



Fredonia Place at Williamsville

Section I: Applicant Background Information

Applicant Information - Company Receiving Benefit

Project Name	Fredonia Place at Williamsville
Applicant Name	The Tzetzco Companies LLC
Applicant Address	491 Delaware Avenue
Applicant Address 2	
Applicant City	Buffalo
Applicant State	New York
Applicant Zip	14202
Phone	7168541930
Fax	7168548990
E-mail	nbt@tzetzco.com
Website	tzetzco.com
Federal ID#	TBA
NAICS Code	62311
Will a Real Estate Holding Company be utilized to own the Project property/facility	Yes
What is the name of the Real Estate Holding Company	TBD
Federal ID#	TBD
State and Year of Incorporation/Organization	New York, 2019
List of stockholders, members, or partners of Real Estate Holding Company	Nicholas B. Tzetzco Dimitri J. Tzetzco Nicole R. Tzetzco and others TBD

Individual Completing Application

Name	Nicholas B. Tzetzco
Title	Managing Partner
Address	491 Delaware Avenue
Address 2	
City	Buffalo
State	New York
Zip	14202

Phone

7168541930

Fax

7168548990

E-Mail

nbt@tsetzo.com

Company Contact (if different from individual completing application).

Name
Title
Address
Address 2
City
State
Zip
Phone
Fax
E-Mail

Company Counsel

Name of Attorney Sean Hopkins
Firm Name
Address 5500 Main Street, Suite 343
Address 2
City Williamsville
State New York
Zip 14221
Phone 7165104338
Fax 7164242171
E-Mail shopkins@hsr-legal.com

Identify the assistance being requested of the Agency.

Exemption from Sales Tax Yes
Exemption from Mortgage Tax Yes
Exemption from Real Property Tax Yes
Tax Exempt Financing* No

* (typically for not-for-profits & small qualified manufacturers)

Business Organization

Type of Business Partnership
Type of Ownership
Year Established 2019
State of Organization New York

List all stockholders, members, or partners with % of ownership greater than 20%

Please include name and % of ownership.

Nicholas B. Tzetzio, TBD% Dimitri J. Tzetzio, TBD% Nicole R. Tzetzio, TBD%

Applicant Business Description

Describe in detail company background, products, customers, goods and services. Description is critical in determining eligibility

We are purchasing the Sisters of St. Francis unlicensed assisted living facility at 201 Reist Street with the intention of performing a major interior renovation (approximately \$6,000,000) and receiving New York State Department of Health Adult Home and ALR licensure to operate a fully licensed AL facility that will serve both Sister and non-Sister residents of Western New York.

Estimated % of sales within Erie County	100
Estimated % of sales outside Erie County but within New York State	0
Estimated % of sales outside New York State but within the U.S.	0
Estimated % of sales outside the U.S.	0

(*Percentage to equal 100%)

What percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Erie County? Include list of vendors, raw material suppliers and percentages for each. Provide supporting documentation of the estimated percentage of local purchases

We will provide more detail on this as our operational plan proceeds towards completion. Our practice in our other facilities is to use local vendors to the maximum extent practical and possible.

Section II: Eligibility Questionnaire - Project Description & Details

Project Location

Municipality or Municipalities of current operations

Assisted Living: Fredonia Place, Fredonia, NY, Chautauqua County

Will the Proposed Project be located within a Municipality identified above?

No

In which Municipality will the proposed project be located

Town of Amherst, County of Erie

Address

201 Reist Street

Will the completion of the Project result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the project occupant located within the state?

No

If the Proposed Project is located in a different Municipality than that Municipality in which current operations are being undertaken, is it expected that any of the facilities in any other Municipality will be closed or be subject to reduced activity?

No

(If yes, you will need to complete the Retail Section of this application)

SBL Number for Property upon which proposed Project will be located

68.04-1-15.11

What are the current real estate taxes on the proposed Project Site

\$11,007.17

Assessed value of land

\$1,570,000

Assessed value of building(s)

\$3,180,000

Are Real Property Taxes current?

Yes

If no please explain

Town/City/Village of Project Site

Amherst

School District of Project Site

Williamsville Central School District

Does the Applicant or any related entity currently hold fee title to the Project site?

No

If No, indicate name of present owner of the Project Site

Sisters of St. Francis of the Newmann Communities

Does Applicant or related entity have an option/contract to purchase the Project site?

