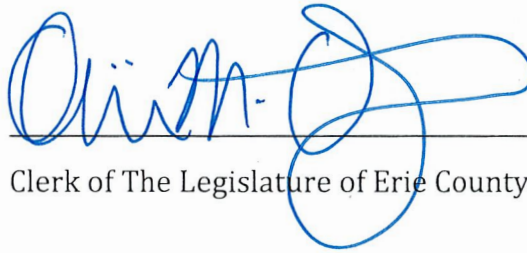


RECEIPT

This will acknowledge receipt of the Final 2026 Transit Mall
Service Charge Roll.



A handwritten signature in blue ink, appearing to read "Aimee", is written over a horizontal line.

Clerk of The Legislature of Erie County

Date: September 18, 2025



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 20 BROADWAY
PROPERTY NAME - LOT- PARKING
SBL - 1111300007004000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 12237
ASSESSED VALUE - 445100
EFFECTIVE VALUE - 445100
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	12237	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME UPWOOD REALTY ASSOCIATES
MAILING ADDRESS ROGER B SIMON
333 INTERNATIONAL DRIVE, SUI
WILLIAMSVILLE NY 14221

CONTACT: ROGER B SIMON 716-565-2100

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

UPWOOD REALTY ASSOCIATES
ROGER B SIMON
333 INTERNATIONAL DRIVE, SUITE B-4
WILLIAMSVILLE NY 14221



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 12 CHURCH
PROPERTY NAME - ST PAUL'S CATHEDRAL
SBL - 1116100002006000
NAME OF EXEMPTION - RELIGIOUS
GROSS AREA (IN SQ. FEET) - 21792
ASSESSED VALUE - 1257000
EFFECTIVE VALUE - 1257000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	21792	100.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME ST PAULS CHURCH
MAILING ADDRESS THE REVEREND TWILA SMITH
4 CATHEDRAL PARK
BUFFALO, NEW YORK 14202

CONTACT: TERESA CARTER 855-0900 EXT 5

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

ST PAULS CHURCH
THE REVEREND TWILA SMITH
4 CATHEDRAL PARK
BUFFALO, NEW YORK 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 46 CHURCH
PROPERTY NAME - VERIZON BUILDING
SBL - 1116100002013000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 318115
ASSESSED VALUE - 8135000
EFFECTIVE VALUE - 8135000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	176369	55.442
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	141746	44.558
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME VERIZON NEW YORK INC
MAILING ADDRESS DUFF & PHELPS
PO BOX 2749
ADDISON, TX 75001

CONTACT: MS. PEZINY 917-718-0960

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

VERIZON NEW YORK INC
DUFF & PHELPS
PO BOX 2749
ADDISON, TX 75001



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 92 CLINTON
PROPERTY NAME - LIBRARY
SBL - 1111300009001100
NAME OF EXEMPTION - COUNTY
GROSS AREA (IN SQ. FEET) - 260250
ASSESSED VALUE - 21470600
EFFECTIVE VALUE - 0
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	260250	100.000

OWNERS NAME COUNTY OF ERIE
MAILING ADDRESS KENNETH STONE, CFO
BUFFALO/ERIE COUNTY PUBLIC
1 LAFAYETTE SQ
BUFFALO, NEW YORK 14203

CONTACT: KENNETH STONE 716-858-7170

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

COUNTY OF ERIE
KENNETH STONE, CFO
BUFFALO/ERIE COUNTY PUBLIC LIBRARY
1 LAFAYETTE SQ
BUFFALO, NEW YORK 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 17 COURT
PROPERTY NAME - 17 COURT BUILDING
SBL - 1111300005008000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 49454
ASSESSED VALUE - 3264000
EFFECTIVE VALUE - 3264000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	21454	43.382
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	28000	56.618
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 17 COURT STREET LLC
MAILING ADDRESS 17 COURT STREET
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

17 COURT STREET LLC
17 COURT STREET
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 30 COURT
PROPERTY NAME - COURT STREET PARKING LOT
SBL - 1115300003003100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 11386
ASSESSED VALUE - 439100
EFFECTIVE VALUE - 439100
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	11386	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 4628 GROUP INC
MAILING ADDRESS WILLIAM PALADINO
295 MAIN ST, STE 700
BUFFALO NY 14203

