

APPRAISAL REPORT

SUBJECT PROPERTY

233-235 West Dominick Street
City of Rome, Oneida County, NY

PREPARED FOR

City of Rome
Community & Economic Development
Rome, NY 13440

OWNER

City of Rome

PREPARED BY

Stropp Appraisal
9535 Money Road
Brewerton, NY 13029

EFFECTIVE DATE OF VALUATION

March 28, 2023

DATE OF PREPARATION

March 31, 2023



Stropp Appraisal

Real Estate Appraisal & Consulting
9535 Money Road, Brewerton, New York 13029

Work: 315-668-5090 • Cell: 315-436-0005 • estropp@twcny.rr.com • www.stroppappraisal.com

March 31, 2023

Matthew J Andrews, Deputy Director
Community & Economic Development
City of Rome, NY 13440

Re: 233-235 West Dominick Street, City of Rome, NY

Dear Mr. Andrews:

In fulfillment of our agreement, I have prepared an appraisal report of the above-referenced property, described in more detail in the attached report. The property consists of a 3-story, attached row-type building located along West Dominick Street in the City of Rome, NY. This appraisal assignment is developed and conforms to the *Uniform Standards of Professional Appraisal Practice* (USPAP). Based on an inspection, investigation and analysis of the property, the market value of the property as of March 28, 2023 is estimated as:

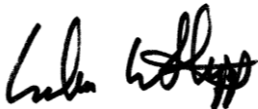
<i>Property Description/Location</i>	<i>Market Value</i>
233-235 West Dominick Street, Rome, NY	\$25,000

This appraisal report details my findings and conclusions with regard to this assignment and includes a summary of important conclusions, a thorough property description, the methodology applied, valuation analysis, appropriate definitions, certification, underlying assumptions and limiting conditions, and my qualifications.

Thank you for your confidence in my services. If you have any questions or comments, please contact me at your convenience.

Respectfully submitted,

STROPP APPRAISAL



Eriksen E. Stropp, MAI
President
NYS Certified General Appraiser #46-4452

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A-4. Appraiser's Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions, limiting conditions, and legal descriptions, and are my personal, unbiased professional analyses, opinions, and conclusions of the appraiser.
- I have no present or prospective interest in the property appraised and no personal interest or bias with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Past experience includes appraisals of this property type and purpose.
- As of the date of this report I have completed the continuing education program for Designated Members of the Appraisal Institute and the State of New York.
- No one provided significant professional assistance to the person signing this report except as stated.
- I have made a personal inspection of the property that is the subject of this report, and a designated representative was given the opportunity to accompany the appraiser on the inspection.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

It is our opinion that the market value as of March 28, 2023 is \$25,000



ERIKSEN E. STROPP, MAI
NYS Certified General Appraiser #46-4452
STROPP APPRAISAL

Date of Preparation: March 31, 2023

A-5. Summary of Salient Facts and Conclusions

Report Type	Appraisal Report
Location of Property	233-235 West Dominick Street, Rome, NY
Type/Use of Property	3-story, row-type building
Total Land Area	0.07-acres
Building Improvements	3-story, row-type building
Highest and Best Use	Commercial (e.g. 3-story, row-type building)
Land Assessment	\$15,000
Total Assessment	\$30,000
Equalized Value	\$56,064
Zoning	C-3: Central Commercial District
Flood Zone	Zone X
Wetlands	None
Property Rights Appraised	Fee simple interest
Client	City of Rome and assigned users
Intended Users	City of Rome and assigned users
Purpose/Intended Use	Marketing/asset transfer purposes
Defined Value	Market value
Extraordinary Assumption	None
Hypothetical Condition	None
Date of Value Estimate	March 28, 2023
Date of Preparation	March 31, 2023
Property Inspection	March 28, 2023
Marketing Period	One year
Final Market Value	\$25,000

A-6. Photographs of Subject Property



Photo 1: Front Side from West Dominick Street
Taken By: Eriksen E. Stropp on 3-28-23



Photo 2: Front and Side from West Dominick Street
Taken By: Eriksen E. Stropp on 3-28-23



Photo 3: Overview- Looking northeast at subject (rear side) from Erie Boulevard
Taken By: Eriksen E. Stropp on 3-28-23



Photo 4: Interior
Taken By: Eriksen E. Stropp on 3-28-23



Photo 5: Interior
Taken By: Eriksen E. Stropp on 3-28-23



Photo 6: Neighborhood- Looking east along Erie Boulevard Access Road
Taken By: Eriksen E. Stropp on 3-28-23



Photo 7: Neighborhood- Looking east along West Dominick Street
Taken By: Eriksen E. Stropp on 3-28-23



Photo 8: Neighborhood- Looking west along West Dominick Street
Taken By: Eriksen E. Stropp on 3-28-23

A-7. Statement of Assumptions And Limiting Conditions

- No survey of the property has been made and no responsibility is assumed in connection with such matters. All engineering is assumed to be correct. Any maps, plats, plot plans, drawings and/or exhibits reproduced and included in this report are intended only for the purpose of showing spatial relationships and to assist the reader in visualizing the property unless otherwise stated. The reliability of the information contained on any such map or drawing is assumed by the appraiser and cannot be guaranteed to be correct. A surveyor should be consulted if there is any concern about boundaries, setbacks, encroachments, or other survey matters.
- No responsibility is assumed for matters of a legal nature that affects title to the property nor is an opinion of title rendered. The title is assumed to be good and marketable. The value estimate is given without regard to any questions of title, boundaries, encumbrances, or encroachments unless otherwise stated. We are not usually provided an abstract of the property being appraised and we are not qualified to render any legal opinion concerning such a document.
- It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal report. A comprehensive examination of laws and regulations affecting the subject property was not performed for this appraisal by the appraiser.
- It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless non-conformity has been stated, defined, and considered in the appraisal report. Information and analysis shown in this report concerning these items are based on a reasonable investigation, but any significant question should be addressed to local zoning or land use officials and/or an attorney.
- It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based unless otherwise stated. This includes permits to emit any regulated substances into the air or water or onto or into the ground. Appropriate government officials and/or an attorney should be consulted if an interested party has any questions or concerns on these items since we have not made a comprehensive examination of laws and regulations affecting the subject property.
- The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- The information furnished by others is believed to be reliable but its accuracy is not warranted.
- Portions of the United States are considered to be located within a designated earthquake hazard zone. Such classification, if present in subject case, may be shared by the comparables considered in this appraisal, and would be reflected in any impact on value.
- Wells and septic systems, if any, are assumed to be in good working condition and of sufficient size and capacity for the stated highest and best use unless otherwise stated.
- I am not an environmental expert, and do not have the expertise necessary to determine the existence of environmental hazards including but not limited to mechanical equipment or structures, or presence of chemical or toxic substances, urea-formaldehyde foam insulation, toxic or hazardous waste, asbestos or hazardous building materials, polychlorinated biphenyls, petroleum leakage, fire-retardant-treated substances (FRT), lead-contaminated plumbing, soil and subsoil contamination, groundwater contamination, agricultural chemicals, electro-magnetic fields (EMFs), radon or other indoor air contamination which may or may not be present on the property, or other environmental hazards or conditions on the subject or surrounding properties. None were called to my attention nor did we become aware of such during the inspection unless so stated. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. Non-disclosure should not be taken as an indication that such a problem does not exist,

however. The appraiser, however, is not qualified to test such substances or conditions. Based on visual inspection, there appear to be no conditions, including but not limited to the above-referenced items, which would render the property more or less valuable, except as noted. The client is urged to retain an expert in that field, if certainty is desired.

