

TOWN OF OSSINING

2016 Reassessment Project



The Job of the Monitor



Michael Haberman Associates, Inc.



JOB OF THE MONITOR

Provide Oversight of the Project From Start to Finish

Participate in all Monthly Status Meeting

Assure Efficiency Through Teamwork

Added Layer of Quality Control

Assure Compliance



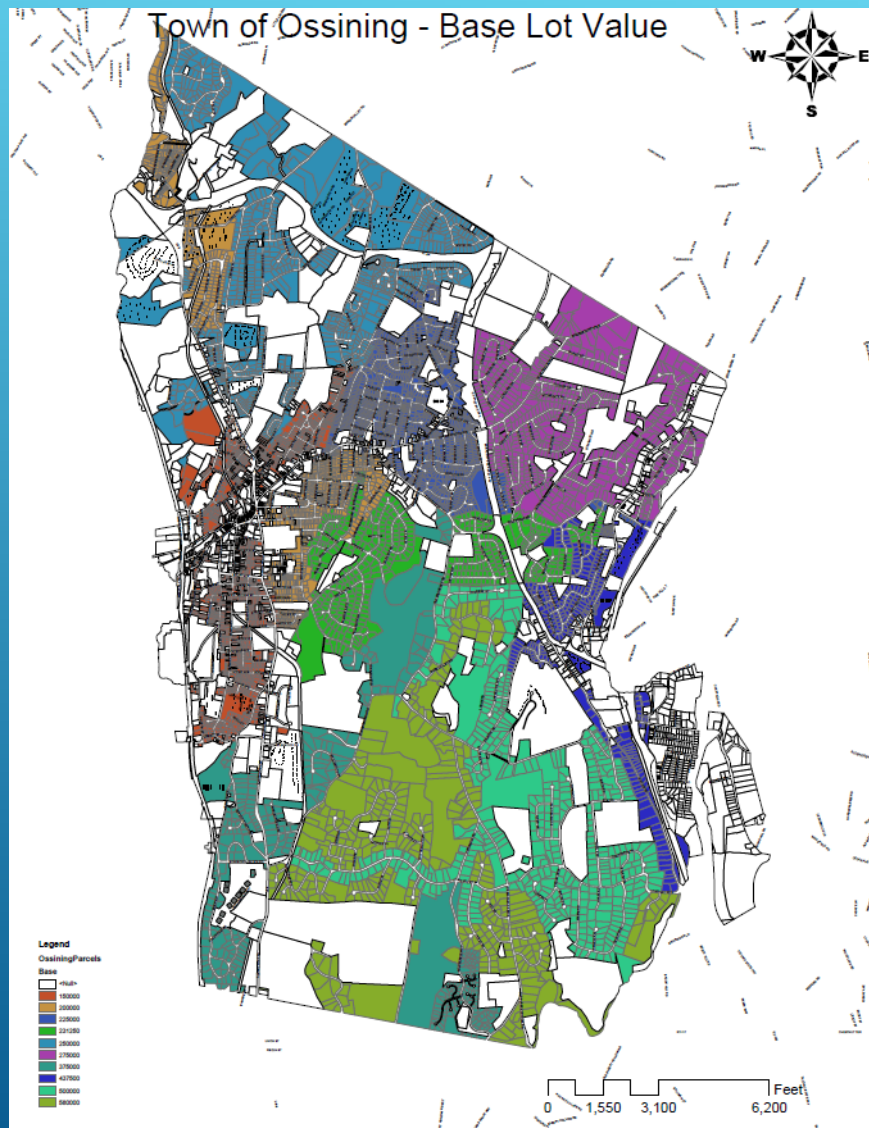
PROVIDE OVERSIGHT START TO FINISH

- ❑ Monitor Timeline
- ❑ Town's Advocate
 - ❑ Open Communication
 - ❑ Technical Assistance
 - ❑ Valuation Oversight
 - ❑ Public Relations



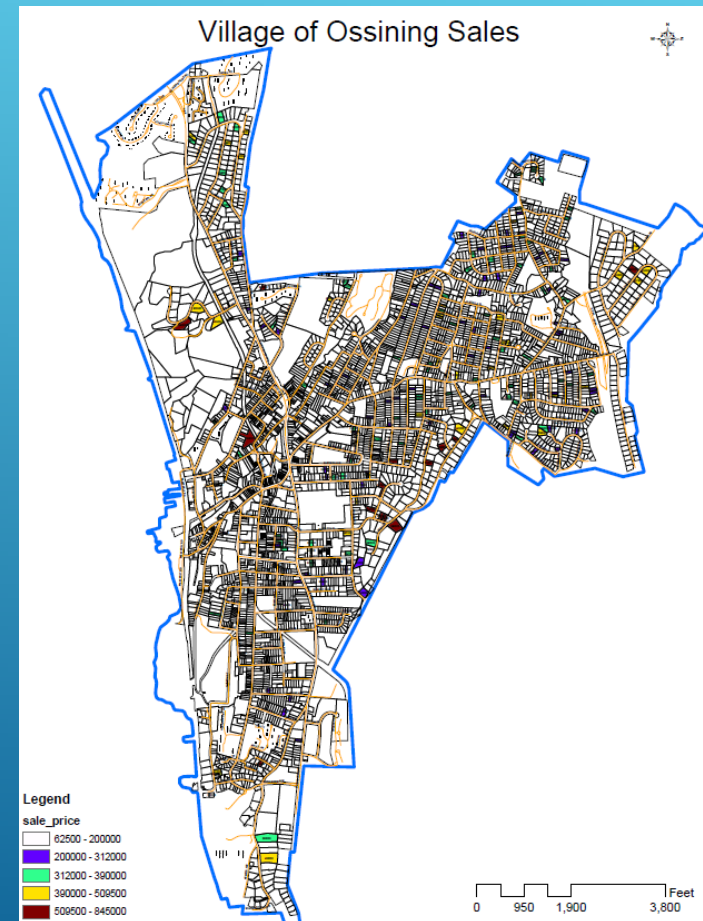
ADDED LAYER OF QUALITY CONTROL

- ❑ Together But Separate
- ❑ Audit Training Classes
- ❑ Audit Field Inspections
- ❑ Assure Accurate Neighborhood Delineation
- ❑ Independent Data Collection
- ❑ Review Modeling
- ❑ Valuation Conclusions Analysis
- ❑ Field Review of Data and Values