CONTACT PERSON: WILLIAM PALADINO 854-0060

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

4628 GROUP INC
WILLIAM PALADINO
295 MAIN ST, STE 700
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 67 EAGLE EAST
PROPERTY NAME - ADAM RAMP
SBL - 1111300017001000
NAME OF EXEMPTION - CITY
GROSS AREA (IN SQ. FEET) - 538104
ASSESSED VALUE - 25774500
EFFECTIVE VALUE - 0
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	538104	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CITY OF BUFFALO
MAILING ADDRESS RAYMOND WAGNER
BUFFALO BOARD OF PARKING
CITY HALL
BUFFALO, NEW YORK 14203-222

CONTACT: RAYMOND WAGNER 716-851-5002

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CITY OF BUFFALO
RAYMOND WAGNER
BUFFALO BOARD OF PARKING RM 111
CITY HALL
BUFFALO, NEW YORK 14203-2224



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 53 EAGLE WEST
PROPERTY NAME - FLOWER TRIANGLE AT RATH
SBL - 1115300003006000
NAME OF EXEMPTION - CITY
GROSS AREA (IN SQ. FEET) - 448
ASSESSED VALUE - 91500
EFFECTIVE VALUE - 0
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	448	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CITY OF BUFFALO
MAILING ADDRESS DEPT OF PARKS & RECREATION
ANDREW RABB, DEPUTY COMMI
511 CITY HALL
BUFFALO NY 14202

CONTACT: ANDREW RABB 716-851-9672

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CITY OF BUFFALO
DEPT OF PARKS & RECREATION
ANDREW RABB, DEPUTY COMMISSIONER
511 CITY HALL
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 520 ELLICOTT
PROPERTY NAME - 520 ELLICOTT STREET
SBL - 1113100013001110
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 30784
ASSESSED VALUE - 3643000
EFFECTIVE VALUE - 3643000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	26272	85.343
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	4512	14.657
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME BUFFALO HIGH TECHNOLOGY C
MAILING ADDRESS 100 CORPORATE PARKWAY STE
AMHERST NY 14226

CONTACT: VIRGINIA HENDERSON 716-834-5000 # 528

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

BUFFALO HIGH TECHNOLOGY CENTRE
100 CORPORATE PARKWAY STE 500
AMHERST NY 14226



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 90 ERIE
PROPERTY NAME - MARINE DRIVE PARKING
SBL - 1111700015001000
NAME OF EXEMPTION - CITY
GROSS AREA (IN SQ. FEET) - 143715
ASSESSED VALUE - 1122900
EFFECTIVE VALUE - 0
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	143715	100.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME BUFFALO MUNICIPAL
MAILING ADDRESS BMHA
300 PERRY
BUFFALO NY 14204

CONTACT: LARRY SHERLICK 716-855-6711 EX 209

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

BUFFALO MUNICIPAL
BMHA
300 PERRY
BUFFALO NY 14204



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 95 FRANKLIN
PROPERTY NAME - RATH BUILDING
SBL - 1116100001004000
NAME OF EXEMPTION - COUNTY
GROSS AREA (IN SQ. FEET) - 513320
ASSESSED VALUE - 45354000
EFFECTIVE VALUE - 0
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	465720	90.727
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	23800	4.636
RESIDENTIAL/EMPLOYEE/PARKI	80%	23800	4.636
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME COUNTY OF ERIE
MAILING ADDRESS DIRECTOR OF BUILDINGS & GRO
C/O SCOTT BYLEWSKI
95 FRANKLIN RM 100
BUFFALO NY 14202

CONTACT: SCOTT BYLEWSKI

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

COUNTY OF ERIE
DIRECTOR OF BUILDINGS & GROUNDS
C/O SCOTT BYLEWSKI
95 FRANKLIN RM 100
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 153 FRANKLIN
PROPERTY NAME - CONVENTION CENTER
SBL - 1115300003001000
NAME OF EXEMPTION - COUNTY
GROSS AREA (IN SQ. FEET) - 188610
ASSESSED VALUE - 19000000
EFFECTIVE VALUE - 0
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	188610	100.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME COUNTY OF ERIE
MAILING ADDRESS CONVENTION CENTER MGT
CONVENTION CENTER PLAZA
BUFFALO, NEW YORK 14202

CONTACT: COMPTROLLER, THOMAS R CHRISTY
716-855-5559

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

COUNTY OF ERIE
CONVENTION CENTER MGT
CONVENTION CENTER PLAZA
BUFFALO, NEW YORK 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 187 FRANKLIN
PROPERTY NAME - HYATT CONVENTION CENTER
SBL - 1114600012001000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 47066
ASSESSED VALUE - 1339400
EFFECTIVE VALUE - 1339400
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	47066	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME FORTY-FIFTH ST HOLDINGS NY I
MAILING ADDRESS TOM DUNN, VP OPERATIONS
95 KING ST EAST, SUITE 500
TORONTO ON M5C1G4 CANADA

CONTACT: TOM DUNN
416-565-0440

FINAL ROLL FOR 2026
ERIE COUNTY WILL BE BILLING YOU.

