

OGDENSBURG CITY SCHOOL DISTRICT  
OGDENSBURG, NEW YORK

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SUBJECT: 2015-2016 Tax Roll Adjustment

DATE: January 4, 2016

REASON FOR BOARD CONSIDERATION:

The Board of Education must approve all changes to the 2015-2016 tax levy.

FACTS AND ANALYSIS:

As defined in Section 550 of the Real Property Tax Law, the St. Lawrence County Real Property Tax Service Agency has notified the Ogdensburg City School District that due to a clerical error a Order of the Supreme Court, St. Lawrence County assessment reduction was not recorded on the 2015 Oswegathcie tax roll and the assessment reduction must be made to parcel #59.024-4-9.1, therefore; reducing the tax levy for the district in the amount of \$15,325.55.

RECOMMENDED ACTION:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_ that, having the recommendation of the Superintendent of Schools, the Board of Education of the Ogdensburg City School District does hereby approve the reduction to the tax levy in the amount of \$15,325.55 this 4<sup>th</sup> day of January, 2016.

APPROVED FOR PRESENTATION TO THE BOARD:

  
Superintendent

TMV/alf  
Attachment

12/28/15  
School Tax

Ogdensburg City School District  
**TAX ADJUSTMENT LOG**  
All SWIS Codes / All Adjustment Dates

Page 1  
Year = 2015

SWIS

Property#  
Bill #

Owner / Property Location  
Reason for Adjustment

Non-STAR  
Exemption

Basic STAR  
Exemption

Enhanced STAR  
Exemption

Assessment

Tax Amount

SWIS: 401200 OGDENSBURG

TOTAL FOR 401200 OGDENSBURG

Original Amount	333,605,821	49,641,969	31,380,936	610,805,287	5,190,737.38
Total Adjustments	0	0	0	0	0.00
Ending Amount	333,605,821	49,641,969	31,380,936	610,805,287	5,190,737.38

SWIS: 405000 LISBON

TOTAL FOR 405000 LISBON

Original Amount	39	51,000	33,000	208,046	3,847.82
Total Adjustments	0	0	0	0	0.00
Ending Amount	39	51,000	33,000	208,046	3,847.82

SWIS: 406489 OSWEGATCHIE

40648 59.003-2-27 71.001-2-30 000489

Ponko Stephen C  
Clerical error STAR exemption left off school tax bill,  
correction made STAR exemption added to school tax bill  
9/21/15

30,000

-783.00

40648 59.003-2-27 000402  
Moore Joseph P  
Clerical Error-Oswegatchie assessor-Basic STAR  
exemption should be Enhanced STAR exemption, refund  
\$799.00 to taxpayer.

-30,000

65,300

-799.00

40648 59.003-2-27 000402  
Moore Joseph P  
corrections

30,000

-65,300

799.00

40648 59.003-2-27 000402  
Moore Joseph P  
Clerical Error Oswegatchie Assessor, Basic STAR should  
be Enhanced STAR exemption, refund \$799.00 to  
taxpayer.

-30,000

65,300

-799.00

40648 59.003-2-27 000402  
Moore Joseph P  
correction

30,000

-65,300

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12/28/15  
School Tax

Ogdensburg City School District  
**TAX ADJUSTMENT LOG**  
All SWIS Codes / All Adjustment Dates

SWIS

Property#  
Bill #

Owner / Property Location  
Reason for Adjustment

Non-STAR  
Exemption

Basic STAR  
Exemption

Enhanced STAR  
Exemption

Assessment

Tax Amount

**SWIS: 406489 OSWEGATCHIE**

40648	Woodbranch Seaway, LLC	703 Canton St								-585,000	
59.024-4-9.1	Clerical error-court order assessment reduction correction										
000680	made 12/28/15										

40648	Woodbranch Seaway, LLC	703 Canton St									
59.024-4-9.1	Clerical error-OSwegatchie assessor didn't make change										
000680	to tax roll after court settlement.										