NEIGHBORHOOD DELINEATION

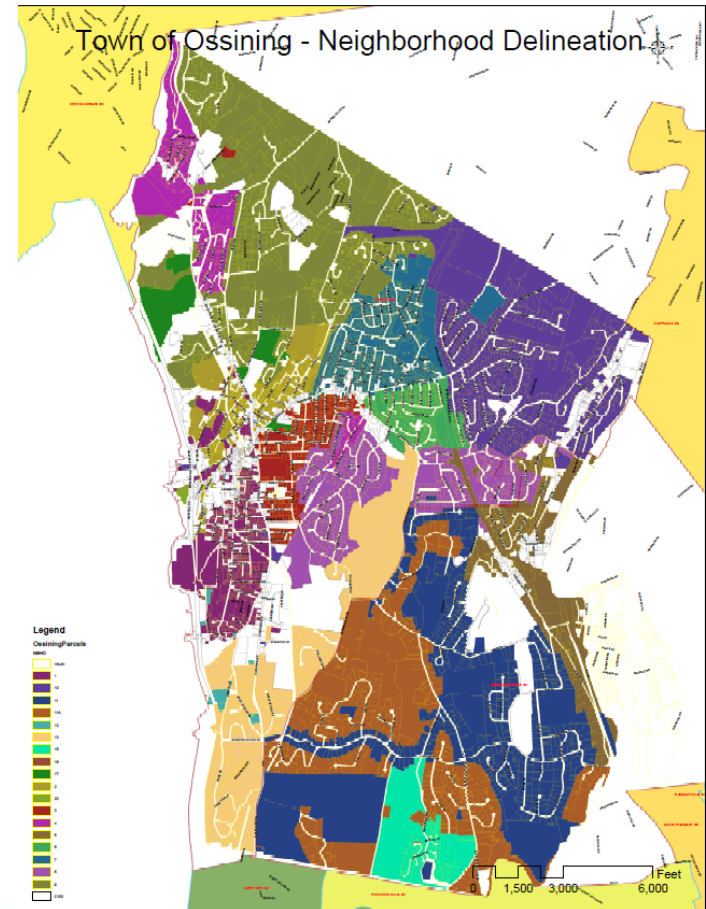
The is an example of GIS mapping utilized for neighborhood delineation and sales verification.



Town of Ossining	
Neighborhoods	
Row Labels	Count of NBHD
0	
Briarcliff Manor	102
Ossining	673
1	
Ossining	902
2	
Ossining	271
3	
Ossining	630
4	
Ossining	181
5	
Briarcliff Manor	367
Ossining	4
6	
Ossining	385
7	
Ossining	1050
8	
Briarcliff Manor	409
9	
Ossining	575
10	
Briarcliff Manor	1
Ossining	741
11	
Briarcliff Manor	870
12	
Briarcliff Manor	2
Ossining	253
13	
Briarcliff Manor	224
15	
Briarcliff Manor	124
16	
Ossining	98
17	
Ossining	413
18	
Briarcliff Manor	135
19	
Briarcliff Manor	191
20	
Briarcliff Manor	87
21	
Ossining	445
22	
Ossining	519
23	
Briarcliff Manor	12
Ossining	485
(blank)	
Briarcliff Manor	
Briarcliff Manor	
Ossining	
Poughkeepsie	
Grand Total	10149

Town of Ossining			
Parcel Count	Count %	Parcel AV	AV %
7,168	73.80%	\$178,615,853	70.43%
2,545	26.20%	\$74,973,912	29.57%
Roll Section	Count %	AV %	
1	95.25%	81.78%	
3	0.13%	0.66%	
5	0.25%	2.60%	
6	0.14%	0.51%	
8	4.24%	14.45%	
	100.00%	100.00%	
	Count	AV	
Residential	7,168	178,615,853	57.60%
Commercial	2,545	\$74,973,912	24.18%
Taxable State	13	2,052,454	0.66%
Franchise	25	8,075,129	2.60%
Utility	14	1,566,274	0.51%
Exempt	432	\$44,807,305	14.45%
	10,197	310,090,927	100.00%
Base Proportions	Count	AV	AV %
Homestead	7,168	178,615,853	67.33%
Non-Homestead	2,597	\$86,667,769	32.67%
		265,283,622	

EXAMPLES OF WORK PRODUCT UTILIZED DURING THE PROJECT



Sheet Name	Work Completed	Description of the Edit Check	Results
Summary Sheet	Done	Summary of Grade, Condition, and Style	Summary Only
Potential Kitchen Errors	Done	Compares kitchen count to LUC and number of living units	10 potential issues found
Potential Story Height	Done	Compares the style to the story height	All OK
SL and RR no Finished Basement	Done	Identifies all split levels and raised ranches with no finished basement	1 potential issue found
SL and RR with REC	Done	Identifies all split levels and raised ranches with REC space	2 issues found
MGFA Greater than SFLA	Done	Identifies all properties where the MGFA is greater than the SFLA	All OK
Full Bath Potential Errors	Done	Compares the number of full bathrooms with the building size	3 issues found
Half Bath Potential Errors	Done	Compares the number of half bathrooms with the building size	All OK
Fireplace Potential Errors	Done	Compares the number of fireplaces with the building size	All OK
Net Lower Level	Done	Compares the net lower level by subtracting the garage square footage (looking for properties with a 25% difference, but all properties are shown in the report)	14 Potential Issues
Style-Age	Done	Compare the style with the year build	81 potential Issues
Basement Garage	Done	Compares raised ranches and split level property with basement	All OK
New to Old Reports			
New GLA vs Old GLA	Done	Compares the new GLA to the old GLA of all properties, except raised ranches and split levels	118 Issues.
Story New to Old	Done	Compares the new story height to the old story height.	78 issues.
Style New to Old	Done	Compares the new style to the old style.	84 issues.
LUC New to Old	Done	Compares the new LUC to the old LUC.	14 issues
Kitchen New to Old	Done	Compares the Kitchen count to the old Kitchen count.	12 issues.
Full Bath New to Old	Done	Compares the new bath count to the old bath count.	61 issues.
Half Bath New to Old	Done	Compares the new half bath count to the old half bath count.	53 issues
Missing Data Checks			
LUC	Done	Check to ensure all records have a LUC.	All OK
Year Built	Done	Check to ensure all records have a Year Built.	2 issues
Style	Done	Check to ensure all records have a Style.	All OK
Story Height	Done	Check to ensure all records have a Story Height.	All OK
Bathroom	Done	Check to ensure all records have at least 1 Bathroom.	All OK
SFLA	Done	Check to ensure all records have a SFLA.	3 issues
Grade	Done	Check to ensure all records have a Grade.	3 issues
Condition	Done	Check to ensure all records have a Condition.	3 issues
Kitchen	Done	Check to ensure all records have at least 1 Kitchen.	All OK

DATA EDIT REPORTS

This is the summary page from a residential edit report. Edit reports are delineated by section.