FORTY-FIFTH ST HOLDINGS NY INC
TOM DUNN, VP OPERATIONS
95 KING ST EAST, SUITE 500
TORONTO ON M5C1G4 CANADA



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 369 FRANKLIN
PROPERTY NAME - CYCLORAMA BUILDING
SBL - 1113000002014000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 50037
ASSESSED VALUE - 3400000
EFFECTIVE VALUE - 3400000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	29157	58.271
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	20880	41.729
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CYCLORAMA BUILDING INVESTO
MAILING ADDRESS C/O CIMINELLI REAL ESTATE CO
50 FOUNTAIN PLAZA STE 500
BUFFALO NY 14202

CONTACT: PAUL F CIMINELLI 716-631-8000

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CYCLORAMA BUILDING INVESTOR
C/O CIMINELLI REAL ESTATE CORP
50 FOUNTAIN PLAZA STE 500
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 5 GENESEE
PROPERTY NAME - 5 GENESEE
SBL - 1114600009001100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 5753
ASSESSED VALUE - 962300
EFFECTIVE VALUE - 962300
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	1889	32.835
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	3864	67.165
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME FIFTY SEVEN GEN, LLC
MAILING ADDRESS STEVEN CARMINA
9 GENESEE
BUFFALO, NY 14203

CONTACT: STEVEN CARMINA 716-853-4687

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

FIFTY SEVEN GEN, LLC
STEVEN CARMINA
9 GENESEE
BUFFALO, NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 9 GENESEE
PROPERTY NAME - OVERWINTER COFFEE
SBL - 1114600009003000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 3453
ASSESSED VALUE - 494400
EFFECTIVE VALUE - 494400
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	350	10.136
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	3103	89.864
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME B & S 9 GENESEE STREET LLC
MAILING ADDRESS 9 GENESEE
BUFFALO NY 14203

CONTACT: STEVE CARMINA 716-853-4687

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

B & S 9 GENESEE STREET LLC
9 GENESEE
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 11 GENESEE
PROPERTY NAME - BUFFALO URBAN LEAGUE
SBL - 1114600009004000
NAME OF EXEMPTION - CHARITABLE
GROSS AREA (IN SQ. FEET) - 16224
ASSESSED VALUE - 1109100
EFFECTIVE VALUE - 1109100
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	16224	100.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME BUFFALO URBAN LEAGUE INC
MAILING ADDRESS THOMAS BEAUFORD
BUFFALO URBAN LEAGUE
11 GENESEE ST
BUFFALO, NEW YORK 14203

CONTACT PERSON: KEN NEWSOM 716-250-2408

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

BUFFALO URBAN LEAGUE INC
THOMAS BEAUFORD
BUFFALO URBAN LEAGUE
11 GENESEE ST
BUFFALO, NEW YORK 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 46 GENESEE
PROPERTY NAME - M & T CUSTOMER LOT
SBL - 1114600004001000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 47094
ASSESSED VALUE - 1368500
EFFECTIVE VALUE - 1368500
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	47094	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME MANUFACTURERS & TRADERS
MAILING ADDRESS KEITH BELANGER
M & T BANK FACILITIES (N.C.)
ONE M & T PLAZA 10TH FLOOR
BUFFALO, NY 14203-1506

CONTACT: KEITH BELANGER

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

MANUFACTURERS & TRADERS
KEITH BELANGER
M & T BANK FACILITIES (N.C.)
ONE M & T PLAZA 10TH FLOOR
BUFFALO, NY 14203-1506



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 31 GENESEE WEST
PROPERTY NAME - OLYMPIC TOWERS
SBL - 1114600012003100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 184999
ASSESSED VALUE - 4500000
EFFECTIVE VALUE - 4500000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	4835	2.614
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	118655	64.138
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	61509	33.248
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME OLYMPIA TOWER ACQUISITION
MAILING ADDRESS C/O COMVEST REAL ESTATE M
300 PEARL ST
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