**TOTAL FOR 406489 OSWEGATCHIE**

Original Amount	17,619,384	7,735,000	5,046,400	107,555,608	2,031,264.07
Total Adjustments	0	0	65,300	-585,000	-16,907.55
Ending Amount	17,619,384	7,735,000	5,111,700	106,970,608	2,014,356.52

**REPORT TOTALS**

Original Amount	351,225,244	57,427,969	36,460,336	718,568,941	7,225,849.27
Total Adjustments	0	0	65,300	-585,000	-16,907.55
Ending Amount	351,225,244	57,427,969	36,525,636	717,983,941	7,208,941.72

**Ogdensburg City School District****2015 School Tax Certification**

For Fiscal Year Ending 06/30/16

Bill No. 000680

Page No. 1 of 1

**MAKE CHECKS PAYABLE TO**

Alane L. Farrell  
Tax Collector  
%Community Bank N.A.  
320 Ford Street  
Ogdensburg NY 13669

**TO PAY IN PERSON**

Bring Tax Bill to:  
Community Bank N.A.  
320 Ford Street  
Ogdensburg NY 13669

**PROPERTY ADDRESS & LEGAL DESCRIPTION**

**S/B/L** 406489 59.024-4-9.1  
**Address:** 703 Canton St  
**Town of:** OSWEGATCHIE  
**School:** 401200 - OGDENSBURG CSD  
**Class:** Regional Shopping Centers  
**Acres:** 4.60 **Roll Section:** 1  
**Bank:**

Woodbranch Seaway, LLC  
c/o Sutton Real Estate  
525 Plum Street, Suite 100  
Syracuse, New York 13204

**Property Taxpayer's Bill of Rights**

The assessor estimates the Full Market Value of this property to be:

\$1,265,000

The assessed value of the property was:

\$1,265,000

The Uniform Percentage of Value used to establish assessments was:

100.00%

If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please ask your assessor for the booklet "How to File a Complaint on Your Assessment". Please note that the period for filing complaints on the above assessment has passed.

<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Est.</u>	

**PROPERTY TAXES**

<u>Taxing Purpose</u>	<u>Total Tax Levy</u>	<u>% Change from Prior Year</u>	<u>Taxable Value or Units</u>	<u>Rate per \$1000 or Per Unit</u>	<u>Tax Amount</u>
Ogdensburg School	9,624,458	2.2%	1,265,000.00	26.197527	33,139.87

**Payment Schedule**

<u>Payment Period</u>	<u>Penalty</u>	<u>Late Fee</u>	<u>Total Due</u>
09/02/15 - 10/02/15			33,139.87
10/03/15 - 11/03/15	2.00%	662.80	33,802.67
11/04/15 - 12/03/15	3.00%	994.20	34,134.07
12/04/15 - 01/08/16	4.00%	1,325.59	34,465.46

**TOTAL TAXES DUE 10/02/15****\$33,139.87****To whom it may concern:**

This is to certify the following information which is contained in the official Real Property Tax Records of the Ogdensburg City School District:

**Parcel 406489 59.024-4-9.1****Owner Woodbranch Seaway, LLC****Location 703 Canton St**

**TAX AMOUNT: 33,139.87**  
**TAX PAID: 24,232.71**  
**TAX BALANCE DUE: 8,907.16**

<u>Paid On</u>	<u>Payor</u>	<u>Check #</u>	<u>Tax Paid</u>	<u>Fee Paid</u>
09/30/15	Woodbranch Seaway, LLC	QS0930003	24,232.71	

*Alane L. Farrell*

Authorized Signature

Ogdensburg City School District  
**COLLECTION STATISTICS FOR 2015**

**Assessment & Warrant**

Original Assessment	718,568,941	
Adjusted Assessment	717,983,941	
Assessment Change	-585,000	-0.08%
Original Tax Warrant	7,225,849.27	
Adjusted Tax Warrant	7,208,941.72	
Total Adjustment	-16,907.55	-0.23%

**Exemption Statistics**

Original Non-STAR	351,225,244	
Current Non-STAR	351,225,244	
Non-STAR Adjustments	0	
Original Basic STAR	57,427,969	
Current Basic STAR	57,427,969	
Basic STAR Adjustments	0	
Original Enhanced STAR	36,460,336	
Current Enhanced STAR	36,525,636	
Enhanced STAR Adjustments	65,300	