Yes

Describe the present use of the Proposed Project site

CF- Religious (rezoning pending)

Please provide narrative of the proposed project and the purpose of the proposed project (new build, renovations, and/or equipment purchases). Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility)

We are purchasing the Assisted Living facility located at 201 Reist Street from the Sisters of St. Francis of the Newmann Communities following a competitive LOI and due diligence process conducted by the Sisters. When the Sisters developed this AL facility in 1999, they did so with the specific intent to identify a successor owner/operator to purchase the facility from them once they could no longer care for themselves. This time has arrived. Our purchase allows the Sisters to remain in their home while we perform substantial (approximately \$6,000,000) interior renovations and license the facility with the Department of Health. These changes and licensure will accommodate the admission of non-Sister senior assisted living residents into an expanded number of units (99). Our work will produce a substantial increase in employees working at the facility as detailed herein, and new senior residents moving into the facility from greater Western New York.

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

Describe the reasons why the Agency's Financial Assistance is necessary and how the Financial Assistance enables the company to undertake the Project to facilitate investment, job creation and/or job retention. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary)

The Town of Amherst IDA financial assistance is crucial for this project. Because we are forced to invest such a substantial (approximately \$6,000,000) amount into construction required to bring the building up to modern standards and NYS Department of Health regulatory compliance, the IDA assistance makes this project feasible in light of the competitive seniorcare environment and increasing wage pressures.

Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency

Yes

If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and Erie County?

We have invested a very significant amount in internal time, 3rd party paid consultants, and non-refundable earnest money deposits. Should we be unable to obtain financial assistance, we would incur a very serious loss. More importantly, the Sisters would be placed in danger of losing their property as their occupants become more frail and pass away while their fixed costs of facility and care increase.

Will project include leasing any equipment?

Yes

If yes, please describe equipment and lease terms.

There will be use of leased equipment during the construction phase and TBA for the building FF&E.

Site Characteristics

Will the Project meet zoning/land use requirements at the proposed location?

No

Describe the present zoning/land use

The property is zoned CF, pursuant to a permitted non-conforming use pursuant to a 2015 Town regulatory change which removed assisted living from acceptable CF uses. The Sisters of St. Francis from the facility's inception have operated an unlicensed assisted living facility caring exclusively for themselves.

Describe required zoning/land use, if different

MFR-7 rezoning is crucial to allow us to renovate and license the facility as a New York State Adult Home and ALR assisted living. We are confident that we will be successful in rezoning.

If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements

We are currently collaborating with the Sisters of St. Francis of the Newmann Communities to correct the zoning to reflect the past, current and future assisted living use of the property. We have applied for rezoning to MFR-7, as it is the only Town of Amherst zoning classification that allows assisted living.

Is the proposed Project located on a site where the known or potential presence of contaminants is complicating the development/use of the property?

No

If yes, please explain

Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed Project Site?

Yes

If yes, please provide a copy.

Have any other studies, or assessments been undertaken with respect to the proposed Project Site that indicate the known or suspected presence of contamination that would complicate the site's development?

No

If yes, please provide copies of the study.

If you are purchasing new machinery and equipment, does it provide demonstrable energy efficiency benefits?

Yes. We will be using entirely high-efficiency HVAC and lighting systems controlled by a new next-generation building systems control unit.

You may also attach additional information about the machinery and equipment at the end of the application.

Does or will the company or project occupant perform research and development activities on new products/services at the project location?

No

If yes, please explain.

What percentage of annual operating expenses are attributed to the above referenced research and development activities?

N/A

Select Project Type for all end users at project site (you may check more than one)

Will customers personally visit the Project site for either of the following economic activities? If yes with respect to either economic activity indicated below, complete the Retail Determination contained in Section IV of the Application.

Please check any and all end uses as identified below.

Retail Sales No **Services** No

For purposes of this question, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4) (i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

No Manufacturing

No Multi-Tenant

No Mixed Use

No Acquisition of Existing Facility

No Commercial

No Facility for the Aging

No Housing

No Back Office

No Civic Facility (not for profit)

No Equipment Purchase

No Retail

No Other

Project Information

Estimated costs in connection with project

Land and/or Building Acquisition

\$ 6,079,135 107,441 square feet acres

New Building Construction

\$ 0 square feet

New Building addition(s)

\$ 0 square feet

Infrastructure Work

\$ 0

Renovation

\$ 6,178,542 square feet

Manufacturing Equipment

\$ 0

Non-Manufacturing Equipment: (furniture, fixtures, etc.)