- No chemical or scientific tests were performed by the appraiser and it is assumed that the air, water, ground, and general environment associated with the property present no physical or health hazard of any kind unless otherwise noted in the report. It is further assumed that the lot does not contain any type of dumpsite and that there are no underground tanks (or any underground source) leaking toxic or hazardous chemicals into the groundwater or the environment unless otherwise noted in the report.
- It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
- Responsible ownership and competent property management is assumed unless otherwise stated in this report.
- The value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that would cause a loss in value unless otherwise stated. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in that field, if certainty is desired.
- The comparable sales and other market data relied upon in the appraisal are believed to be from reliable sources. Though all the comparables were examined, it was not possible to inspect them all in detail. The value conclusions are subject to the accuracy of said data.
- The appraisal is an estimate of value based on an analysis of information known to us at the time the appraisal was made. We do not assume any responsibility for incorrect analysis because of erroneous or incomplete information. If new information of significance comes to light, the value given in this report is subject to change without notice.
- Possession of this report or a copy thereof does not carry with it the right of publication nor may it be used for any purpose by anyone but the client without the previous written consent of the appraiser and the client, and in any event, only with proper written qualification and only in its entirety.
- The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate valuations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- Disclosure of the contents of this report is governed by the Bylaws and Regulations of the Appraisal Institute and other professional organizations to which the appraiser belongs as a member. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or the MAI designation or other professional appraisal organizations and their respective designations) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the author(s).
- This report is null and void if used in any connection with a real estate syndicate or syndication, defined as a general or limited partnership, joint venture, un-incorporated association or similar organization formed for or engaged in investment or gain from an interest in real property, including but not limited to a sale, exchange, trade, development or lease of property on behalf of others, or which is required to be registered with the U.S. Securities & Exchange Commission or any Federal or State agency which regulates investments made as a public offering.

A-8. Scope of the Appraisal

This section of the appraisal report sets forth “*the type and extent of research and analyses in an appraisal or appraisal review assignment*”¹. This includes the extent to which the property is inspected or identified; the type and extent of data researched; and the type and extent of analysis applied to arrive at opinions or conclusions.

Identification and Inspection of the Property: Subject consists of 3-story building located along West Dominick Street in the City of Rome, NY. The property was inspected on March 28, 2023.

Appraisal Problem: This appraisal is prepared to help the client to appropriately estimate subject’s market value for the marketing/asset transfer purposes.

Larger Parcel: Subject property does not comprise of a larger parcel; hence, subject is valued accordingly.

Extraordinary and General Assumptions: Some extraordinary and general assumptions should be noted:

- It should be noted that there are no known mining permits and/or significant subsurface rights that pertain to the subject property over and above that of the comparable data used in this report. With that said, any mineral rights inherent within subject property are considered in the valuation. It is the best of our finding that the comparable data selected contain similar geographical and mineral right characteristics. If any geological studies prove this to be incorrect this report is subject to revision.

Hypothetical Conditions: None.

Data Researched: Consumer Price Index (CPI) trends, assessments, equalization rates, tax rates, tax maps, the city’s zoning ordinance, floodplain maps, and other factual data was obtained from local municipalities, various web sites, and private data sources. Demographic data was provided by the local chamber of commerce, US Census, US Bureau of Labor Statistics, and various web sites. Comparable sales data was obtained from NYS Office of Real Property Tax Services (ORPTS), CoStar, Image Mate, real estate brokers, real estate professionals and the assessor’s office. Also, personal verification of all comparables was carried out with at least one of the parties involved unless otherwise noted. The nature of subject is such that all necessary comparable data was available within the City of Rome and/or adjoining townships; hence, comparable data from this market was researched and applied. The legal description of subject was obtained from the client via survey and also public records. Measurement of subject’s boundary was acquired from personal inspection and the tax map.

Report Format: This analysis is an appraisal report. All data used in this analysis has been collected and verified as accordance to normal appraisal practices. This appraisal has been prepared and conforms to *Uniform Standards of Professional Appraisal Practice* (USPAP), and the *Uniform Appraisal Standards for Federal Land Acquisitions*. Also, this analysis conforms to the requirements of the Code of Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.

¹ Appraisal Institute, *Dictionary of Real Estate Appraisal*, Sixth Edition (Chicago: Appraisal Institute, 2015) 209.

Valuation Analysis: Real property investors are usually influenced by three factors when seeking to buy or sell property. These include the three traditional methods of valuation: the cost approach, the sales comparison approach and the income approach.

- *Cost Approach:* In the cost approach, a property is valued based on a comparison with the cost to build a new or substitute property. From this “cost new” estimate, all forms of depreciation are deducted to arrive at a depreciated value. Subsequently, the depreciated value is added to the estimated land value along with any additional enhancement items in order to arrive at a total property value via this approach. The cost approach is usually a good estimate of value on new or proposed properties where depreciation is not a significant factor and good land sale information is available. Considering the age of subject’s original building, the accuracy and credibility of depreciation is not considered reliable; hence this method of valuation is not appropriate for this analysis.
- *Income Capitalization Approach:* The income approach is not applied in this report. Properties such as the subject (i.e. vacant, unoccupied and in extremely poor condition) are seldom leased in their current condition. Estimating renovation costs, absorption expenses and tenancy is too speculative and not creditable; hence , the income approach is not applied in this report.
- *Sales Comparison Approach:* The sales comparison approach is applied by comparing similar or comparable properties that have sold on the open market, identifying appropriate units of comparison, and making adjustments to the comparable properties based on relevant, market-derived elements of comparison. Row-type commercial property is often transferred. Several comparables of properties throughout the general market have occurred and are used in this analysis. Therefore, the sales comparison approach is considered a reliable method of valuation of estimating subject’s value.

Environmental Contamination, Hazardous Waste: Visual inspection of subject revealed no obvious environmental hazardous conditions that would negatively impact its value. Also, unless otherwise noted, the existence of any hazardous substance was not called to my attention. With that said, I am not qualified to test any such substances or conditions. The value opinion of this report is predicated on the assumption that there is no environmentally adverse condition within the property or in close proximity to it that would cause a loss in value unless otherwise stated. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in that field, if certainty is desired. This report is subject to revision should any such contaminants become known. This assumption is elaborated in detail within the “Underlying Assumptions and Conditions” section of this report following the value conclusion.

A-9. Purpose of the Appraisal

Purpose, Intended Use, Interest Appraised and Defined Values: This appraisal is prepared to help the client to appropriately estimate subject's market value for marketing/asset transfer purposes. This analysis includes the entire property. Market value is the defined value, and the interest appraised is fee simple. The valuation date is March 28, 2023.

Definitions: Detailed below are key definitions for this analysis.

Fee simple estate is defined as “*absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat*”²

Market value is defined as (Per Section A-9 of UASFLA) “*the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal*”³.

Permanent easement is defined as “*An easement that lasts forever.*”⁴

Real Property is defined as “*the interests, benefits, and rights inherent in the ownership of real estate*”⁵.

Contributory value is defined as “*the change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component*”⁶.

Arm's-length transaction is defined as “*a transaction between unrelated parties who are each acting in his or her own best interest*”⁷.