**Parcel Statistics**

Total Tax Due	7,208,941.72	
Total Paid	5,595,955.75	77.63%
Unpaid	1,612,985.97	22.37%

**Parcel Counts**

Total Parcels	4,835	
Wholly Exempt	804	16.63%
Fully Paid	2,615	54.08%
Partial Paid	808	16.71%
Unpaid	608	12.57%
Unpaid State Owned	0	
Over Paid	0	
Overpayment	0	

**Receipt Information**

Total Receipts	5,600,556.37	
Total Checks	5,585,313.16	99.73%
Total Cash	15,243.21	0.27%

Ogdensburg City School District  
**COLLECTION STATISTICS FOR 2015**

**Payments Collected**

Tax Payment	5,595,955.75
Late Fee	4,600.62
Installment Fee	0.00
ISF Fee Paid	0.00
Reminder Fee Paid	0.00
Over/Short Total	0.00

**Collector Information**

<i>Collected by</i>	<i>Tax Due</i>	<i>Late Fee</i>	<i>Inst. Fee</i>	<i>ISF/Reminder</i>	<i>Over/Short</i>	<i>Total Amount</i>
Tax Collector	5,595,955.75	4,600.62	0.00	0.00	0.00	5,600,556.37



NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE  
OFFICE OF REAL PROPERTY TAX SERVICES

RP-554 (9/04)

APPLICATION FOR CORRECTED TAX ROLL  
FOR THE YEAR 20 15

**Part I:** To be completed in duplicate by Applicant. APPLICANT MUST SUBMIT BOTH COPIES TO COUNTY DIRECTOR OF REAL PROPERTY TAX SERVICES. (In Nassau and Tompkins Counties, submit to Chief Assessing Officer). NOTE: To be used only prior to expiration of warrant for collection. For wholly exempt parcel, attach statement signed by assessor or majority of board of assessors substantiating that assessor(s) have obtained proof that parcel should have been granted tax exempt status on tax roll.

Woodbranch Seaway LLC

1a. Name of Owner

525 Plum Street, Ste 100

Syracuse, NY 13204

1b. Mailing Address

Retail Plaza (SBL#59.024-4-9.1)

Day 315 218-1104

Evening ( )

2. Telephone Number

703 Canton Street, Oswegatchie, NY

3. Parcel Location (if different than 1b.)

4. Description of real property as shown on tax roll or tax bill (Include tax map designation)

5. Account No. SBL#59.024-4-9.1; Acct#1-88-15

6. Amount of taxes currently billed \$48,465.42

7. I hereby request a correction of tax levied by Ogdensburg City School District  
(county/city/school district; town in Westchester County; non-assessing unit village)

for the following reasons (use additional sheets if necessary): Assessment should have been lowered due to  
court ordered settlement to \$1,265,000

9/25/15

Date

Signature of Applicant

**PART II:** For use by COUNTY DIRECTOR: Attach written report (including documentation of error in essential fact) and recommendation. Indicate type of error and paragraph of subdivision 2, 3 or 7 of Section 550 under which error falls.

Date application received: \_\_\_\_\_ Period of warrant for collection of taxes: \_\_\_\_\_

Last day for collection of taxes without interest: \_\_\_\_\_

Recommendation: ☐ Approve application\* ☐ Deny Application

Date

Signature of County Director

\*☐ If box is checked, this copy is for assessor and board of assessment review of city/town/village of \_\_\_\_\_  
which are to consider attached report and recommendation as equivalent to petition filed pursuant to section 553.

**PART III:** For use by TAX LEVYING BODY or OFFICIAL DESIGNATED BY RESOLUTION \_\_\_\_\_:  
(Insert Number or Date)

\_\_\_\_ APPLICATION APPROVED

Amount of taxes currently billed: \$ 48,465.42

Notice of approval mailed to applicant on (enter date): \_\_\_\_\_

Corrected tax: \$ \_\_\_\_\_

Order transmitted to collecting officer on (enter date): \_\_\_\_\_

\_\_\_\_ APPLICATION DENIED Reason: \_\_\_\_\_

Seal of Office

Date

Signature of Chief Executive Officer  
or Official Designated by Resolution

**LAW OFFICE OF BRUCE S. ZEFTEL**  
4043 Maple Road, Suite 104B  
Buffalo, New York 14226-1057

Bruce S. ZefTEL  
Tel: 716-381-9141  
Fax: 716-408-9558  
Wireless: 716-866-8063  
Email: bzefTEL@zefTEL.com