#	JUR	PARID	ADRNO	ADRSTR	CITYNAME	LUC	STYLE	STORIES	Old Story
4	5542	104.07-1-20	34	BEECHWOOD	BRIARCLIFF MANOR	210	10:ROW	1	2
8	5542	104.07-1-41	2	BEECHWOOD	BRIARCLIFF MANOR	210	15:TOWN HOUSE	2	2.5
9	5542	104.07-1-51	50	REVOLUTIONAR Y	BRIARCLIFF MANOR	210	07:MANSION	2.7	2.5
11	5542	104.07-1-56	36	REVOLUTIONAR Y	BRIARCLIFF MANOR	210	07:MANSION	2.5	2
12	5542	104.07-1-59	40	MARLBOROUGH	BRIARCLIFF MANOR	280	08:OLD STYLE	1.7	2
15	5542	104.07-1-7	444	RIVER	BRIARCLIFF MANOR	210	06:CONTEMPORA RY	1	2
23	5542	104.08-1-41	40	NICHOLS	BRIARCLIFF MANOR	210	06:CONTEMPORA RY	1	2
24	5542	104.08-1-43	50	LAW	BRIARCLIFF MANOR	210	06:CONTEMPORA RY	1.7	1.5
25	5542	104.08-1-48	759	LONG HILL	BRIARCLIFF MANOR	210	05:COLONIAL	2	1.5
26	5542	104.08-1-49	739	LONG HILL	BRIARCLIFF MANOR	210	08:OLD STYLE	1.9	1.5
45	5542	104.08-1-81	57	RIDGECREST	BRIARCLIFF MANOR	210	05:COLONIAL	2	1
47	5542	104.08-1-86	111	RIDGECREST	BRIARCLIFF MANOR	210	05:COLONIAL	2	1
48	5542	104.08-1-87	151	RIDGECREST	BRIARCLIFF MANOR	210	05:COLONIAL	2	1
49	5542	104.08-1-9	909	LONG HILL	BRIARCLIFF MANOR	210	02:RAISED RANCH	1	2
62	5542	104.11-1-4	322	RIVER	BRIARCLIFF MANOR	210	01:RANCH	1	2
63	5542	104.11-1-52	279	RIVER	BRIARCLIFF MANOR	210	04:CAPE COD	1.5	1

DATA EDIT REPORTS

Example of a edit report
comparing old story height to
newly recorded story height.

Commercial Data Verification

Commercial data verification was based on a random selection of properties. Each was compared to data as collected by Tyler, noting inconsistencies in inventory.

Statistical analysis was also completed comparing data as it existed on the Ossining Assessment Roll and what was recorded by Tyler. Large variations were flagged for further review.

89.20-3-42

9 Wolden Road

Apartments – Garden/Residential 4 Family

Topography and traffic are not listed. Topography is sloping upward from the street level to the rear (east). Wolden Road is a thru-road and Ossining High School is on the opposite side of the road. Covered Parking is listed as '0', though there is a two car garage which is not listed. All other reported data appears accurate.



90.15-2-14, 15, 16, 19

534 North State Road

Warehouse

The photo on the card is incorrect. It is a photo of the building located on lot 90.15-2-17. All other reported data appears accurate. Building is located on lot 19. Lots 14, 15, 16 are vacant.



Residential Data Verification

In an effort to focus residential data verification, statistical analysis was completed focusing on predetermined edits.

The two properties to the right are examples of the kind of inconsistencies discovered.

FIELD REVIEW AND INSPECTION –

By identifying anomalies in the office we were able to select properties to inspect in the field.

- 44 Stone Ave (90.13-1-50) No entry,
 - Changed from ranch as per Ossining to 1 story old style part finished attic.
 - 210 LUC, Two kitchens on the card, one living unit
 - Rear detached garage appears to be converted into living area, labeled as garage.



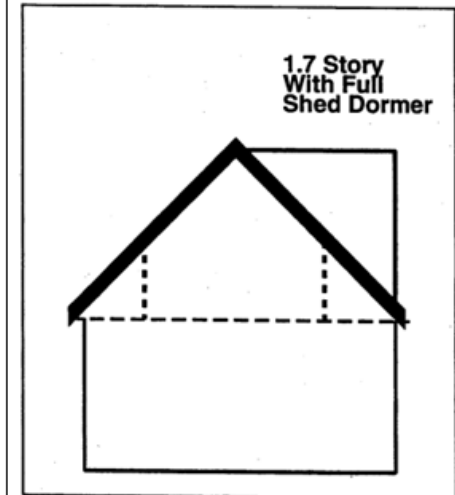
- 36 Stone Ave (90.13-1-46) Owner requested appointment
 - Listed as 1 story colonial. There is a chance that the property owner will not allow inspection at a later time. All available information must be collected when possible



Residential Data Verification

During the field reviews it was discovered Tyler viewed certain property styles differently than the local assessor.