Jurisdictional Exceptions: For appraisals prepared under UASFLA, the definition of market value does not require a specific exposure time estimate. As such, this assignment will involve a Jurisdictional Exception for the lack of developing and stating an opinion of reasonable exposure time linked to that value opinion as required by USPAP Standards Rule 1-2(c) and Standards Rule 2-2(a)(v). If the Appraiser determines that the law or regulation of a jurisdiction precludes compliance of another part of USPAP, prior written approval must be obtained from the Review Appraiser in order for the Jurisdictional Exception Rule to be applied. No other jurisdictional exception is applied in this report.

² Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Sixth Edition (Chicago: Appraisal Institute, 2015) 90.

³ Uniform Appraisal Standards for Federal Land Acquisitions, Fifth Edition, Interagency Land Acquisition Conference, Washington, D.C. 2000 13.

⁴ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Sixth Edition (Chicago: Appraisal Institute, 2015) 170.

⁵ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Sixth Edition (Chicago: Appraisal Institute, 2015) 188.

⁶ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Sixth Edition (Chicago: Appraisal Institute, 2015) 50.

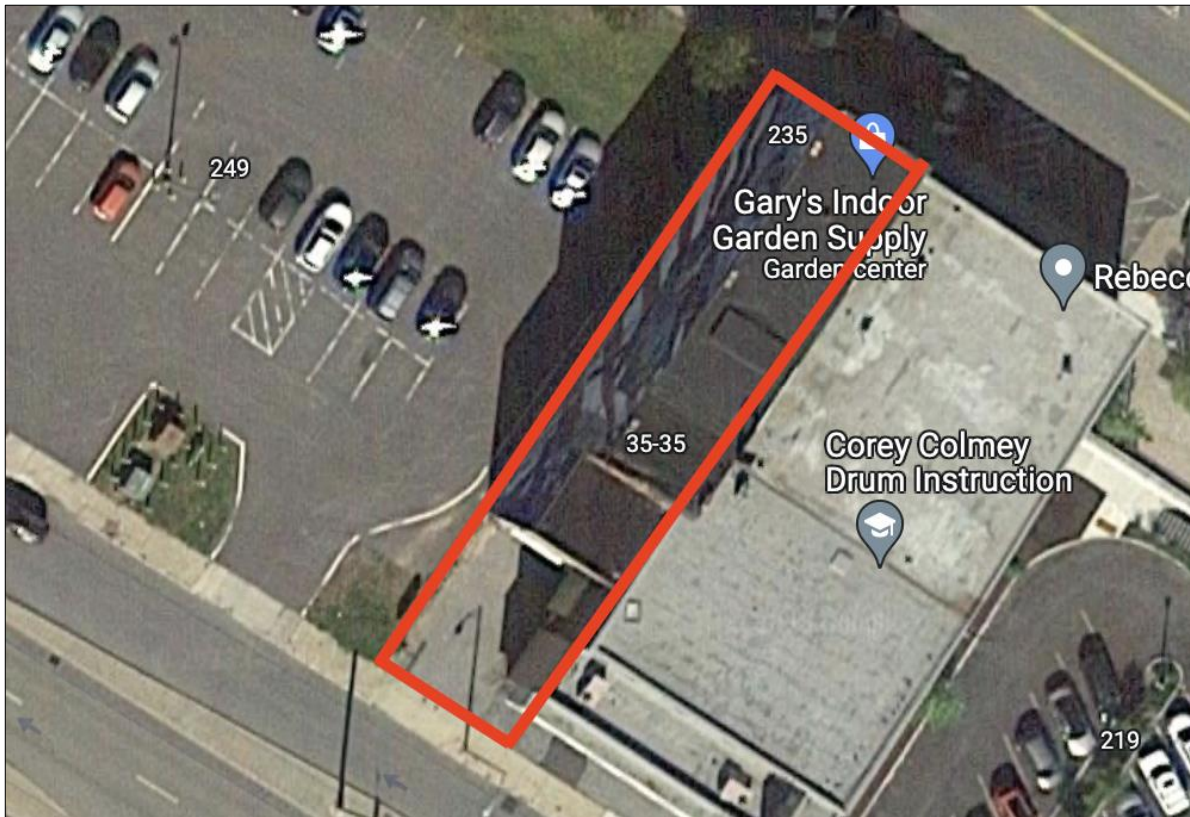
⁷ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Sixth Edition (Chicago: Appraisal Institute, 2015) 13.

A-10. Summary of the Appraisal Problem

Subject consists of a 3-story, row-type building. The building is currently in worn and in extremely poor condition and in need of renovation and rehabilitation. This appraisal estimates value in order to help the client to appropriately estimate the market value for marketing/asset transfer purposes.

Part II – FACTUAL DATA

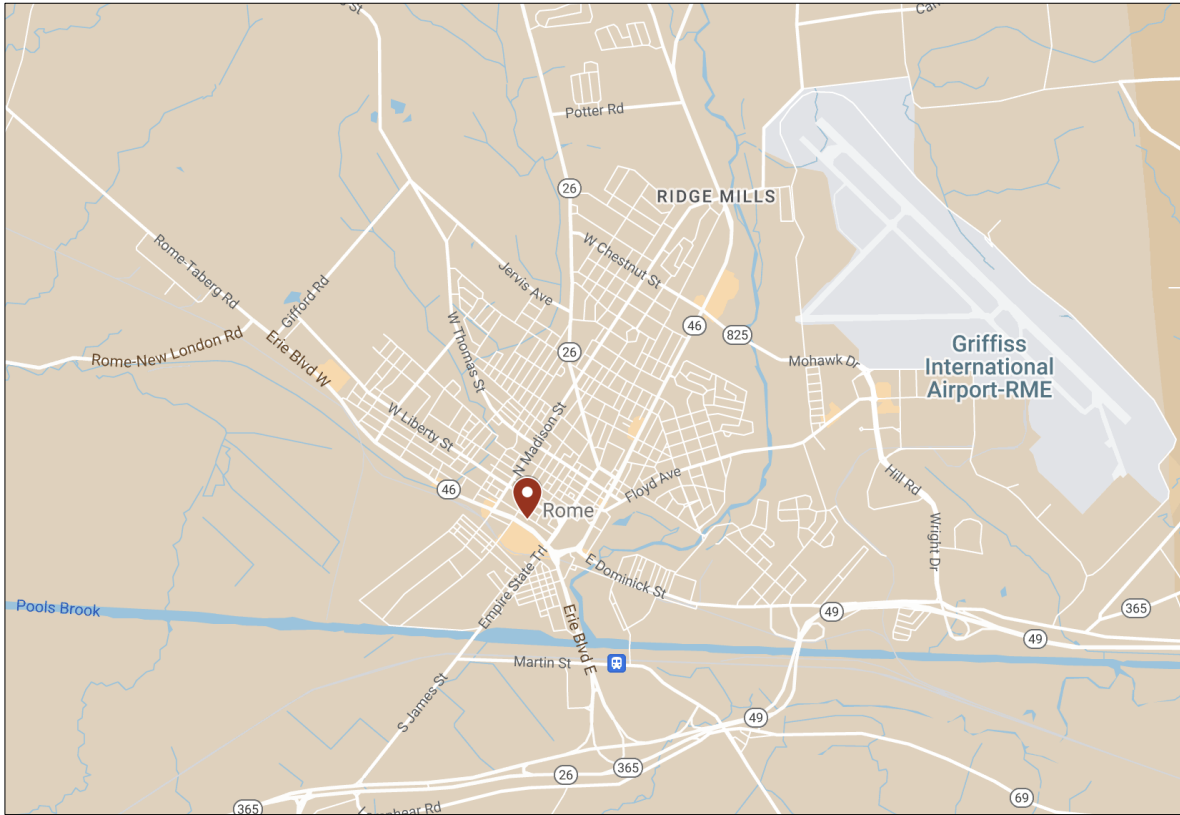
A-11. Legal Description



Legal Description: The aerial map above (with subject's boundary delineated in red) serves as the legal description of this report. The local assessment authority identifies subject property as Section 242.049, Block 1, and Parcel 33 (i.e. tax map number). There are no other significant easements, rights-of-way, or other encumbrances on subject property were known or were noted during my research with exception to typical road-front utility easements.