January 15, 2015

Nash, Palm and LeMay  
Charles Nash, Esq.  
113 Main Street - PO Box 529  
Canton, New York 13617

Ferrara, Fiorenza, Larrison, Barrett & Reitz  
Katherine E. Gavett, Esq.  
5010 Campuswood Drive  
East Syracuse, NY 13057

Assessor  
Town of Oswegatchie  
Town Hall  
51 State Street  
Heuvelton, New York 13654

St. Lawrence County Treasurer  
County Courthouse  
48 Court Street  
Canton, New York 13617

Ogdensburg School District  
Superintendent of Schools  
1100 State Street  
Ogdensburg, New York 13669

Re: BL-Ogdensburg LLC v Town of Oswegatchie  
IAS #44-1-2010-0500 - Index No. 134124  
IAS #44-1-2011-0506 - Index No. 136504  
IAS #44-1-2012-0479 - Index No. 139389

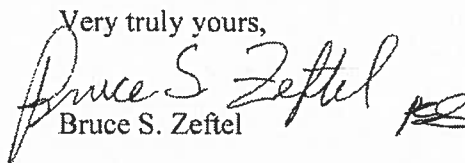
701-723 Canton Street Holdings LLC v Town of Oswegatchie  
IAS #44-1-2013-0449 - Index No. 141614  
IAS #44-1-2014-0438 - Index No. 143934

To the Above:

I am enclosing for service upon each of you a copy of the Order of the Supreme Court, St. Lawrence County granted by the Hon. David Demarest, J.S.C., which was entered in the St. Lawrence County Clerk's Office on January 9, 2015.

I demand that the Town, School District, County along with all Special Districts audit and refund any taxes and payments made by the petitioner, against the original assessment in excess of what said items should have been under the Order within thirty (30) days. Kindly mail the checks to me and make the checks payable to **MJI Consulting Group, LLC**.

Very truly yours,

  
Bruce S. ZefTEL



At a Motion Term of the Supreme Court held in and for the County of St. Lawrence, Canton, New York, on the 9 day of JAN, 2015

PRESENT: HON. DAVID DEMAREST, J.S.C.  
Justice Presiding

STATE OF NEW YORK  
SUPREME COURT COUNTY OF ST. LAWRENCE

DUPLICATE  
ORIGINAL  
FILED

701-723 CANTON STREET HOLDINGS, LLC

*Petitioner,*

vs.

ORDER OF SETTLEMENT

ASSESSOR FOR THE TOWN OF OSWEGATCHIE,  
NY, BOARD OF ASSESSMENT REVIEW FOR THE  
TOWN OF OSWEGATCHIE, NY, AND THE TOWN  
OF OSWEGATCHIE, NY,

Index No. CV 2010-0134124  
CV 2011-0136504  
CV-2012-0139380  
CV-2013-0141614  
CV-2014-0143934

*Respondents.*

Address: 723 Canton; Seaway Shopping Center

IAS# 44-1-2010-0560  
44-1-2011-0566  
44-1-2012-0479  
44-1-2013-0449  
44-1-2014-0438

The Petitioner having commenced these proceedings under Article 7 of the Real Property Tax Law to review the assessment of that portion of a certain parcel of real property commonly known as the Seaway Shopping Center, located in the Town of Oswegatchie, NY, (SBL Number 59.24-4-9.1) for the taxable status date for the years 2010-2014, and the parties having proposed that this proceeding be settled upon the terms and conditions set forth in the annexed Stipulation of Settlement entered into between the attorneys for the respective parties; and upon reading said Stipulation of Settlement, it is

ORDERED, that the settlement as set forth in the Stipulation of Settlement executed by the attorneys for the respective parties is hereby approved and the Town, School District, and County and their special districts are directed to abide by the terms of the Stipulation of Settlement and that these proceedings are consolidated under Index No. CV-2014-0143934 and discontinued, except this Court will retain jurisdiction to enforce the terms of the Stipulation.