- 11 and 13 Ramapo Rd (90.13-3-31 & 30.13-3-30) Both Measured and Listed. Houses next to each other.
 - 11 Ramapo Rd listed as 1.5 stories no attic, has full rear dormer. As per Tyler manual



DATE	TIME	STATION	TYPE	NAME	AGE	SEX	HEIGHT	WEIGHT	HAIR	EYES	SKIN	DOB	POB	POC	POA	POC1	POC2	POC3	POC4	POC5	POC6	POC7	POC8	POC9	POC10	POC11	POC12	POC13	POC14	POC15	POC16	POC17	POC18	POC19	POC20	POC21	POC22	POC23	POC24	POC25	POC26	POC27	POC28	POC29	POC30	POC31	POC32	POC33	POC34	POC35	POC36	POC37	POC38	POC39	POC40	POC41	POC42	POC43	POC44	POC45	POC46	POC47	POC48	POC49	POC50	POC51	POC52	POC53	POC54	POC55	POC56	POC57	POC58	POC59	POC60	POC61	POC62	POC63	POC64	POC65	POC66	POC67	POC68	POC69	POC70	POC71	POC72	POC73	POC74	POC75	POC76	POC77	POC78	POC79	POC80	POC81	POC82	POC83	POC84	POC85	POC86	POC87	POC88	POC89	POC90	POC91	POC92	POC93	POC94	POC95	POC96	POC97	POC98	POC99	POC100	POC101	POC102	POC103	POC104	POC105	POC106	POC107	POC108	POC109	POC110	POC111	POC112	POC113	POC114	POC115	POC116	POC117	POC118	POC119	POC120	POC121	POC122	POC123	POC124	POC125	POC126	POC127	POC128	POC129	POC130	POC131	POC132	POC133	POC134	POC135	POC136	POC137	POC138	POC139	POC140	POC141	POC142	POC143	POC144	POC145	POC146	POC147	POC148	POC149	POC150	POC151	POC152	POC153	POC154	POC155	POC156	POC157	POC158	POC159	POC160	POC161	POC162	POC163	POC164	POC165	POC166	POC167	POC168	POC169	POC170	POC171	POC172	POC173	POC174	POC175	POC176	POC177	POC178	POC179	POC180	POC181	POC182	POC183	POC184	POC185	POC186	POC187	POC188	POC189	POC190	POC191	POC192	POC193	POC194	POC195	POC196	POC197	POC198	POC199	POC200	POC201	POC202	POC203	POC204	POC205	POC206	POC207	POC208	POC209	POC210	POC211	POC212	POC213	POC214	POC215	POC216	POC217	POC218	POC219	POC220	POC221	POC222	POC223	POC224	POC225	POC226	POC227	POC228	POC229	POC230	POC231	POC232	POC233	POC234	POC235	POC236	POC237	POC238	POC239	POC240	POC241	POC242	POC243	POC244	POC245	POC246	POC247	POC248	POC249	POC250	POC251	POC252	POC253	POC254	POC255	POC256	POC257	POC258	POC259	POC260	POC261	POC262	POC263	POC264	POC265	POC266	POC267	POC268	POC269	POC270	POC271	POC272	POC273	POC274	POC275	POC276	POC277	POC278	POC279	POC280	POC281	POC282	POC283	POC284	POC285	POC286	POC287	POC288	POC289	POC290	POC291	POC292	POC293	POC294	POC295	POC296	POC297	POC298	POC299	POC300	POC301	POC302	POC303	POC304	POC305	POC306	POC307	POC308	POC309	POC310	POC311	POC312	POC313	POC314	POC315	POC316	POC317	POC318	POC319	POC320	POC321	POC322	POC323	POC324	POC325	POC326	POC327	POC328	POC329	POC330	POC331	POC332	POC333	POC334	POC335	POC336	POC337	POC338	POC339	POC340	POC341	POC342	POC343	POC344	POC345	POC346	POC347	POC348	POC349	POC350	POC351	POC352	POC353	POC354	POC355	POC356	POC357	POC358	POC359	POC360	POC361	POC362	POC363	POC364	POC365	POC366	POC367	POC368	POC369	POC370	POC371	POC372	POC373	POC374	POC375	POC376	POC377	POC378	POC379	POC380	POC381	POC382	POC383	POC384	POC385	POC386	POC387	POC388	POC389	POC390	POC391	POC392	POC393	POC394	POC395	POC396	POC397	POC398	POC399	POC400	POC401	POC402	POC403	POC404	POC405	POC406	POC407	POC408	POC409	POC410	POC411	POC412	POC413	POC414	POC415	POC416	POC417	POC418	POC419	POC420	POC421	POC422	POC423	POC424	POC425	POC426	POC427	POC428	POC429	POC430	POC431	POC432	POC433	POC434	POC435	POC436	POC437	POC438	POC439	POC440	POC441	POC442	POC443	POC444	POC445	POC446	POC447	POC448	POC449	POC450	POC451	POC452	POC453	POC454	POC455	POC456	POC457	POC458	POC459	POC460	POC461	POC462	POC463	POC464	POC465	POC466	POC467	POC468	POC469	POC470	POC471	POC472	POC473	POC474	POC475	POC476	POC477	POC478	POC479	POC480	POC481	POC482	POC483	POC484	POC485	POC486	POC487	POC488	POC489	POC490	POC491	POC492	POC493	POC494	POC495	POC496	POC497	POC498	POC499	POC500	POC501	POC502	POC503	POC504	POC505	POC506	POC507	POC508	POC509	POC510	POC511	POC512	POC513	POC514	POC515	POC516	POC517	POC518	POC519	POC520	POC521	POC522	POC523	POC524	POC525	POC526	POC527	POC528	POC529	POC530	POC531	POC532	POC533	POC534	POC535	POC536	POC537	POC538	POC539	POC540	POC541	POC542	POC543	POC544	POC545	POC546	POC547	POC548	POC549	POC550	POC551	POC552	POC553	POC554	POC555	POC556	POC557	POC558	POC559	POC560	POC561	POC562	POC563	POC564	POC565	POC566	POC567	POC568	POC569	POC570	POC571	POC572	POC573	POC574	POC575	POC576	POC577	POC578	POC579	POC580	POC581	POC582	POC583	POC584	POC585	POC586	POC587	POC588	POC589	POC590	POC591	POC592	POC593	POC594	POC595	POC596	POC597	POC598	POC599	POC600	POC601	POC602	POC603	POC604	POC605	POC606	POC607	POC608	POC609	POC610	POC611	POC612	POC613	POC614	POC615	POC616	POC617	POC618	POC619	POC620	POC621	POC622	POC623	POC624	POC625	POC626	POC627	POC628	POC629	POC630	POC631	POC632	POC633	POC634	POC635	POC636	POC637	POC638	POC639	POC640	POC641	POC642	POC643	POC644	POC645	POC646	POC647	POC648	POC649	POC650	POC651	POC652	POC653	POC654	POC655	POC656	POC657	POC658	POC659	POC660	POC661	POC662	POC663	POC664	POC665	POC666	POC667	POC668	POC669	POC670	POC671	POC672	POC673	POC674	POC675	POC676	POC677	POC678	POC679	POC680	POC681	POC682	POC683	POC684	POC685	POC686	POC687	POC688	POC689	POC690	POC691	POC692	POC693	POC694	POC695	POC696	POC697	POC698	POC699	POC700	POC701	POC702	POC703	POC704	POC705	POC706	POC707	POC708	POC709	POC710	POC711	POC712	POC713	POC714	POC715	POC716	POC717	POC718	POC719	POC720	POC721	POC722	POC723	POC724	POC725	POC726	POC727	POC728	POC729	POC730	POC731	POC732	POC733	POC734	POC735	POC736	POC737	POC738	POC739	POC740	POC741	POC742	POC743	POC744	POC745	POC746	POC747	POC748	POC749	POC750	POC751	POC752	POC753	POC754	POC755	POC756	POC757	POC758	POC759	POC760	POC761	POC762	POC763	POC764	POC765	POC766	POC767	POC768	POC769	POC770	POC771	POC772	POC773	POC774	POC775	POC776	POC777	POC778	POC779	POC780	POC781	POC782	POC783	POC784	POC785	POC786	POC787	POC788	POC789	POC790	POC791	POC792	POC793	POC794	POC795	POC796	POC797	POC798	POC799	POC800	POC801	POC802	POC803	POC804	POC805	POC806	POC807	POC808	POC809	POC810	POC811	POC812	POC813	POC814	POC815	POC816	POC817	POC818	POC819	POC820	POC821	POC822	POC823	POC824	POC825	POC826	POC827	POC828	POC829	POC830	POC831	POC832	POC833	POC834	POC835	POC836	POC837	POC838	POC839	POC840	POC841	POC842	POC843	POC844	POC845	POC846	POC847	POC848	POC849	POC850	POC851	POC852	POC853	POC854	POC855	POC856	POC857	POC858	POC859	POC860	POC861	POC862	POC863	POC864	POC865	POC866	POC867	POC868	POC869	POC870	POC871	POC872	POC873	POC874	POC875	POC876	POC877	POC878	POC879	POC880	POC881	POC882	POC883	POC884	POC885	POC886	POC887	POC888	POC889	POC890	POC891	POC892	POC893	POC894	POC895	POC896	POC897	POC898	POC899	POC900	POC901	POC902	POC903	POC904	POC905	POC906	POC907	POC908	POC909	POC910	POC911	POC912	POC913	POC914	POC915	POC916	POC917	POC918	POC919	POC920	POC921	POC922	POC923	POC924	POC925	POC926	POC927	POC928	POC929	POC930	POC931	POC932	POC933	POC934	POC935	POC936	POC937	POC938	POC939	POC940	POC941	POC942	POC943	POC944	POC945	POC946	POC947	POC948	POC949	POC950	POC951	POC952	POC953	POC954	POC955	POC956	POC957	POC958	POC959	POC960	POC961	POC962	POC963	POC964	POC965	POC966	POC967	POC968	POC969	POC970	POC971	POC972	POC973	POC974	POC975	POC976	POC977	POC978	POC979	POC980	POC981	POC982	POC983	POC984	POC985	POC986	POC987	POC988	POC989	POC990	POC991	POC992	POC993	POC994	POC995	POC996	POC997	POC998	POC999	POC1000
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Valuation Testing