A-12: Area, City, and Neighborhood Data

Location: Subject is located in the City of Rome and lies within the Utica-Rome MSA (Metropolitan Statistical Area). More specifically, it is located along within downtown Rome with the Griffiss Business and Technology Park located nearby. This business park is about 3500± Acres and was re-zoned in the mid-1990s and comprises of several planned development areas. An area map is shown below with subject denoted.



Boundaries and Major Arteries: Subject is bounded by West Thomas Street to the north; Route 46 and Erie Boulevard to the south; Route 46 and Black River Boulevard to the east; and North George Street to the west. Major roadways include NYS Routes 26, 46, 49, 69 and 365; and the NYS Thruway (I-90) which is accessible at Exit #33 is roughly 10-miles to the west, in Verona and Exit 31, a similar distance to the east, in Utica. The immediate neighborhood surrounding subject consists of a mixture of commercial and business uses.

Population: Information obtained from the US Census is shown below and implies slightly decreasing trends of the area’s population. The County’s population decreased -0.3% per year from 1990 thru 2020, while the City of Rome also experienced a decrease of -1.1% per year.

<i>Population</i>	<i>1990</i>	<i>2000</i>	<i>2010</i>	<i>2020</i>
City of Rome	44,350	34,950	33,725	32,127
Oneida County	250,836	235,469	234,878	232,125

Labor Force: Unemployment, Labor Force and Employed statistics obtained from the NYS Department of Labor for subject's general market is tabulated below. The total employed workforce for the County has decreased -0.4% per year since 2017.

<i>Unemployment Rate</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>
Oneida County	5.0%	4.4%	4.1%	7.8%	5.1%	3.5%
Utica-Rome MSA	5.1%	4.5%	4.2%	7.8%	5.2%	3.6%
NY State	4.6%	4.1%	3.9%	9.8%	7.0%	4.3%

<i>Total Labor Workforce</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>
Oneida County	103,700	103,100	103,900	102,400	100,200	100,100
Utica-Rome MSA	132,200	131,500	132,500	130,400	127,700	127,500

<i>Employed Workforce</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>
Oneida County	98,500	98,500	99,600	94,400	95,100	96,600
Utica-Rome MSA	125,400	125,500	126,900	120,200	121,000	122,800

Area Zoning: Properties along this section of West Dominick Street are zoned commercial. Subject's C-3 Central Commercial District conforms with the neighborhood and is a legal conforming use.

Marketing Period: Marketing period is defined as the time frame after the date of valuation, looking forward in time, as to how long a property would require exposure in order to find a buyer. There is adequate data available to determine a marketing period for subject. Real estate professionals and neighborhood observation indicate that the market is steady with modest activity. Given current market conditions, it is my opinion that the marketing period for subject would be one year.

Median Sales Price Analysis: An analysis of the County's home sale prices has been analyzed with the results charted below. The data implies slightly increasing trends of +4.4% per year since 2013.

<i>Oneida County</i>	<i>Number of Sales</i>	<i>Median Sale Price</i>	<i>Annual Change</i>
2013	1,683	\$106,900	-
2014	1,663	\$110,000	+2.9%
2015	1,785	\$108,000	-1.8%
2016	2,010	\$108,000	0.0%
2017	2,127	\$115,000	+6.5%
2018	2,246	\$115,000	+6.5%
2019	2,178	\$120,000	+4.3%
2020	2,107	\$135,000	+12.5%
2021	2,209	\$151,000	+11.9%

CPI and Construction Cost Analysis: Information obtained from the Bureau of Labor Statistics indicates the Consumer Price Index (CPI) has experienced annual increases over the past years. Cost data obtained from Marshall Valuation Services also indicates increases. This data is charted below.

<i>Marshall & Swift and Consumer Price Index</i>						
<i>Year</i>	<i>Building Cost Index (Class C, July)</i>	<i>Annual Change</i>	<i>Building Cost Index (Class D, July)</i>	<i>Annual Change</i>	<i>CPI (Annual Avg.)</i>	<i>Annual Change</i>
2017	3145.5	-	3084.2	-	246.2	-
2018	3263.9	+3.8%	3218.2	+4.3%	252.1	+2.4%
2019	3313.0	+1.5%	3256.9	+1.2%	256.9	+1.9%
2020	3360.4	+1.4%	3299.1	+1.3%	260.1	+1.2%
2021	3793.7	+12.9%	3785.4	+14.7%	275.7	+6.0%
2022	4404.0	+16.1%	4433.7	+17.1%	288.3	+4.6%
<i>Compounded Change</i>		+7.0%		+7.5%		+3.2%

Equalization Rate Analysis: New York State publishes equalization rates annually for its cities and towns. These rates are a measure of the relationship between assessed value and market value. Annual changes in these rates can sometimes be used to identify trends in property values. A review of equalization rates over the past few years has suggested stable or slight appreciation in values.

<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>	<i>2017-2022</i>
74.45%	71.64%	66.49%	66.09%	61.03%	53.51%	+6.4%/year

Conclusion: Slight decreasing trends in population and employment; and increasing trends in home prices, cost data, CPI and equalization rates suggest increasing overall trends of values during the past several years. The table below summarizes these results.

<i>Source</i>	<i>Compounded Annual Change</i>
US Census-Population (Oneida County)	- 0.3%
Employed Workforce (Oneida County)	- 0.4%
Median Sales Prices	+ 4.4%
Building Cost Index (Class C)	+ 7.0%
Building Cost Index (Class D)	+ 7.5%
CPI Analysis	+ 3.2%
Equalization Rates (2017 thru 2022)	+ 6.4%

In summary, subject’s main assets are its commercial setting and close proximity to the City of Rome and major interstates (e.g. I-90). General property values are slightly increasing and are expected to remain stable. Based on the above, it is my opinion that an annual appreciation rate of **2.0% per year** is reflective of the market for this property type.

A-13. Property Data

A-13a. Site Data	
Current Use:	3-story, row-type building
Location:	233-235 West Dominick Street, City of Rome, Oneida County, NY
Size:	0.07-acres (22' x 140')
Access:	Walk-up access along West Dominick Street and drive-up access at the rear of the site via Erie Boulevard access road.
Road Frontage:	Along West Dominick Street and Erie Boulevard access road
Traffic Counts:	27,045 cars along Erie Boulevard
Water Features	None
Topography:	Mostly level, sloping downward from West Dominick to Erie Boulevard
Shape:	Rectangular
Utilities:	Water-public; Sewer-municipal; and Electric/gas-National Grid
Soil Conditions:	No visible problems were observed
Drainage:	Adequate for use
Wetland Area:	None
Timber:	None
Mineral Rights:	The existence of commercially valued mineral deposits is typical for the area and comparable data (see page 12).
Development Potential:	Average
Easements/ Encumbrances:	Typical road-front utility easements. These easements do not prohibit the development of the site or significantly affect the overall value of the property.