DATED: JAN 9, 2015  
Canton, New York

2015 JAN - 9 1:30

  
HON. DAVID DEMAREST, J.S.C.

CLERKS OFF.  
ST. LAW. CO.  
JAN 9 2015

STATE OF NEW YORK  
SUPREME COURT COUNTY OF ST. LAWRENCE

701-723 CANTON STREET HOLDINGS, LLC

*Petitioner,*

vs.

**STIPULATION OF  
SETTLEMENT**

**ASSESSOR FOR THE TOWN OF OSWEGATCHIE,  
NY, BOARD OF ASSESSMENT REVIEW FOR THE  
TOWN OF OSWEGATCHIE, NY, AND THE TOWN  
OF OSWEGATCHIE, NY,**

Index No. CV 2010-0134124  
CV 2011-0136504  
CV-2012-0139380  
CV-2013-0141614  
CV-2014-0143934

*Respondents.*

**Address: 723 Canton; Seaway Shopping Center**

**IT IS HEREBY STIPULATED AND AGREED**, by and between the attorneys for the respective parties hereto that a proposed Order, a copy of which is attached hereto, shall be made and entered approving this settlement and discontinuing the above entitled tax certiorari proceeding to review the assessment regarding certain real property commonly known as the Seaway Shopping Center, located in the Town of Oswegatchie, NY, (SBL Number 59.24-4-9.1) for the taxable status date for the years 2010-2014 and that said assessment be corrected and reduced as follows:

<u>Column 1</u>	<u>Column 2</u>	<u>Column 3</u>
Taxable Status Date	Original Assessment	Corrected Assessment
March 1, 2010	\$1,850,000	\$1,427,524
March 1, 2011	\$1,850,000	\$1,413,005
March 1, 2012	\$1,850,000	\$1,495,000
March 1, 2013	\$1,850,000	\$1,495,000
March 1, 2014	\$1,850,000	\$1,265,000

**IT IS FURTHER STIPULATED AND AGREED**, that the assessment of Petitioner's property under SBL 59.24-4-9.2, which was challenged for the taxable status dates for the years 2010, 2011, 2012 and 2013 shall remain unchanged.

**IT IS FURTHER STIPULATED AND AGREED**, that with respect to the corrected and reduced assessment for the taxable status date for the year 2014 only, the refund by the Ogdensburg School District shall be calculated as if the assessment had been reduced to \$1,495,000, notwithstanding the actual reduction of the said assessment to \$1,265,000.

**IT IS FURTHER STIPULATED AND AGREED**, that there shall be audited, allowed and paid by the Town of Oswegatchie, the Ogdensburg School District, and the County of St. Lawrence, and their special districts to the Petitioner the amounts, if any, paid by said Petitioner its agents or representatives, as Town of Oswegatchie, Ogdensburg School District, and County of St. Lawrence, and their special districts, taxes and payments against the said original assessment of Petitioner's property in excess of what the taxes and payments should have been if the said assessment had been as reduced herein (with the adjustment for the Ogdensburg School District refund for the 2014 taxable status date only), and such refunds shall be without interest if paid within thirty (30) days of service of notice of entry of this Order with a demand to audit, and such refunds shall be made payable to "MJi CONSULTING GROUP, LLC", and mailed to Bruce S. Zefitel, Esq., 4043 Maple Road, Suite 104B, Buffalo, New York 14226-1057.

**IT IS FURTHER STIPULATED AND AGREED**, that the officer or officers having the custody of the assessment roll upon which the above-mentioned and taxes levied thereon are entered, should correct the said entries in conformity with this Stipulation and annexed Order.

**IT IS FURTHER STIPULATED AND AGREED**, that §727 of the Real Property Tax Law of the State of New York applies to this settlement for the taxable status dates for the years 2015, 2016 and 2017.

**IT IS FURTHER STIPULATED AND AGREED**, that this Agreement may be signed in counterpart and that the proceedings be consolidated under Index No. CV-2014-0143934 and, as such, be discontinued except that the Court shall retain jurisdiction to enforce the terms of this settlement.

Dated: 12/15 2014

**LAW OFFICE OF BRUCE S. ZEFTTEL**

By: [Signature]  
Bruce S. Zefitel, Esq.