Looking at data in a multiple of ways in order to discover inconsistencies

Multiplication

$$(2.5 \times 10^{17}) \times (5.0 \times 10^{14})$$

Multiply these two...

$$(2.5 \times 10^{17}) \times (5.0 \times 10^{14})$$

...And then add these two together.

$$2.5 \times 5.0 = 12.5$$

$$17 + 14 = 31$$

$$12.5 \times 10^{31} = 1.25 \times 10^{32}$$

Division

$$\frac{2.5 \times 10^{17}}{5.0 \times 10^{14}}$$

Just divide these two...

$$\frac{2.5}{5.0} \mid \frac{10^{17}}{10^{14}}$$

Then subtract the **bottom** from the **top**.

$$2.5 / 5.0 = 0.5$$

$$17 - 14 = 3$$

$$0.5 \times 10^3 = 5.0 \times 10^{-2}$$

Statistics- Sales from 7-1-14 to 7-11-15*		
Statistic		Result
Number of Sales (n)		58
Total Assessed value	\$	51,740,010
Total Sale Price	\$	53,555,985
Average Assessed Value	\$	892,069
Average Sale Price	\$	923,379
Mean Ratio		0.969
Median Ratio		0.965
Weighted Mean Ratio		1.005
Weighted Mean		0.9661
Coefficient of Dispersion (COD)		4.83%
Price-related Differential (PRD)		0.965
* Using sales from "Statistics Data-One Year" sheet		

Average SFLA by Neighborhood			
Neighborhood	Average SFLA	Standard Deviation of SFLA	Count of SFLA
1	2,422	Has a zero value	1
5	2,023	677	308
6	1,637	528	5
8	2,329	621	384
11	2,853	915	432
13	3,613	1,583	141
15	2,883	467	119
11A	4,017	1,698	343
13T	2,665	823	37
5T	1,780	98	24
Grand Total	2,861	1,280	1794

Sale Ratio By Neighborhood		
Neighborhood	# of Sales	Average Ratio
5	8	99.2%
8	7	97.0%
11	14	96.2%
13	7	99.7%
15	7	96.4%
11A	10	96.2%
13T	4	93.2%
5T	1	94.9%
Grand Total	58	96.9%

Sale Ratio By Style		
Style	# of Sales	Average Ratio
1	6	96.4%
2	3	99.9%
3	4	95.5%
4	6	103.7%
5	24	96.6%
6	4	95.0%
8	4	95.4%
15	5	93.6%
19	2	96.3%
Grand Total	58	96.9%

