2017 INFORMAL REVIEW
Return By March 24, 2017

City of Corning Assessor
500 Nasser Civic Center Plaza
Corning, NY 14830
607-962-0340, EXT. 1127
corningassessor@stny.rr.com
www.cityofcorning.com

If you disagree with the assessor's estimate of market value, you may submit a written request for an informal review. Complete this form and supply documentation to support your estimate of market value.

VERIFY INVENTORY

You can review the assessor's inventory at the assessor's office or website: http://cityofcorning.sdgnys.com/index.aspx.
If you have a picture/inventory correction, want an interior inspection or exterior re-measure, contact the assessor.

RESEARCH COMPARABLE SALES TO DETERMINE CURRENT VALUE

Comparable sales data is available at the assessor's office and website to assist you in determining market value. Your sales comparables can be listed on the back side of this form.

SUBMIT OTHER SUPPORTING DOCUMENTATION (if available)

Examples of documentation to support your estimate of market value would be a fee appraisal, realtor market analysis, building inspectors report, or interior/exterior pictures showing the condition of your property. Recent sales must submit a copy of the bank appraisal from the time of sale. Commercial property must submit income and expenses, where applicable.

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NAME_____PHONE_____

EMAIL (if available)_____

PROPERTY LOCATION_____

HAVE YOU REVIEWED INVENTORY FOR ACCURACY? YES OR NO
(Contact the assessor if you need assistance reviewing inventory or have a correction)

DESCRIBE CONDITION OF BUILDING (**recent updates/rehab/remodel or work needed**)

INTERIOR_____

EXTERIOR_____

GARAGES/OUTBUILDINGS_____

MISC FACTORS (neighboring property, slope, lack of parking…)

LIST UP TO FOUR COMPARABLE SALES USED TO ESTIMATE MARKET VALUE

AND/OR SUBMIT OTHER DOCUMENATION TO SUPPORT YOUR MARKET VALUE
(APPRAISAL OR MARKET ANAYLSIS, BUILDING INSPECTORS REPORT OR
INTERIOR/EXTERIOR PICTURES SHOWING CONDITION OF PROPERTY)

LOCATION	SALE PRICE	SALE DATE	SFLA*	CONDITION**	GARAGE Yes or NO	ADDITIONAL FEATURES
YOUR PROPERTY	If applicable					
SALE ONE						
SALE TWO						
SALE THREE						
SALE FOUR						

FIND SALES IN YOUR NEIGHBORHOOD THAT ARE SIMILAR IN BUIDLING STYLE, SIZE, AND CONDTION, CALL THE ASSESSOR IF YOU NEED HELP.

MISC
COMMENTS:_____

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CURRENT ASSESSMENT_____

YOUR ESTIMATE OF MARKET VALUE_____

SIGNED_____**DATE**_____

*SFLA – square feet of living area

**CONDITION:
1 - **Poor** - Severely dilapidated and badly in need of repair. This home is "barely habitable" and is often found abandoned.
2 - **Fair**- Shows definite signs of deferred maintenance, functional utility is somewhat diminished but house is usable. It could be characterized as "needing work".
3 - **Normal** – Shows minor signs of deterioration caused by normal "wear and tear". The residence is usable and reflects an ordinary standard of maintenance.
4 - **Good** - Shows limited signs of deferred maintenance and reflects above normal upkeep or updating.
5 - **Excellent** - This indicates that the residence does not require any work at all and appears to be in "new" condition.