A-13b. through A-13f.	
A-13b. Improvements:	3-story building containing 6,450-sf. See next page for details.
A-13c. Fixtures:	None
A-13d. Use:	The building is vacant, unoccupied and in extremely poor condition
A-13e. Sales History:	Subject property was recently acquired by the City of Rome from 233 West Dominick LLC on June 21, 2022 for \$1. There have been no other arm's length transfers of the subject property within the past 10-years. Also, no other current listings or agreements of sale were in effect at the time of this analysis.
A-13f. Rental History:	There are no known leases or agreements that affect the overall value

A-13b. Building Description	
Type:	3-story, row-type building
Size:	6,450-sf (about 2,150-sf per floor)
Year Built:	1900s
Effective Age:	The effective age is 95-years with an economic life of 100-years. The remaining useful life is 5-years. The building has reached its economic life and is in need of renovation and/or rehabilitation.
Foundation:	Concrete slab
Exterior Walls:	Brick façade with double-hung windows
Building Height:	27' (9' per floor)
Roof:	Flat-style roof with single-ply membrane cover
Flooring:	Wood joists and wood sub-floor
Interior Partitions:	Wood and brick-frame partitioning with painted sheetrock and ceilings
Plumbing:	Unknown
Heating & Cooling:	Unknown
Electric:	200-amp main entrance with adequate power and electric
Building Layout:	2,150-sf of open space on each floor
Additional Features:	-
Site Improvements	Small paved parking at the rear of the building for 2-3 cars
Condition & Utility:	Worn/poor. Most (if not all) items are in need of renovation and/or replacement.
Capital Improvements:	Capital improvements during the past few years have been nominal.

A-13g. Assessed Value and Annual Tax Load

Assessment: A copy of subject's tax map is shown below with subject's boundary outlined in red. Subject's tax map number, assessment and total equalized value are also shown below.



Tax Map No.	Land Assessment	Total Assessment	Equalized Value
242.049-1-33	\$15,000	\$30,000	\$56,064

The 2022 equalization rate established by the State Board of Real Property Services for the community is 53.51%. Subject's total value for assessment purposes is \$56,064, which is above market parameters.

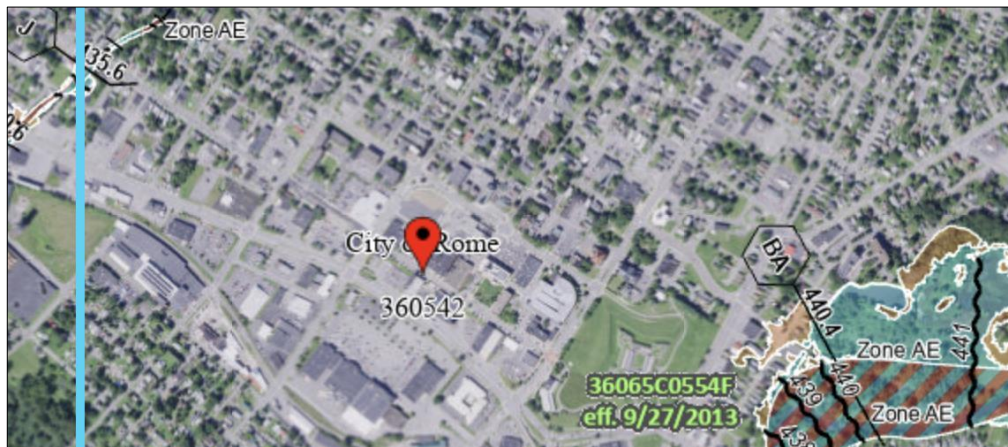
A-13h. Zoning and Other Land Use Regulations

Zoning: Subject is zoned C-3: *Central Commercial* District and is a legal conforming use. The C-3 *Central Commercial* District is intended to provide for a variety of commercial and mixed-use development that serves the local community. A copy of the zoning map (with subject located within the black circle), along with the corresponding legend are shown below.



District	Minimum Lot Area	Minimum Front setback	Minimum Side Yard	Minimum Rear Yard	Minimum Building Height
C-3: Central Commercial	None	0-15'	0'-15	15'	None

Flood Insurance Rate Map: Subject is in Flood Zone X according to FIRM Panel No. 36065C0554F. Flood Zone X denotes the least degree of flood hazard. A copy of this map is shown below with subject demoted.



Federal and NYS Wetlands: According to NY State and National Wetland Inventory, there are no designated wetlands on the property.

Part III –DATA ANALYSIS AND CONCLUSION

A-14. Highest and Best Use

Highest and best use may be defined as “*the reasonably probable and legal use of vacant land or an improved property that is legally permissible, physically possible, appropriately supported, financially feasible, and that results in the highest value*”⁸. Four steps are implicit and applied in the following order to develop adequate support for a highest and best use opinion.

- Legally permissible
- Physically possible
- Financially feasible
- Maximally productive

The highest and best use is determined for the “land” as though vacant and unimproved, and also “as improved”. The four steps noted above are used for each highest and best use determination.

As Though Vacant: The highest and best use of the land as though vacant is concluded after the four step criteria has been applied and all options have been exhausted. Legally, zoning permits development of several commercial uses. Restrictive covenants prohibiting uses were not discovered or disclosed with exception to the environmental easement. Physically, the site is also capable of being utilized for many uses. However, values in the immediate area are such that a commercial use is most likely. Therefore, a commercial use would provide an adequate return to the land and therefore most likely financially feasible and maximally productive. Any development could occur in one year. Subject property comprises of a single economic unit. Consideration is given to contiguity, unity of ownership and unity of use. Subject itself (in its entirety) does not comprise of a larger parcel, and therefore is valued accordingly.

As Currently Improved: “*The highest and best use of a property as improved may be continuation of the existing use, renovation or rehabilitation, expansion, adaptation or conversion to another use, partial or total demolition, or some combination of these alternatives*”⁹. Legally, current zoning permits the existing use. There were no other legal issues that affect the property as currently improved. Physically, the site is capable of and has been accommodating subject’s improvements. For improved properties, there are three possibilities that should be considered when evaluating the financial feasibility and maximum productivity of a property (1) demolish the existing improvements and redevelop the site, (2) continue the existing use, (3) and modify the existing use. The first option relates directly to depreciation. Demolition generally occurs when the improvements have reached their economic lives and no longer afford an adequate return to the land or land value is high enough to support a different use. Total depreciation and/or land values are not high enough to warrant demolition. Significantly modifying the existing use to an alternative use may command significantly higher rents than the current use, indicating such change would be economically feasible or maximally productive.

Highest and Best Conclusion: Based on the above, it is my opinion that subject’s highest and best use is its existing use that of a derelict building suitable for redevelopment and/or complete rehabilitation.

⁸ Appraisal Institute, The Appraisal of Real Estate, 13th Edition (Chicago: Appraisal Institute, 2008) 278.

⁹ Appraisal Institute, The Appraisal of Real Estate, 14th Edition (Chicago: Appraisal Institute, 2008) 287.