Sale Ratio By Neighborhood/Style		
Neighborhood / Style	# of Sales	Average Ratio
5	8	99.2%
1	1	95.8%
2	1	112.7%
4	1	100.9%
5	1	103.1%
8	4	95.4%
8	7	97.0%
2	1	90.3%
3	1	100.5%
4	2	98.9%
5	3	96.9%
11	14	96.2%
1	5	96.5%
2	1	96.8%
3	3	93.8%
4	1	111.3%
5	4	93.5%
13	7	99.7%
4	2	106.1%
5	4	97.3%
19	1	96.6%
15	7	96.4%
5	5	97.4%
6	2	94.0%
11A	10	96.2%
5	7	96.2%
6	2	96.0%
19	1	96.0%
13T	4	93.2%
15	4	93.2%
5T	1	94.9%
15	1	94.9%
Grand Total	58	96.9%

Average Assessment

Neighborhood	Average of Building assessment/ SFLA	Average of Total assessment/ SFLA	Average of APRTOT	Number of Properties
1	\$50	\$171	\$ 414,680.00	1
5	\$107	\$307	\$ 582,429.99	308
6	\$110	\$251	\$ 394,514.00	5
8	\$111	\$223	\$ 508,618.75	384
11	\$135	\$309	\$ 844,638.77	432
13	\$137	\$271	\$ 943,884.47	141
15	\$154	\$248	\$ 709,651.76	119
11A	Some have 0 values	Some have 0 values	\$ 1,301,475.63	343
13T	\$231	\$271	\$ 725,573.51	37
5T	\$201	\$256	\$ 455,443.33	24
Grand Total	Some have 0 values	Some have 0 values	\$ 804,731.61	1794

Statistical Analysis Arrayed
in multiple views in an effort
to discover inconsistencies
in data

Average SFLA by Style

Style	Average SFLA	Standard Deviation of SFLA	Count
1	2,048	769	305
2	2,390	665	160
3	2,431	619	190
4	2,635	848	140
5	3,447	1,199	606
6	3,337	871	201
7	10,132	2,764	7
8	2,270	1,349	98
9	700	Has a zero value	1
12	0	Has a zero value	1
14	2,131	751	3
15	2,317	775	61
19	4,436	3,250	21
(blank)			
Grand Total	2,861	1,280	1794

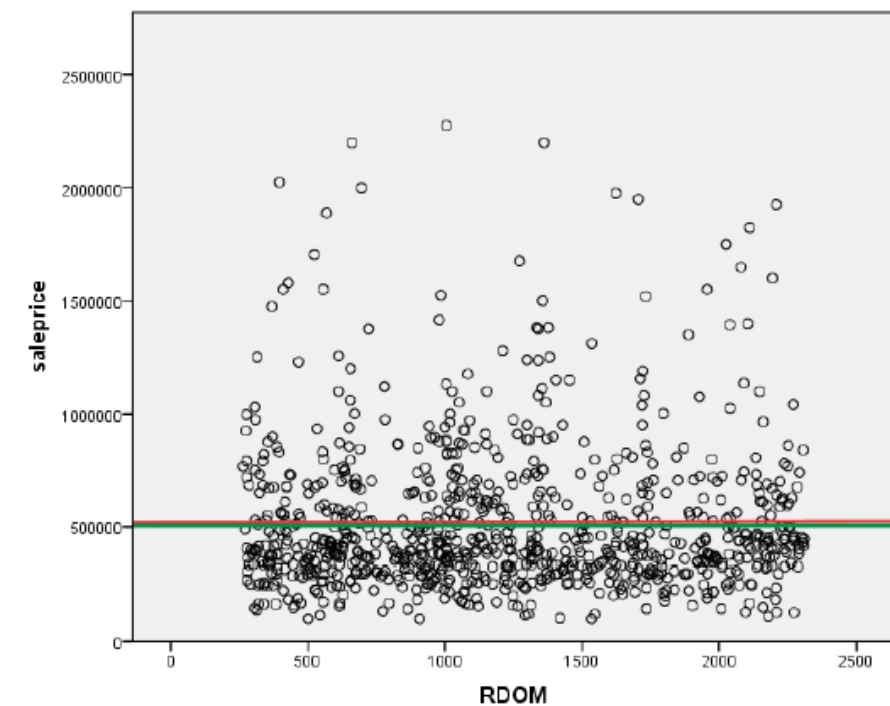
Sale Outliers

APRTOT	APRBLDG	APRLAND	PARID	ADRNO	ADRSTR	ADRSUF	Sale Price	Sale Code	Ratio
402160	159000	243160	97.12-1-15	132	HOLBROOK	RD	90000	0	4.468444444
563140	303940	259200	105.13-2-44	1	ELIZABETH	CT	47000	0	11.98170213
573580	311980	261600	105.13-2-9	9	BERKLEY	CT	49805	0	11.51651441
862530	318610	543920	97.20-1-35	99	LAW	RD	150000	0	5.7502
1455650	819410	636240	105.14-1-7.1	57	OLD SLEEPY HOLLOW	RD	550000	X	2.646636364
1807270	1006650	800620	104.16-1-4	140	TOWER HILL	RD	975000	0	1.853610256
1972010	1089470	882540	104.08-1-97	22	RIDGECREST	RD	1000000	X	1.97201

Sale Population

Sales were researched in the Town of Ossining for the period of January 2010 through August 2015. Market analysis indicated a relatively flat market as displayed in the scatter plot below, requiring no time adjustment. Preliminary sales analysis was completed removing apparent non-arm's length transactions. Additional sales scrubbing was performed through inner Quartile Trimming producing 833 usable sales for the Cost Approach and 831 for the Market Approach.