\$ 0

Soft Costs: (professional services, etc.)

\$ 358,446

Other Cost

\$ 500,000

Explain Other Costs

We are budgeting an initial operating deficit fund in the event of any unanticipated expenses or losses that may arise from the operation of the facility.

Total Cost

\$ 13,116,123

Project Refinancing: estimated amount (for refinancing of existing debt only)

\$ 0

Have any of the above costs been paid or incurred as of the date of this Application?

Yes

If Yes, describe particulars:

We have paid non-refundable earnest money deposits and legal fees for contract and Department of Health work.

Sources of Funds for Project Costs:

Equity (excluding equity that is attributed to grants/tax credits):

\$ 3,279,031

Bank Financing:

\$ 9,837,092

Tax Exempt Bond Issuance (if applicable):

\$ 0

Taxable Bond Issuance (if applicable):

\$ 0

Public Sources (Include sum total of all state and federal grants and tax credits):

\$ 0

Identify each state and federal grant/credit:

Total Sources of Funds for Project Costs:

\$13,116,123

Has a financing preapproval letter or loan commitment letter been obtained?

No

Mortgage Recording Tax Exemption Benefit:

Estimated Mortgage Amount (Sum total of all financing – construction and bridge).

***Amount of mortgage, if any, that would be subject to mortgage recording tax.**

\$ 9,837,092

Lender Name, if Known

TBA

Estimated Mortgage Recording Tax Exemption Benefit (% of estimated mortgage amount stated above):

\$73,778

Construction Cost Breakdown:

Total Cost of Construction

\$ 6,178,542 (sum of 2,3,4,5, and/or 7 in Question K, above)

Cost for materials

\$ 3,089,271

% sourced in Erie County

90%

% sourced in State

100% (including Erie County)

Gross amount of costs for goods and services that are subject to State and local sales and use tax- said amount to benefit from the Agency's sales and use tax exemption benefit

\$ 3,089,271

Estimated State and local Sales and Use Tax Benefit (product of 8.75% multiplied by the figure, above):

\$ 270,311

Real Property Tax Benefit:

Identify and describe if the Project will utilize a real property tax exemption benefit OTHER THAN the Agency's PILOT benefit:

For proposed facility please include # of sq ft for each of the uses outlined below

		Cost	% of Total Cost
Manufacturing/Processing	0 square feet	\$ 0	0
Warehouse	0 square feet	\$ 0	0
Research & Development	0 square feet	\$ 0	0
Commercial	0 square feet	\$ 0	0
Retail	0 square feet	\$ 0	0
	0	\$ 0	0

Office square feet
 Specify Other 107,441 square feet \$ 0 0

If you are undertaking new construction or renovations, are you seeking LEED certification from the US Green Building Council?

No

If you answered yes to question above, what level of LEED certification do you anticipate receiving? (Check applicable box)

<BLANK>

Provide estimate of additional construction cost as a result of LEED certification you are seeking

N/A

Will project result in significant utility infrastructure cost or uses

No

What is your project timetable (Provide dates)

Start date : acquisition of equipment or construction of facilities

3/1/2019

End date : Estimated completion date of project

2/28/2020

Project occupancy : estimated starting date of operations

3/1/2019

Have construction contracts been signed?

No

Have site plans been submitted to the appropriate planning department for approval?

No

Has the Project received site plan approval from the appropriate planning department?

No

Is project necessary to expand project employment?

Yes

Is project necessary to retain existing employment?

Yes

Employment Plan (Specific to the proposed project location):

	Current # of jobs at proposed project location or to be relocated at project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PT jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PT jobs to be CREATED upon TWO years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PT jobs to be created upon TWO Years after Project Completion **
Full time	15	15	22	22
Part time	21	21	16	16
Total	36	36	38	

** The Labor Market Area includes the Counties of Erie, Niagara, Genesee, Cattaraugus, Wyoming and

Chautauqua. For the purposes of this question, please estimate the number of FTE and PT jobs that will be filled, as indicated in the third column, by residents of the Labor Market Area, in the fourth column.