OLYMPIA TOWER ACQUISITION
C/O COMVEST REAL ESTATE MGMT
300 PEARL ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 5 HURON EAST
PROPERTY NAME - STREET LIGHT BRASSERIE
SBL - 1114600009005000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 6500
ASSESSED VALUE - 718000
EFFECTIVE VALUE - 718000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	4500	69.231
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	2000	30.769
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME DOWNTOWN CBD INVESTORS, L
MAILING ADDRESS HARBINGER SQUARE
ATTN: ISKALO DEVELOPMENT C
5166 MAIN ST
WILLIAMSVILLE NY 14221

CONTACT PERSON: PAUL B. ISKALO, PRES 633-2096
MATTHEW ROLAND

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

DOWNTOWN CBD INVESTORS, LLC
HARBINGER SQUARE
ATTN: ISKALO DEVELOPMENT CORP
5166 MAIN ST
WILLIAMSVILLE NY 14221



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 20 HURON EAST
PROPERTY NAME - THE ELECTRIC TOWER
SBL - 1114600007001100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 165748
ASSESSED VALUE - 12595000
EFFECTIVE VALUE - 12595000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	100566	60.674
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	38216	23.057
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	26966	16.269
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME ISKALO ELECTRIC TOWER LLC
MAILING ADDRESS HARBINGER SQUARE
5166 MAIN ST
WILLIAMSVILLE NY 14221

CONTACT: PAUL B. ISKALO, PRES. 716-633-2096
MATTHEW ROLAND

FINAL ROLL FOR 2026

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ISKALO ELECTRIC TOWER LLC
HARBINGER SQUARE
5166 MAIN ST
WILLIAMSVILLE NY 14221



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 14 LAFAYETTE SQ
PROPERTY NAME - RAND BLDG
SBL - 1111300006002000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 226200
ASSESSED VALUE - 8010000
EFFECTIVE VALUE - 8010000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	6849	3.028
RESTAURANT	110%	1400	0.619
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	180951	79.996
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	37000	16.357
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME MSBP 14-438 LLC
MAILING ADDRESS PRIAM ENTERPRISES, LLC
237 MAIN ST, SUITE 300
BUFFALO NY 14203

CONTACT: CAROL BEASLEY
716-580-3136

FINAL ROLL FOR 2026
ERIE COUNTY WILL BE BILLING YOU.

MSBP 14-438 LLC
PRIAM ENTERPRISES, LLC
237 MAIN ST, SUITE 300
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 15 MAIN
PROPERTY NAME - DL & W TERMINAL
SBL - 1220500006002100
NAME OF EXEMPTION - STATE
GROSS AREA (IN SQ. FEET) - 327174
ASSESSED VALUE - 22000000
EFFECTIVE VALUE - 0
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	60579	18.516
INDUSTRIAL/MANUFACTURING	80%	226095	69.105
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	40500	12.379
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME N.F.T.A.
MAILING ADDRESS DARREN HAAG
164 OHIO STREET
BUFFALO NY 14203

CONTACT: DARREN HAAG 716-842-3502

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

N.F.T.A.
DARREN HAAG
164 OHIO STREET
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 50 MAIN
PROPERTY NAME - CANALSIDE
SBL - 1111700016001110
NAME OF EXEMPTION - CITY
GROSS AREA (IN SQ. FEET) - 7393
ASSESSED VALUE - 4870600
EFFECTIVE VALUE - 0
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	2904	39.280
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	4489	60.720
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CITY OF BUFFALO DIVISION OF
MAILING ADDRESS REAL ESTATE
CITY OF BUFFALO RM 901
BUFFALO NY 14202

CONTACT: HOPE YOUNG WATKINS 716-851-5275

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CITY OF BUFFALO DIVISION OF
REAL ESTATE
CITY OF BUFFALO RM 901
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 75 MAIN
PROPERTY NAME - HARBORCENTER
SBL - 1111700013002100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 658732
ASSESSED VALUE - 73000000
EFFECTIVE VALUE - 73000000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	155988	23.680
ENTERTAINMENT	110%	118486	17.987
COMMERCIAL PARKING	110%	310916	47.199
OFFICE	100%	6690	1.016
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	18819	2.857
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	47833	7.261
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME HARBORCENTER DEVELOPMEN
MAILING ADDRESS 1 SEYMOUR H KNOX III PLAZA
BUFFALO NY 14203

