



Wayne County
Real Property Tax Services
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Annual Report 2012

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.

Due to the economy and market impact of real estate sales, there were no towns that found it necessary to conduct an update of assessed values for 2012. The Towns of Palmyra and Butler are conducting an update for 2013. All other towns are planning a Neighborhood review of values to update their assessment rolls for 2013. With the lack of monetary incentive from the State 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 2012 increased slightly since 2011 from 2069 to 2198. Market values seem to be showing a slight increase in several towns. An average residential sale for 2012 is \$120,000 ranging from \$57,648 in Savannah to \$212,865 in Huron.

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) towns. We run full disclosure notices, as requested, 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 the Town's in 2012. The Wayne County RPTS Mapping section has contracted with CHA to complete a countywide geographic information system parcel data improvement project. We anticipate a 2013 completion date.

Wayne County consists of fifteen towns; all having sole appointed assessors. I am delighted to announce that all 15 Town's have elected to Appoint Assessors for the mandated 6 year term. Dawn VanPatten from the Town of Sodus was elected President of the Wayne County Assessors Association in June 2012 to replace Karen Ambroz, who was appointed Wayne County RPTS Director. 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.

Wayne County has two new assessors that were appointed in 2012 through September 30, 2012. They are Dee Leeson; Town of Walworth and Tina McQuillen; Town of Marion. Dee is currently attending educational courses to complete her Certification. With the completion of Ethics and Assessor Orientation, Tina should be 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 to carry the IAO designation. To acquire the IAO designation, the candidate must have five years of assessment related employment and 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.

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. The 2012 auction took place on Wednesday June 20. 2012 was the fifth consecutive year that an auctioneer service was RFP'd and Reynolds Auction Service again won the bid.

This report is submitted pursuant to Section 1532(2) c of the Real Property Tax Law on this 8th day of February, 2013.

Respectfully,

Karen J Ambroz, Director
Wayne County RPTS