***By statute, Agency staff must project the number of FTE jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the TWO Year time period following Project completion. Agency staff converts PT jobs into FTE jobs by dividing the number of PT jobs by two (2).

If you estimated new job growth over the next 2 years, please provide a short description of how those estimates were calculated (i.e. jobs per square foot, new contracts/increased revenues, etc.)

We based our job projection numbers on 15 years of assisted living operation at our Fredonia Place, Fredonia NY location and applicable NYS Department of Health staffing levels.

Salary and Fringe Benefits for Jobs to be Retained and Created:

Category of Jobs to be Retained and Created	# of Employees Retained and Created	Average Salary for Full Time	Average Fringe Benefits for Full Time	Average Salary for Part Time (if applicable)	Average Fringe Benefits for Part Time (if applicable)
Management	9	\$ 20	\$ 4	\$ 0	\$ 0
Professional	4	\$ 16	\$ 4	\$ 0	\$ 0
Administrative	3	\$ 11	\$ 3	\$ 11	\$ 0
Production	0	\$ 0	\$ 0	\$ 0	\$ 0
Independent Contractor	0	\$ 0	\$ 0	\$ 0	\$ 0
Other	58	\$ 14	\$ 3	\$ 13	\$ 0

Employment at other locations in Erie County: (provide address and number of employees at each location):

Address	Full time	Part time	Total
	0	0	0
	0	0	0
	0	0	0

Will any of the facilities described above be closed or subject to reduced activity?

No

Payroll Information

Annual Payroll at Proposed Project Site

\$ 1,705,536

Estimated average annual salary of jobs to be retained (Full Time)

\$ 30,304

Estimated average annual salary of jobs to be retained (Part Time)

\$ 12

Estimated average annual salary of jobs to be created (Full Time)

\$ 32,207

Estimated average annual salary of jobs to be created (Part Time)

\$ 10,613

Estimated salary range of jobs to be created

From (Full Time)	\$ 24,960	To (Full Time)	\$ 60,000
From (Part Time)	\$ 6,926	To (Part Time)	\$ 17,316

Is the project reasonably necessary to prevent the project occupant from moving out of New York State?

Yes

If yes, please explain and identify out-of-state locations investigated

There is a risk that in the event the project failed to proceed, the Sisters of St. Francis of the Newmann Communities would vacate the property and relocate to one of their non-New York State facilities.

What competitive factors led you to inquire about sites outside of New York State?

Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies?

No

If yes, please indicate the Agency and nature of inquiry below

Do you anticipate applying for any other assistance for this project?

No

If yes, what type of assistance (Historic Tax Credits, 485(a), Grants, Utility Loans, Energy Assistance, Workforce Training)

ATTACHMENT TO AIDA APPLICATION FOR FINANCIAL ASSISTANCE

Local Labor Workforce Certification

Project applicants (the “Company”), as a condition to receiving Financial Assistance (including a sales tax exemption, mortgage recording tax exemption, real property tax abatement, and/or bond proceeds) from the Town of Amherst Industrial Development Agency (the “Agency”), will be required to utilize Local Labor, as defined below, for all projects involving the construction, expansion, equipping, demolition and/or remediation of new, existing, expanded or renovated facilities (collectively, the “Project”).

Local Labor Defined

Local Labor is defined as individuals residing in Erie County, Niagara County, Chautauqua County, Cattaraugus County, Allegany County, Wyoming County, Genesee County, and Orleans County (collectively, the “Local Labor Area”).

Local Labor Requirement

At least 90% of all Project employees of the general contractor, subcontractor, or subcontractor to a subcontractor (collectively, the “Workers”) working on the Project must reside within the Local Labor Area. Companies do not have to be local companies as defined herein, but must employ local Workers residing within the Local Labor Area to qualify under the 90% local labor criteria.

It is understood that at certain times, Workers residing within the Local Labor Area may not be available with respect to a Project. Under this condition, the Company is required to contact the Agency to request a waiver of the Local Labor Requirement (the “Local Labor Waiver Request”) based on the following circumstances:

- (i) Warranty issues related to installation of specialized equipment whereby the manufacturer requires installation by only approved installers;
- (ii) Specialized construction for which Local Labor Area Workers are not available;
- (iii) Documented lack of Workers meeting the Local Labor Area requirement. The Agency shall evaluate the Local Labor Waiver Request and make its determination related thereto based upon the supporting documentation received with such waiver request; or
- (iv) Significant cost differentials in bids whereby use of Local Labor significantly increases the cost of the project. A cost differential of 25% is deemed significant.