*Attorneys for Petitioner*  
4043 Maple Road - Suite 104B  
Buffalo, New York 14226-1057

Dated: \_\_\_\_\_, 2014

**FERRARA, FIORENZA, LARRISON,  
BARRETT & REITZ, P.C.**

By: \_\_\_\_\_  
Katherine E. Gavett, Esq., Esq.

*Attorneys for Respondent School*

Dated: Nov. 12 2014

**NASH, PALM AND LEMAY**

By: [Signature]  
Charles Nash, Esq.

*Attorneys for Respondent Town*  
PO Box 529  
Canton, New York 13617

**IT IS FURTHER STIPULATED AND AGREED**, that there shall be audited, allowed and paid by the Town of Oswegatchie, the Ogdensburg School District, and the County of St. Lawrence, and their special districts to the Petitioner the amounts, if any, paid by said Petitioner its agents or representatives, as Town of Oswegatchie, Ogdensburg School District, and County of St. Lawrence, and their special districts, taxes and payments against the said original assessment of Petitioner's property in excess of what the taxes and payments should have been if the said assessment had been as reduced herein (with the adjustment for the Ogdensburg School District refund for the 2014 taxable status date only), and such refunds shall be without interest if paid within thirty (30) days of service of notice of entry of this Order with a demand to audit, and such refunds shall be made payable to "MJi CONSULTING GROUP, LLC", and mailed to Bruce S. Zefitel, Esq., 4043 Maple Road, Suite 104B, Buffalo, New York 14226-1057.

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Dated: \_\_\_\_\_ 2014

**LAW OFFICE OF BRUCE S. ZEFTEL**

By: \_\_\_\_\_  
Bruce S. Zefitel, Esq.

*Attorneys for Petitioner*  
4043 Maple Road - Suite 104B  
Buffalo, New York 14226-1057

Dated: \_\_\_\_\_ 2014

**NASH, PALM AND LEMAY**

By: \_\_\_\_\_  
Charles Nash, Esq.

*Attorneys for Respondent Town*  
PO Box 529  
Canton, New York 13617

Dated: Jan 6, 2015

**FERRARA, FIORENZA, LARRISON,  
BARRETT & REITZ, P.C.**

By: Katherine E. Gavett, Esq.  
Katherine E. Gavett, Esq., Esq.

*Attorneys for Respondent School*

5010 Campuswood Drive  
East Syracuse, New York 13057

Make Check, Drafts or Money Order Payable To:

ALANE FARRELL, SCHOOL TAX COLLECTOR  
OGDENSBURG CITY SCHOOL DISTRICT  
C/O COMMUNITY BANK, NA, 320 FORD ST  
OGDENSBURG, NY 13669

# 2016-2016 SCHOOL TAX BILL OGDENSBURG CITY CENTRAL SCHOOL

BILL NO.	SEQUENCE NO.	PAGE NO.	ROLL SECT.	ACCOUNT NO.
000880		12838	1	1-88-15
FISCAL YEAR		WARRANT DATED	BANK CODE	SWIS CODE
07/01/2015 - 09/30/2016		09/02/2015		408489
ESTIMATED STATE AID			SEE REVERSE SIDE FOR MORE INFORMATION	
SCHOOL 28,276,163			COUNTY 0	

## IN PERSON COLLECTION

AT COMMUNITY BANK  
320 FORD STREET (LOBBY ONLY)  
MON-THURS: 9AM-3PM  
FRI: 9AM-5PM

Woodbranch Seaway, LLC  
18 E 50th Street  
New York, NY 10022

## FOR YOUR INFORMATION

FOR QUESTIONS ON THIS BILL CALL THE OGDENSBURG SCHOOL TAX COLLECTOR PH: 315-393-0800 EXT 1801. THIS TAX CAN BE PAID IN 2 INSTALLMENTS, 1/2 OR 50% MUST BE PAID ON OR BEFORE 10/02/2015, THE REMAINDER IS DUE ON OR BEFORE 1/08/2016. INSTALLMENT OPTION NOT AVAILABLE UNLESS 1ST PAYMENT IS MADE BY 10/02/2015. FOR AMOUNT DUE AFTER 1/08/2016 CONTACT THE ST. LAWRENCE COUNTY TREASURER'S OFFICE PH:315-379-2234.