A-15. Land Valuation

Total Valuation: The appraisal problem is to estimate market value for subject property in its entirety. Total value is estimated by comparing similar properties directly to subject in order to arrive at a market value estimate. According to various sources, sufficient comparables have occurred affording the viability of this approach. This research included older/derelict building properties that have similar physical characteristics and are located within the City of Rome. The appropriate unit of comparison is sales price (i.e. lump-sum price). Comparables shown below in the valuation grid are discussed and used in estimating subject's value and considered the best available data. A detailed description of each comparable property is included in Appendix A. The sales are arranged in ascending order (sales price) to allow a better identification of market parameters.

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Sale Price	-	\$8,000	\$22,500	\$45,000	\$50,000	\$55,000
Rights Conveyed	-	-	-	-	-	-
Financing Terms	-	-	-	-	-	-
Sale Conditions	-	-	-	-	-	-
Adjusted Price	-	\$8,000	\$22,500	\$45,000	\$50,000	\$55,000
Sale Date	3/27/23	7/27/20 +5.3%	7/15/21 +3.4%	5/4/22 +1.8%	3/1/21 +4.1%	3/30/21 +4.0%
Adjusted Price	-	\$8,424	\$23,265	\$45,810	\$52,050	\$57,200
Location	W Dominick, Rome	S James, Rome -0-	N James, Rome -0-	E Dominick, Rome -0-	Lawrence, Rome -0-	E Dominick, Rome -0-
Land Size-acres	0.07-acres	0.10 -0-	0.06 -0-	0.17 -0-	0.1 -0-	0.05 -0-
Building Size-sf	6,450-sf	1,080 +5%	2,584 -0-	2,590 -0-	2,688 -0-	2,552 -0-
No. of Stories	3-Story	1-Story -5%	2-Story -5%	2-Story -5%	2-Story -5%	2-Story -5%
Construction Quality	1900s	Similar -0-	Similar -0-	Similar -0-	Similar -0-	Similar -0-
Condition	Worn/Poor	Similar -0-	Superior -25%	Superior -25%	Superior -25%	Superior -25%
Utility	Average	Similar -0-	Similar -0-	Similar -0-	Similar -0-	Similar -0-
Net Adjustment		-0-	-30%	-30%	-30%	-30%
Indicated Value		\$8,424	\$16,286	\$32,067	\$36,435	\$40,040

Explanation of Adjustments: Various elements of comparison are utilized and adjustments made in the valuation grid shown above. All factors listed were considered, but no adjustments were necessary for Rights Conveyed, Financing Terms, Conditions of Sale, Location, Land Size, Construction Quality and Utility. Note that where there is market adjusted differences quantitative analysis is pursued and applied. However, some adjustments in which quantitative analysis is not feasible, these adjustments are qualitative in nature and based upon the appraiser's logic, past experience and knowledge of the subject matter.

Sale Date: A 2% per year adjustment is applied due to economic trending (see page 18).

Building Size: Sale 1's much smaller building size results in a +5% adjustment.

Number of Stories: Subject's 3-story building is less efficient and less desirable resulting in -5% adjustments.

Condition: The superior conditions of Sale 2, 3, 4 and 5 reflect -25% adjustments.

Sales Comparison Approach-Conclusion: Prior to adjustments, comparables indicate a sales price range of \$8,000 to \$55,000. After adjustments, a unit value range of \$8,424 to \$40,040 is indicated. The midpoint, median and mean of these sales are \$24,232, \$32,067 and \$26,650, respectively. It is my opinion that the market indicates a total value of **\$25,000**.

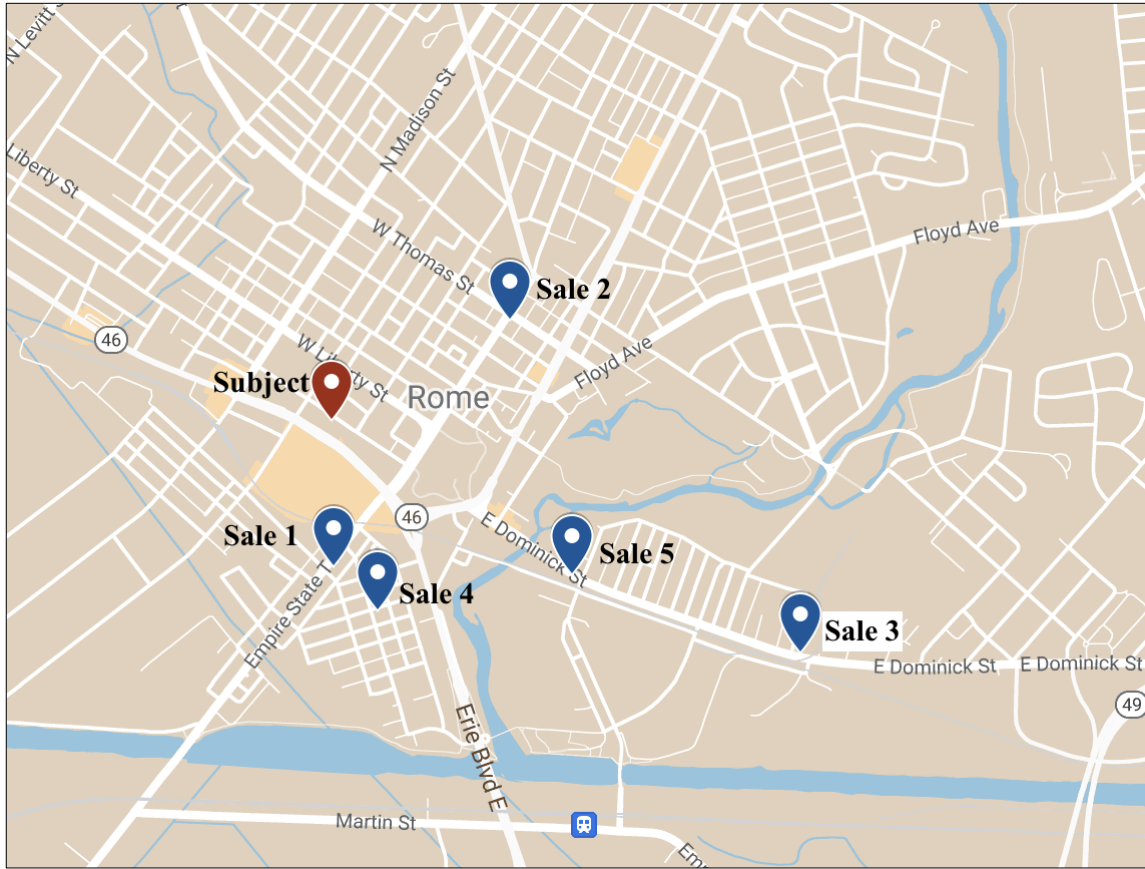
Value Estimate by the Sales Comparison Approach: \$25,000

A-16. Correlation and Final Value Estimate

The **sales comparison approach** indicates a total value of **\$25,000**. Based on the facts and data contained in this report, it is my opinion that subject has an “as is market value” of the fee simple interest as of March 28, 2023 of **\$25,000**.

Part IV –EXHIBITS AND ADDENDA

APPENDIX A- Comparable Data Location Map and Comparable Data



Comparable Data Location Map

Sale 1



315 South James Street, Rome, Oneida County, NY

Sale Detail Report

This sale has been reviewed by the assessor.

