Palmyra	2,281	245,920,885	107,813
Rose	874	73,614,980	84,228
Savannah	576	39,358,544	68,331
Sodus	3,227	395,293,247	122,496
Walworth	3,109	464,926,421	149,542
Williamson	2,381	319,866,670	134,341
Wolcott	1,789	166,845,687	93,262
C/W Avg.	31,884	4,036,804,915	126,609