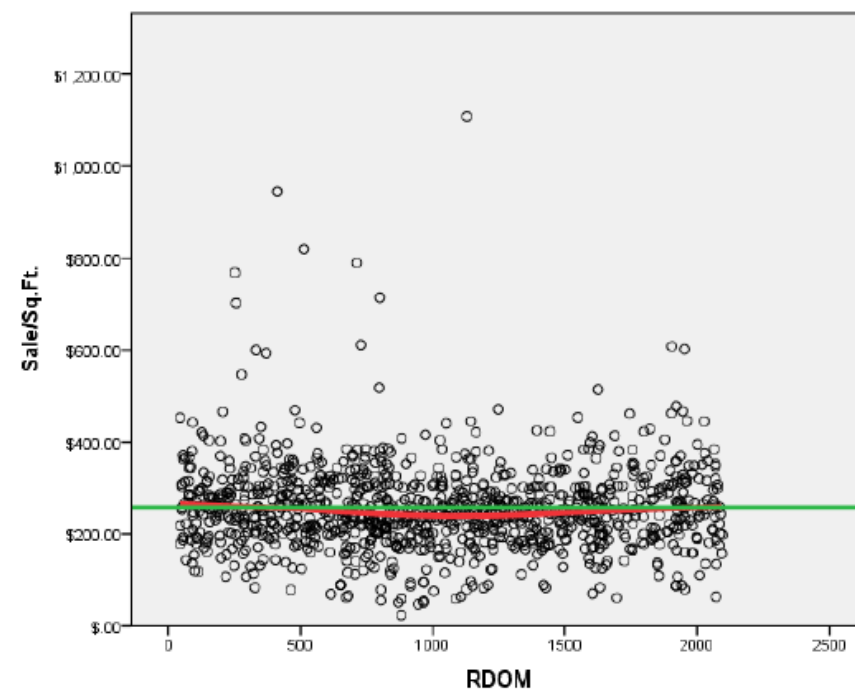
Sale Price Over Time (Reverse Days on Market - RDOM)



Sales Over Time

(Relatively flat over time)

Sale Price / Square Foot Over Time (RDOM)



Key Statistical Measures Utilized by NYS ORPTS

Weighted Mean; Weighted Average—An average in which each value is adjusted by a factor reflecting its relative importance in the whole before the values are summed and divided by their number.

Weighted Mean is the Method Utilized by NYS ORPTS to Test Level of Assessment (LOA)
Preferred range 95% to 105%

Coefficient of Dispersion (COD)—The average deviation of a group of numbers from the median expressed as a percentage of the median. In ratio studies, the average percentage deviation from the median ratio.

Coefficient of Dispersion (COD) Well a Model Predicts Values as Compared to Sales (Appraisal Uniformity) Preferred Range 5% to 10%

Price-Related Differential (PRD)—The mean divided by the weighted mean. The statistic has a slight bias upward. Price-related differentials above 1.03 tend to indicate assessment regressivity; price-related differentials below 0.98 tend to indicate assessment progressivity.

PRD	Interpretation	Favors	Type of Valuation Bias
0.95 to 1.03	Low- and high-value properties are appraised equally	Neither	None
<0.98	High-value properties are over-appraised	Low-value properties	Progressive
>1.03	High-value properties are under appraised	High-value properties	Regressive

Sales Ratio Analysis (Market Approach/Sales)

A basic sales ratio study was completed utilizing the 831 sales as deemed usable for the period of January 2010 to August 2015. The study included Weighted Mean / Price Relative Differential (PRD) / Coefficient of Dispersion (COD) conclusions. The data was analyzed on an aggregate basis and then stratified by Neighborhood, Style, Grade, CDU and Condition. Results are as follows.

Statistical Analysis on an Aggregate Basis

Case Processing

Summary

	Count
Overall	831
Excluded	1
Total	832

Ratio Statistics for MKTVL / sale price

	Price Related	Coefficient of
Weighted Mean	Differential	Dispersion
.990	1.024	.113

Determination of Analysis

Weighted Mean of .99 is well within the acceptable range of .95 to 1.05.

Price Related Differential (PRD) of 1.024 is somewhat high but within the acceptable range of .97 to 1.03

Coefficient of Dispersion (COD) of .113 is slightly high, but well below the maximum level of .15

Analysis Stratified by Neighborhood Code

Case Processing Summary

	Count	Percent
NBHD 1	38	4.3%
10	79	9.5%
11	59	7.1%
11A	55	6.6%
13	35	4.2%
15	30	3.6%
2	42	5.1%
3	72	8.7%
4	31	3.7%
5	47	5.7%
6	55	6.6%
7	104	12.5%
8	77	9.3%
9	109	13.1%
Overall	831	100.0%
Excluded	1	
Total	832	

Stratified by Neighborhood Code displays neighborhood 15 is outside of the preferred Weighted Mean range of .95 to 1.05. NHs 11, 13, & 5 display slightly high PRD values and NH 1 displays a high COD value.

Ratio Statistics for MKTVAL / sale price

Group	Weighted Mean	Price Related Differential	Coefficient of Dispersion
1	1.014	1.018	.148
10	1.022	1.007	.096
11	.987	1.034	.128
11A	1.000	1.011	.093
13	.965	1.033	.093
15	.926	1.011	.072
2	1.020	1.013	.115
3	1.010	1.012	.112
4	.985	1.023	.124
5	1.000	1.032	.135
6	1.000	1.028	.139
7	1.006	1.018	.108
8	.976	1.018	.116
9	.974	1.021	.100
Overall	.990	1.024	.113

Analysis Stratified by Grade

Case Processing Summary

	Count	Percent
GRADE A	13	1.6%
A-	14	1.7%
A+	5	0.6%
B	125	15.0%
B-	82	9.9%
B+	34	4.1%
C	382	46.0%
C-	11	1.3%
C+	146	17.6%
D	8	1.0%
X	4	0.5%
X-	7	0.8%
Overall	831	100.0%
Excluded	1	
Total	832	

Properties classified as A- & C- are below the preferred Weighted Mean lower limit of .95. Properties classified as C-, D, X & X- are slightly above the preferred PRD limit of 1.03. Grade X- properties display a COD of .155 slightly higher than the preferred limit of .15

Ratio Statistics for MKTVAL / sale price

Group	Weighted Mean	Price Related Differential	Coefficient of Dispersion
A	.956	1.018	.109
A-	.920	1.024	.124
A+	.958	1.009	.038
B	.960	1.013	.097
B-	1.023	1.021	.126
B+	.964	1.006	.084
C	.965	1.020	.117
C-	.944	1.044	.104
C+	1.023	1.015	.108
D	1.023	1.033	.124
X	1.004	1.033	.116
X-	.966	1.030	.155
Overall	.990	1.024	.113