Local Labor Reporting Requirement

Companies authorized to receive Financial Assistance from the Agency will be required to file or cause to be filed a Local Labor Utilization Report (the "Report") on such form as made available by the Agency, and as directed by the Agency, which will identify, for each Worker, the city, town, or village and associated zip code that each such Worker is domiciled in. The Report shall be submitted to the Agency as follows: (i) immediately prior to commencement of construction activities; and (ii) on or by the next following quarterly dates of January 1, April 1, July 1, and October 1 and each quarterly date thereafter through the construction completion date.

In addition, the Agency, or its designated agents, shall have the right, during normal business hours, to examine and copy the applicable books and records of the Company and to perform spot checks of all Workers at the Project site to verify compliance with the Local Labor Requirement throughout the construction period.

Enforcement

If Agency staff determines that: (i) the Local Labor Requirement is not being met; or (ii) Agency staff, upon use of its reasonable discretion, discovers or becomes aware of a compliance issue related to the Local Labor Requirement, then written notice of said Local Labor Requirement violation (the "Notice of Violation") shall be provided to the Company. The Company shall have 10 business days thereafter to either: (i) provide written confirmation to the Agency indicating that it has cured the violation and is now in compliance with the Local Labor Requirement; (ii) submit the Local Labor Waiver Request as described above; or (iii) confirm in writing its inability to meet the Local Labor Requirement. If the Company does not respond to the Agency's Notice of Violation, or if the Company confirms its inability to meet the Local Labor Requirement then the Agency shall immediately terminate any and all Financial Assistance being provided to the Project in accordance with the terms of the underlying agreements between the Agency and the Company with respect to the Project. If a Local Labor Waiver Request is submitted and the Agency declines to issue the requested waiver, then the Company shall have 10 business days after receipt of the notice of the waiver request denial to provide written confirmation to the Agency indicating that it has cured the violation and is now in compliance with the Local Labor Requirement. If the Agency does not receive such confirmation, the Agency shall then immediately terminate any and all Financial Assistance being provided to the Project in accordance with the terms of the underlying agreements between the Agency and the Company with respect to the Project.

June 21, 2013

The foregoing terms have been read, reviewed and understood by the Company and all appropriate personnel. The undersigned agrees and understands that the information contained herein must be transmitted and conveyed in a timely fashion to all applicable subcontractors, suppliers and materialmen. Furthermore, the undersigned realizes and understands that failure to abide by the terms herein could result in the Agency revoking all or any portion of Financial Assistance, whether already received or to be received by the Company, as it deems reasonable in its sole discretion for any violation hereof.

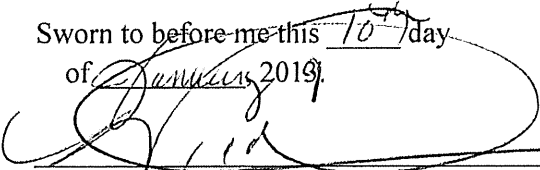
NAME OF COMPANY (To be formed)

By: _____

Name: Nicholas B. Tzetzio

Title: Managing Partner

Sworn to before me this 10th day
of January 2013.



Notary Public

NICOLE R. TZETZO
Notary Public, State Of New York
Qualified In Erie County
No. 02TZ6064552
Commission Expires 12/31/20
12/6/21

WRITE YOUR PHONE # ON
 OUR CHECK AND MAKE IT
 PAYABLE TO:
 ARJORY JAEGER
 AMHERST TOWN CLERK
 583 MAIN ST.
 WILLIAMSVILLE, NY 14221
 PHONE (716) 631-7021
 www.amherst.ny.us

**TOWN OF AMHERST
 COUNTY OF ERIE
 COUNTY AND TOWN TAX 2018**

JANUARY 1, 2018 THRU DECEMBER 31, 2018

OFFICE HOURS: 8 AM - 4:30 PM
 MONDAY - FRIDAY
 (see back for extended hours)
 TO PAY BY CREDIT CARD GO TO
 www.amherst.ny.us