Your assessor is: MARK SCHNORR phone:(315)-344-2400

STAR exemptions apply ONLY to school taxes. You may be eligible for an exemption on a future tax bill. For information call your assessor.

Exemption / Purpose	Value	Full Value Estimate	Exemption / Purpose	Value	Full Value Estimate

PROPERTY DESCRIPTION AND LOCATION		PROPERTY ASSESSMENTS	
<b>TAX MAP NO.</b>	408489 59.024-4-9.1	The assessor estimated the full market value of this property as of 07/01/2014 was \$ 1850000	
<b>LOCATION</b>	703 Canton St	The uniform percentage of value used to establish assessments in your municipality was 100.00%	
<b>DIMENSIONS</b>	FR: 0.00 D: 0.00 A: 4.60	The total assessment value of the property is: \$ 1850000	
<b>SCHOOL DIST.</b>	Ogdensburg	Star Savings: \$ 0.00	
<b>PROPERTY CLASS</b>	451	* Note: This year's STAR tax savings generally may not exceed last years by more than 2%. Taxable Value is before STAR.	

LEVY DESCRIPTION	TOTAL TAX LEVY	PERCENT OF CHARGES TO BE PAID BY PROPERTY OWNER	TAXABLE VALUE ADJUSTED FOR EXEMPTIONS	TAX RATE PER \$1000	TAX AMOUNT
Ogdensburg School	9,824,458	2.2	1,850,000.00	28.197527	48,465.42

## LATE PAYMENT - PENALTY SCHEDULE ON TOTAL TAX DUE

If Paid By	Penalty/Interest	Total Due
11/03/2015	989.31	49434.73
12/03/2015	1453.96	49919.38
01/08/2016	1938.62	50404.04

## TOTAL TAX

**\$48,465.42**

Due By: 10/02/2015

DETACH AND RETURN THE APPROPRIATE STUB WITH YOUR PAYMENT

Bill No. 000880 Account No. 1-88-15  
Tax Map No. 408489 59.024-4-9.1  
Location 703 Canton St  
Woodbranch Seaway, LLC  
18 E 50th Street  
New York, NY 10022

Bank Code  
Make Payable and Mail Entire Payment To:  
ALANE FARRELL, SCHOOL TAX COLLECTOR  
OGDENSBURG CITY SCHOOL DISTRICT  
C/O COMMUNITY BANK, NA, 320 FORD ST  
OGDENSBURG, NY 13669

☐ Check here if receipt required

TO PAY IN FULL: Full Payment Option - Cut Here And Return

**\*40648959.024-4-9.1\***

DUE BY	AMOUNT
10/02/2015	\$48,465.42

Bill No. 000880 Account No. 1-88-15  
Tax Map No. 408489 59.024-4-9.1  
Location 703 Canton St  
Woodbranch Seaway, LLC  
18 E 50th Street  
New York, NY 10022

Bank Code  
Make Payable and Mail 2ND Installment To:  
ALANE FARRELL, SCHOOL TAX COLLECTOR  
OGDENSBURG CITY SCHOOL DISTRICT  
C/O COMMUNITY BANK, NA, 320 FORD ST  
OGDENSBURG, NY 13669

☐ Check here if receipt required

2ND Installment- Cut Here And Return

**\*40648959.024-4-9.1\***

DUE BY	AMOUNT
01/08/2016	\$24,232.71

Bill No. 000880 Account No. 1-88-15  
Tax Map No. 408489 59.024-4-9.1  
Location 703 Canton St  
Woodbranch Seaway, LLC  
18 E 50th Street  
New York, NY 10022

Bank Code  
Make Payable and Mail 1ST Installment To:  
ALANE FARRELL, SCHOOL TAX COLLECTOR  
OGDENSBURG CITY SCHOOL DISTRICT  
C/O COMMUNITY BANK, NA, 320 FORD ST  
OGDENSBURG, NY 13669

☐ Check here if receipt required

1ST Installment- Cut Here And Return

**\*40648959.024-4-9.1\***

DUE BY	AMOUNT
10/02/2015	\$24,232.71