Municipal Information

SWIS Code: 301301
County: Oneida
Municipality:
School Code: 301300
School District: Rome
Second SWIS Code:

Parcel Information

Roll Year: 2019
Tax Map ID: 242.065-0002-022
Village Tax Map ID: 242.065-0002-022
Total Assessed Value: \$35,000
Village Total Assessed Value: \$35,000

Owner & Location Information

Seller Name: TAMBURINO EUGENE
Buyer Name: JUSTIN EISINGER
Buyer 2 Last Name: EISINGER
Property Address: 315 S JAMES ST
Property ZIP: 13440
Attorney Name:
Attorney Phone: () -
Buyer's Street Address: 1813 N MADISON ST
Buyer's City: ROME
Buyer's State: NY
Buyer's ZIP Code: 13440

Sale Information

Deed Book: 2020
Deed Page: 13245
Deed Date: 10/05/2020
Contract Date: 01/21/2020
Sale Date: 07/27/2020
Sale Price: \$8,000
Personal Property: 0
COD Usable: No
RAR Usable: Not Applicable
Village RAR Usable: Not Applicable
Arm's Length: Yes

Parcel Specifications

Dimensions: 30 x 0
Total Acres: 0.10
Number of Parcels: 1
Part of Parcel: No
Condo: No
New Construction: No
Grid East: Not Reported
Grid North: Not Reported

Updates

Electronic/Paper Filing: Paper
Sale Loaded to Database: 02/10/2021
Electronic Update (eg. RPS): 02/12/2021
Paper Corrected:
Last Update to Sale: 02/12/2021
Assessment Rollmatch: Yes

Property Class on Roll: 484-One Story Small Structure

Sale 2



422 North James Street, Rome, Oneida County, NY

Sale Detail Report

This sale has been reviewed by the assessor.

Municipal Information

SWIS Code: 301301
County: Oneida
Municipality:
School Code: 301300
School District: Rome
Second SWIS Code:

Parcel Information

Roll Year: 2020
Tax Map ID: 242.043-0003-010
Village Tax Map ID: 242.043-0003-010
Total Assessed Value: \$49,200
Village Total Assessed Value: \$49,200

Owner & Location Information

Seller Name: MICHAEL VESCIO
Buyer Name: CNY WE BUY HOUSES LLC
Buyer 2 Last Name:
Property Address: 422 N JAMES ST
Property ZIP: 13440
Attorney Name: C Louis Abelow
Attorney Phone: (315) 724 - 8102
Buyer's Street Address: 2424 CHENANGO RD
Buyer's City: UTICA
Buyer's State: NY
Buyer's ZIP Code: 13502

Sale Information

Deed Book: 2021
Deed Page: 12702
Deed Date: 07/30/2021
Contract Date: 05/30/2021
Sale Date: 07/15/2021
Sale Price: \$22,500
Personal Property: 0
COD Usable: Yes
RAR Usable: Not Applicable
Village RAR Usable: Not Applicable
Arm's Length: Yes

Parcel Specifications

Dimensions: 33 x 0
Total Acres: 0.06
Number of Parcels: 1
Part of Parcel: No
Condo: No
New Construction: No
Grid East: Not Reported
Grid North: Not Reported
Property Class on Roll: 482-Downtown Row Type (detached)

Updates

Electronic/Paper Filing: Paper
Sale Loaded to Database: 10/14/2021
Electronic Update (eg. RPS): 10/15/2021
Paper Corrected:
Last Update to Sale: 10/29/2021
Assessment Rollmatch: Yes

Sale 3



1009 East Dominick Street, Rome, Oneida County, NY

Sale Detail Report

This sale has been reviewed by the assessor.

Municipal Information

SWIS Code: 301301

County: Oneida

Municipality:

School Code: 301300

School District: Rome

Second SWIS Code:

Parcel Information

Roll Year: 2021

Tax Map ID: 243.069-0001-017

Village Tax Map ID: 243.069-0001-017

Total Assessed Value: \$47,500

Village Total Assessed Value: \$47,500

Owner & Location Information

Seller Name: DEVIN APGAR

Buyer Name: 1009 E DOMINICK ST LLC

Buyer 2 Last Name:

Property Address: 1009-11 E DOMINICK ST

Property ZIP: 13440

Attorney Name: Mandy Salhab

Attorney Phone: (973) 777 - 9781

Buyer's Street Address: 184 MAIN ST

Buyer's City: LODI

Buyer's State: NJ

Buyer's ZIP Code: 07644

Sale Information

Deed Book: 2022

Deed Page: 7655

Deed Date: 05/17/2022

Contract Date: 01/19/2022

Sale Date: 05/04/2022

Sale Price: \$45,000

Personal Property: 0

COD Usable: Yes

RAR Usable: Not Applicable

Village RAR Usable: Not Applicable

Arm's Length: Yes

Parcel Specifications

Dimensions: 50 x 0

Total Acres: 0.17

Number of Parcels: 1

Part of Parcel: No

Condo: No

New Construction: No

Grid East: Not Reported

Grid North: Not Reported

Property Class on Roll: 411-Apartments

Updates

Electronic/Paper Filing: Paper

Sale Loaded to Database: 08/17/2022

Electronic Update (eg. RPS): 08/19/2022

Paper Corrected:

Last Update to Sale: 08/26/2022

Assessment Rollmatch: Yes

Sale 4



301 Lawrence Street, City of Rome, Oneida County, NY

Sale Detail Report

This sale has been reviewed by the assessor.

Municipal Information

SWIS Code: 301301
County: Oneida
Municipality:
School Code: 301300
School District: Rome
Second SWIS Code:

Parcel Information

Roll Year: 2020
Tax Map ID: 242.066-0002-037
Village Tax Map ID: 242.066-0002-037
Total Assessed Value: \$44,300
Village Total Assessed Value: \$44,300

Owner & Location Information

Seller Name: RANJIT SINGH LUBANA
Buyer Name: ZAINABA HASSAN ALSAADI
Buyer 2 Last Name:
Property Address: 301 LAWRENCE ST
Property ZIP: 13440
Attorney Name: Michael Cancilla
Attorney Phone: (315) 266 - 0030
Buyer's Street Address: 903 UNION ST
Buyer's City: ROME
Buyer's State: NY
Buyer's ZIP Code: 13440

Sale Information

Deed Book: 2021
Deed Page: 18238
Deed Date: 10/25/2021
Contract Date: 03/01/2021
Sale Date: 03/01/2021
Sale Price: \$50,000
Personal Property: 0
COD Usable: Yes
RAR Usable: Not Applicable
Village RAR Usable: Not Applicable
Arm's Length: Yes

Parcel Specifications

Dimensions: 75 x 0
Total Acres: 0.10
Number of Parcels: 1
Part of Parcel: No
Condo: No
New Construction: No
Grid East: Not Reported
Grid North: Not Reported

Updates

Electronic/Paper Filing: Paper
Sale Loaded to Database: 02/03/2022
Electronic Update (eg. RPS): 02/04/2022
Paper Corrected:
Last Update to Sale: 02/04/2022
Assessment Rollmatch: Yes

Property Class on Roll: 484-One Story Small Structure

Sale 5



292 East Dominick Street, Rome, Oneida County, NY

Sale Detail Report

This sale has been reviewed by the assessor.