** BILL NO. --- 43,651
 SBL. 68.04-1-15.11
 Sisters of St Francis of the
 Newmann Communities
 960 James St Fl 2
 Syracuse, NY 13203

026047

PROPERTY LOCATION
201 Reist St
ACRES OR DIMENSIONS
AC- 13.30
SWIS CLASS SCHOOL
142289 620 142203
RS BANK MORTGAGE
8

TAX SCHOOL CODE	UNIFORM % OF VALUE
	100.00
ASSESSED VALUE	FULL MARKET VALUE
4,750,000	4,750,000

TAXES DUE BY 02/15/2018

LEVY DESCRIPTION	TOTAL LEVY	% OF CHANGE	TAXABLE	RATE	TAX AMOUNT
Library Tax	24,422,489.00	2.0	.00	.417255	.00
County Service Tax	262,963,604.00	6.0	.00	4.645213	.00
General Town Tax	28,055,110.00	4.8	.00	2.587778	.00
Highway Tax	8,171,365.00	-5.1	.00	.818340	.00
2573 Cons Sewer A/CSSD	2,639,942.00	-18.8	4,750,000.00	.234233	1,112.61
2574 Cons Sewer A/CSSD		.0	2,897.00	3.265300	9,459.57
2749 Ex Cons Drain/CDD	588,974.00	10.2	9,248.00	.011955	110.56
2749 Ex Cons Drain/CDD	588,974.00	10.2	4,750,000.00	.068300	324.48

EXEMPTION	EQUALIZED VALUE	PURPOSE	FULL MARKET VALUE	TAX LEVIED - PAY THIS AMOUNT PAYABLE IN U.S. FUNDS ONLY	\$11,007.17
RELIGIOUS	4,750,000	ALL	4,750,000		

2018 LATE PAYMENT SCHEDULE ON TOTAL TAX DUE

Late Pay Dates:	Penalty Amount	Base Tax	Total Due
02/16/18-02/28/18	165.11	11,007.17	11,172.28
03/01/18-03/15/18	330.22	11,007.17	11,337.39
03/16/18-04/02/18	495.32	11,007.17	11,502.49
04/03/18-04/18/18	660.43	11,007.17	11,667.60

E-L	142289 68.04-1-15.11
BILL #	BANK #
43,651	142203

201 Reist St
 Sisters of St Francis of the
 Newmann Communities
 960 James St Fl 2
 Syracuse, NY 13203

**TOWN OF AMHERST
 2018 COUNTY & TOWN TAX DUE BY 02/15/2018**

TAX LEVIED - PAY THIS AMOUNT PAYABLE IN U.S. FUNDS ONLY	11,007.17
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42289142203043651021518000011007176



THIS SECTION FOR TAX OFFICE USE ONLY

IF REQUESTING RECEIPT, RETURN ENTIRE FORM AND CHECK HERE.
 IF RECEIPT IS NOT REQUIRED, DETACH STUB AT PERFORATION
 AND RETURN IT WITH PAYMENT.

026047

TOWN OF AMHERST: TOWN & COUNTY 2018 TAXES

FISCAL YEAR: 01/01/2018 to 12/31/2018 WARRANT DATE: 12/26/2017 STATE AID - COUNTY: \$0.00 TOWN: \$0.00

MAKE CHECK PAYABLE TO:

BANK	BILL NUMBER	PAGE
	043651	1 OF 1

MARJORY JAEGER
AMHERST TOWN CLERK
 5583 MAIN STREET
 WILLIAMSVILLE, NEW YORK 14221
 PHONE (716) 631-7021

TO PAY IN PERSON:
 Amherst Municipal Building
 Monday-Friday 8:00 AM - 4:30 PM
 February 14th and 15th 8AM - 6PM
 www.amherst.ny.us

PROPERTY INFORMATION:
TAX MAP #: 142289 68.04-1-15.11
 DIMENSION: 13.30 acres
 RS: 8 CLASS: 620
 ADDRESS: 201 Reist St
 SCHOOL: WILLIAMSVILLE
 FULL MARKET VALUE: 4750000.00
 UNIFORM % OF VALUE: 100.00
 ASSESSMENT: 4750000

PROPERTY OWNER:

Sisters of St Francis of the
 Newmann Communities
 960 James St Fl 2
 Syracuse, NY 13203

Exemption	Value	Full Value	Tax Purpose
RELIGIOUS	4750000.00	0.000	C/T/S

RECEIPT

If you feel the assessment on your property is too high, you have the right to file a grievance to lower it for future tax bills. For information, please contact the Town Assessor 716-631-7038 for the booklet "How to File a Complaint on Your Assessment" and to inquire about exemptions. Any reduction in assessment will NOT be reflected on this bill.