Analysis Stratified by Style

Case Processing Summary

	Count	Percent
STYLE 01	109	13.1%
02	70	8.4%
03	70	8.4%
04	112	13.5%
05	202	24.3%
06	56	6.7%
08	183	22.0%
09	3	0.4%
13	4	0.5%
15	12	1.4%
19	10	1.2%
Overall	831	100.0%
Excluded	1	
Total	832	

Code	Style
01	Ranch
02	Raised Ranch
03	Split Level
04	Cape Cod
05	Colonial
06	Contemporary
07	Mansion
08	Old Style
09	Cottage
10	Row
11	Log Home
12	Duplex
13	Bungalow
14	Other
15	Town House
16	A-Frame
17	Manufactured
18	Condo
19	Tudor

Ratio Statistics for MKTVL / sale price

Group	Weighted Mean	Price Related Differential	Coefficient of Dispersion
01	.997	1.030	.131
02	.972	1.010	.087
03	1.008	1.008	.091
04	.995	1.016	.116
05	.983	1.028	.111
06	1.000	1.014	.093
08	.985	1.032	.122
09	.897	1.104	.202
13	1.108	1.003	.100
15	1.008	1.034	.117
19	.994	1.016	.091
Overall	.990	1.024	.113

"Ranch" & "Old Style" properties display slightly high PRD values. The remaining styles with out of range values are deemed unreliable due to the low sampling.

Analysis Stratified by CDU

Case Processing Summary

	Count	Percent
CDU AV	551	66.3%
EX	26	3.1%
FR	27	3.2%
GD	218	26.2%
PR	1	0.1%
VG	8	1.0%
Overall	831	100.0%
Excluded	1	
Total	832	

Code	CDU
AV	Average
EX	Excellent
FR	Fair
GD	Good
P-	Poor-
PR	Poor-
TT	NBHD DFLT CDU
UN	Unsound
V-	Every Poor-
VG	Very Good
VP	Very Poor

Ratio Statistics for MKTVL / sale price

Group	Weighted Mean	Price Related Differential	Coefficient of Dispersion
AV	.985	1.023	.112
EX	1.016	1.026	.146
FR	1.013	1.002	.116
GD	.993	1.032	.111
PR	1.069	1.000	.000
VG	.966	1.013	.063
Overall	.990	1.024	.113

Properties deemed "Good" have a PRD value slightly higher than the preferred limit of 1.03. Properties classified as Excellent have a COD value nearing the higher preferred limit.

Analysis Stratified by LUC

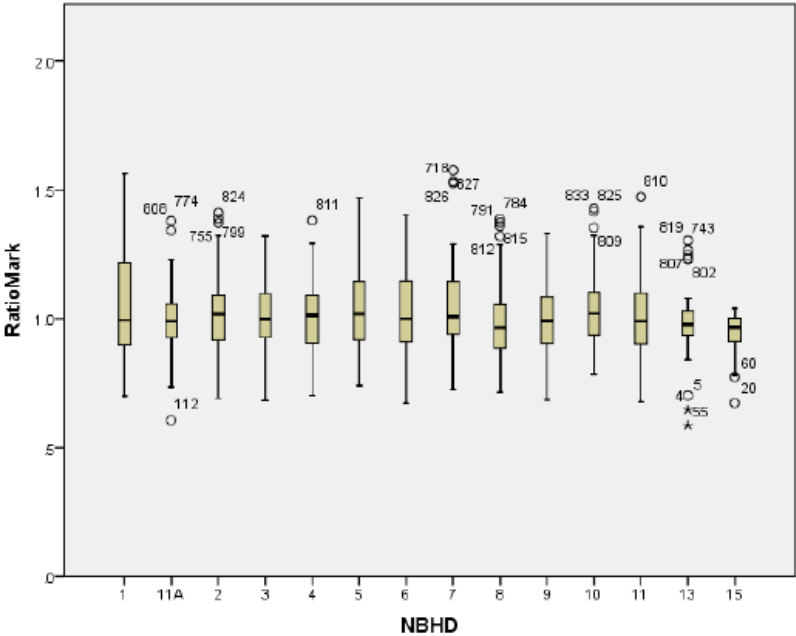
Case Processing Summary			
		Count	Percent
LUC	210	762	91.7%
	215	6	0.7%
	220	50	6.0%
	230	11	1.3%
	250	1	0.1%
	280	1	0.1%
Overall		831	100.0%
Excluded		1	
Total		832	

Code	Land Use Code Definition
210	One Family Year-Round Residence
215	One Family Res w/ Accessory Apartment
220	Two Family Year-Round Residence
230	Three Family Year-Round Residence
250	Estates - Luxurious Residence
280	Multiple Residences on one parcel

Ratio Statistics for MKTVL / sale price			
Group	Weighted Mean	Price Related Differential	Coefficient of Dispersion
210	.987	1.022	.111
215	1.001	1.027	.087
220	1.060	1.015	.130
230	1.009	.998	.105
250	.862	1.000	.000
280	.970	1.000	.000
Overall	.990	1.024	.113

Due to low samples of LUC 215, 250 & 280 indicated results are deemed unreliable

Boxplot (Outlier Indication)



This Boxplot displays slightly more outliers than that of the Cost Approach Still indicating relatively tightly grouped ratios on a per neighborhood basis.



The New York State

Department of Taxation and Finance

Andrew M. Cuomo - Governor Thomas H. Mattox - Commissioner

New York State Office of Real Property Tax Services (ORPTS)



ASSURE COMPLIANCE

No Matter What You Live in, it Will be Assessed at Market Value. NYSORPTS Will Test The accuracy of the Revaluation Project Including:

- Accurate Inventory
- Valuation Conclusions
- Statistical Analysis

It's The Responsibility of the Monitor to Assure Compliance in All These Areas. Guaranteeing a Successful Revaluation Project.

2016 Town of Ossining Revaluation Project

Your Participation Will Assure a Successful
Revaluation of Your Homes and Businesses

Thank You For Coming and we Look Forward to Working With You

From the Team of Michael Haberman Associates, Inc.