Municipal Information

SWIS Code: 301301

County: Oneida

Municipality:

School Code: 301300

School District: Rome

Second SWIS Code:

Parcel Information

Roll Year: 2020

Tax Map ID: 242.067-0001-008

Village Tax Map ID: 242.067-0001-008

Total Assessed Value: \$36,900

Village Total Assessed Value: \$36,900

Owner & Location Information

Seller Name: RONALD GUALTIERI (ESTATE)

Buyer Name: NASSAR ZAKARYA ALAWDI

Buyer 2 Last Name:

Property Address: 292 E DOMINICK ST

Property ZIP: 13440

Attorney Name: Michael Cancilla

Attorney Phone: (315) 266 - 0030

Buyer's Street Address: 90 WHITESBORO ST

Buyer's City: YORKVILLE

Buyer's State: NY

Buyer's ZIP Code: 13495

Sale Information

Deed Book: 2021

Deed Page: 5405

Deed Date: 04/05/2021

Contract Date: 02/08/2021

Sale Date: 03/30/2021

Sale Price: \$55,000

Personal Property: 0

COD Usable: Yes

RAR Usable: Not Applicable

Village RAR Usable: Not Applicable

Arm's Length: Yes

Parcel Specifications

Dimensions: 33 x 0

Total Acres: 0.05

Number of Parcels: 1

Part of Parcel: No

Condo: No

New Construction: No

Grid East: Not Reported

Grid North: Not Reported

Property Class on Roll: 482-Downtown Row Type (detached)

Updates

Electronic/Paper Filing: Paper

Sale Loaded to Database: 09/07/2021

Electronic Update (eg. RPS): 09/10/2021

Paper Corrected:

Last Update to Sale: 09/17/2021

Assessment Rollmatch: Yes

APPENDIX B – (Appraiser’s License and Qualifications)

UNIQUE ID NUMBER
46000004452

FOR OFFICE USE ONLY
Control No. 1543580

State of New York
Department of State
DIVISION OF LICENSING SERVICES

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

STROPP ERIKSEN E
C/O STROPP APPRAISAL
9535 MONEY RD
BREWERTON, NY 13029

EFFECTIVE DATE
MO. DAY YR.
08 28 21

EXPIRATION DATE
MO. DAY YR.
08 27 23

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A
R. E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused
its official seal to be hereunto affixed.
ROSSANA ROSADO
SECRETARY OF STATE

DCS-1096 (Rev. 3/01)

Appraiser’s License

ERIKSEN E. STROPP, MAI

Stropp Appraisal – Real Estate Appraisal & Consulting

9535 Money Road, Brewerton, NY 13029

Work: 315-668-5090 • www.stroppappraisal.com • estropp@twcny.rr.com

Employment History

2009-Current President - Stropp Appraisal
1993-2009: Vice President - Pomeroy Appraisal Associates, Inc.
1986-1993: Staff Appraiser - Pomeroy Appraisal Associates, Inc.

Professional Designations

MAI Appraisal Designation #11568

Member, Appraisal Institute (MAI) designation is awarded by the Appraisal Institute to those who have an advanced level of expertise and experience in the valuation of commercial, industrial, residential, and other types of properties, are technically trained, have passed a rigid examination and subscribe to a high code of ethics.

Education

Clark University, Worcester, MA - BA Economics

Appraisal Specific Education – Last 10 Years

2011--USPAP Course (2011-2012)	2016- Right of Way Valuation & Management
2012-Case Studies in Upstate New York	2017- USPAP Course (2017-2018)
2013-Business Practices and Ethics	2018- Business Practices and Ethics
2013-USPAP Course (2013-2014)	2018- Valuation Resources for Photovoltaic Systems
2013-Case Studies in Upstate New York	2018- Property Values Affected by Property Taxes
2013-Valuation of Cell Towers	2019- Case Studies in Upstate New York
2013-Mineral Rights Valuation Part II	2019-Property Values Affected by Property Taxes
2014- USPAP Course (2014-2015)	2019- Valuation for Solar Photovoltaic Systems
2015- Analyzing Operating Expenses	2020- USPAP Course (2020-2021)
2015- Case Studies in Upstate New York	2020- USPAP and the Yellow Book
2016- Right of Way Valuation & Management	2020-Valuation Impacts of COVID-19

Professional Affiliation

Appraisal Institute (1992-Present) - Associate Member/MAI
Chairman (2002 & 2003) - Appraisal Institute, Upstate NY Chapter - Syracuse Branch
Board of Directors (2003-2005) - Appraisal Institute, Upstate NY Chapter
International Right-of-Way Association - (2013 Empire State Chapter- President and International Director)
International Right-of-Way Association - (2014-2020 Empire State Chapter-Treasurer)

Licenses

NYS Certified General Appraiser #46-000004452; Consultant Appraiser-NYS Department of Transportation; and temporary licenses held in Michigan, Indiana, Pennsylvania, Connecticut and California

Court Testimony

Testified before NYS Supreme Court-certiorari proceedings; NYS Court of Claims Court- eminent domain; Indiana Tax Tribunal; small claims court, Board of Assessment review panel, and Zoning Board of Appeals

ERIKSEN E. STROPP, MAI

Market Evaluation

Financing-loan underwriting	Retrospective Valuation
Condemnation-Eminent Domain	Prospective Valuation (i.e. New Built)
Assessment Dispute	Easement Valuation (e.g. Powerline, etc.)
HUD Market Rent Studies	Partial Interest Valuation
Market Rent Studies	Leased Fee and Leasehold Valuations
Review Appraisals	Insurable Value
Going Concern Value-Value in use	Estate Valuation
Contaminated Site Valuation	

Specialty Valuation

Yellow Book Appraisals	Prospective Valuation (i.e. New Built)
Retrospective Valuation	Partial Interest Valuation
Easement Valuation (e.g. Pipeline, etc.)	Insurable Value
Leased Fee and Leasehold Valuations	IRS Documented Appraisals

Litigation Support

Assessment Dispute	Trial Preparation and Consulting
Condemnation-Eminent Domain	Expert Testimony

Extraordinary Experience

Flood Appraisals (declared disaster 4020-DR-NY)	481 Sports Complex (indoor sports)
Oneida County Airport	Railroad (11.5-mile railway line)
US Steel-Gary Works (15 million-sf steel mill)	Harriet Tubman Residence (National Parks)
Steuben Rural Electric (landfill gas-to-energy)	Peak-n-Peek Ski & Golf Resort
Burrstone Energy Co-Gen Plant	Powerline relocation (Marcy, NY)

Clients

Banks and Lenders	Law Firms	Government/Private
Community Bank	O'Hara, O'Connell & Ciotoli, LLP	Percheron
CFCU Community Credit Union	Saunders Kahler, LLP	Oswego Health
Corning Federal Credit Union	Bond, Schoeneck & King PLLC	CDM Smith
Empower Federal Credit Union	Bousquet Holstein PLLC	Coates Field Services
Key Bank	Costello Cooney Fearon PLLC	Department of Interiors
M&T Bank	Paniccia Law Office	Oneida County Dept. of Planning
NBT Bank	Hancock Estabrook LLP	Liberty Affordable Housing
Pathfinder Bank	Harris Beach PLLC	R.K. Hite & Company, Inc.
The Upstate National Bank	Law Office of Rebecca Speno	Mohawk Valley EDGE
Visions Federal Credit Union		Cities of Syracuse, Utica & Rome
Watertown Savings Bank		Villages of Mohawk & Ilion