LEVY DESCRIPTION	TAX LEVY	% Change From Prior YR Levy	RATE	TAXABLE VALUE	AMOUNT DUE
LIBRARY TAX	24422489	2.0000	0.41725500	0.00	0.00
COUNTY SERVICE TAX	262963604	6.0000	4.64521300	0.00	0.00
GENERAL TOWN TAX	28055110	4.8000	2.58777800	0.00	0.00
HIGHWAY TAX	8171365	-5.1000	0.81834000	0.00	0.00
PARK CLUB FD 15	35949	9.3000	0.89633000	0.00	0.00
CONS SEWER A/CSSD	2639942	-18.8000	0.30000000	0.00	0.00
CONS SEWER A/CSSD	2639942	-18.8000	0.23423300	4750000.00	1112.61
CONS SEWER A/CSSD	0	0.0000	3.26530000	2897.0 Units	9459.57
EX CONS DRAIN/CDD	588974	10.2000	0.01195500	9248.0 Units	110.56
EX CONS DRAIN/CDD	588974	10.2000	0.06830000	4750000.00	324.43
EX CONS DRAIN/CDD	588974	10.2000	0.12672000	0.00	0.00

TOTAL TAXES DUE BY FEBRUARY 15, 2018: \$11007.17

PAYMENTS RECEIVED

Receipt#: 28710 Date Paid: 02/08/2018 Full Payment

Tax: 11007.17	Penalty: 0.00	Surcharge: 0.00	Notice Fee: 0.00	Ret. Check Fee: 0.00
Cash: 0.00	Check: 11007.17	Check #: 23605am		

Received from Sisters of St Francis of the - Via Counter: \$11007.17

TOTAL TAXES PAID TO DATE:	\$11007.17	PAID IN FULL
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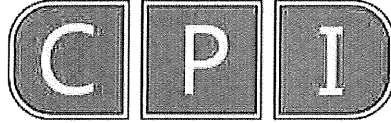
- Home Page
- Boards & Committees
- Budget & Financial

Keyword

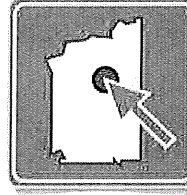
Search Our Site

Assessments

- Challenge Your Assessment
- Forms & Worksheets
- STAR Program
- Common Questions



Comprehensive Property Information



Taxes

- Pay Taxes Online
- Town / County Detail
- Two-Year History
- Common Questions

Find a Property

- Go Back
- New Search
- Residential Search

Property Inventory (Non-Residential)

Address	201 Reist St	Town or Village	Town of Amherst
Section, Block & Lot (SBL)	68.04-1-15.11	School District	Williamsville Central
Acreage	13.3	NY State School Tax Code	706
Property Type	Community Services	Fire District	
Description	Religious	Commercial Use	
		Cnvnt/rctory	76 Beds, 95,032 Sq Ft
		Non-contrib	9,603 Sq Ft

Assessment Data

Total Assessed Value	\$4,750,000
Land Assessed Value	\$1,570,000
Last Valid Sale Date	
Last Valid Sale Price	
Neighborhood Code	3

Exemptions or Adjustments

2018 Town / County Taxes

RELIGIOUS	\$4,750,000
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2017-2018 School Taxes

RELIGIOUS	\$4,750,000
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2018 Town / County Taxes

Tax Bill	\$11,007.17
Exemption Savings	\$40,225.79
True Tax Amount	\$51,232.96
Payment Amount	\$11,007.17
Payment Date	2/8/2018

2017-2018 School Taxes

Tax Bill	\$0.00
Exemption Savings	\$79,765.15
True Tax Amount	\$79,765.15
Payment Amount	\$0.00
Payment Date	

Tax Analysis

Combined Taxes	\$11,007.17
Town Portion	\$11,007.17 or 100%
County Portion	\$0.00 or 0%
School Portion	\$0.00 or 0%

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