CONTACT: STAN MAKOWSKI, VP 716-855-4520

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

HARBORCENTER DEVELOPMENT, LLC
1 SEYMOUR H KNOX III PLAZA
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 99 MAIN
PROPERTY NAME - EAST CANAL DEVELOPMENT S
SBL - 1111700007001300
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 9056
ASSESSED VALUE - 274400
EFFECTIVE VALUE - 274400
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	9056	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME HARBOR DISTRICT ASSOCIATES
MAILING ADDRESS 570 DELAWARE AVE
BUFFALO NY 14202

CONTACT: STEPHEN C SCALIONE EX DIR FINANCE

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

HARBOR DISTRICT ASSOCIATES LLC
570 DELAWARE AVE
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 101 MAIN
PROPERTY NAME - EAST CANAL WATER PARK
SBL - 1111700007001100
NAME OF EXEMPTION - STATE
GROSS AREA (IN SQ. FEET) - 18172
ASSESSED VALUE - 1250000
EFFECTIVE VALUE - 0
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	18172	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME ERIE CANAL HARBOR DEVELOP
MAILING ADDRESS 95 PERRY ST STE 500
BUFFALO NY 14203

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

ERIE CANAL HARBOR DEVELOPMENT
95 PERRY ST STE 500
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 106 MAIN
PROPERTY NAME - HERITAGE POINT DEVELOPME
SBL - 1111700014001200
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 21091
ASSESSED VALUE - 571500
EFFECTIVE VALUE - 571500
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	21091	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME HERITAGE POINT CANALSIDE, LL
MAILING ADDRESS 617 MAIN STREET, SUITE 200
BUFFALO NY 14203

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

HERITAGE POINT CANALSIDE, LLC
617 MAIN STREET, SUITE 200
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 125 MAIN
PROPERTY NAME - ONE CANALSIDE
SBL - 1111700007001200
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 237114
ASSESSED VALUE - 19405600
EFFECTIVE VALUE - 19405600
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	1904	0.803
RESTAURANT	110%	4160	1.754
HOTEL	110%	92733	39.109
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	44460	18.750
OFFICE	100%	92953	39.202
RESIDENTIAL	100%	904	0.381
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME HARBOR DISTRICT ASSOCIATES,
MAILING ADDRESS 570 DELAWARE
BUFFALO NY 14202

CONTACT: STEVE SCALIONE 941-360-7202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

HARBOR DISTRICT ASSOCIATES,LLC
570 DELAWARE
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 130 MAIN
PROPERTY NAME - FORMER AUD SITE/OUTDOOR
SBL - 1111700014001100
NAME OF EXEMPTION - STATE
GROSS AREA (IN SQ. FEET) - 230868
ASSESSED VALUE - 10800000
EFFECTIVE VALUE - 0
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	230868	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME ERIE CANAL HARBOR DEVELPO
MAILING ADDRESS 95 PERRY ST
BUFFALO NY 14203

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

ERIE CANAL HARBOR DEVELOPMENT
95 PERRY ST
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 222 MAIN
PROPERTY NAME - SENECA PLAZA
SBL - 1111700006003000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 28768
ASSESSED VALUE - 885200
EFFECTIVE VALUE - 885200
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	28768	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JEMAL'S SENECA LLC
MAILING ADDRESS 655 NEW YORK AVENUE NW
SUITE 830
WASHINGTON DC 20001

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

JEMAL'S SENECA LLC
655 NEW YORK AVENUE NW
SUITE 830
WASHINGTON DC 20001



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 233 MAIN
PROPERTY NAME - THE MARIN
SBL - 1117000001007100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 386201
ASSESSED VALUE - 23000000
EFFECTIVE VALUE - 23000000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	13000	3.366
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	84000	21.750
RESIDENTIAL	100%	140610	36.409
VACANT SPACE	100 OR 80%	111115	28.771
INDUSTRIAL/MANUFACTURING	80%	1100	0.285
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	2600	0.673
RESIDENTIAL/EMPLOYEE/PARKI	80%	33776	8.746
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME MSBP 237, LLC
MAILING ADDRESS C/O PRIAM ENTERPRISE LLC
237 MAIN SUITE 300
BUFFALO NY 14202

CONTACT: CAROL BEASLEY
716-580-3136

FINAL ROLL FOR 2026
ERIE COUNTY WILL BE BILLING YOU.

MSBP 237, LLC
C/O PRIAM ENTERPRISE LLC
237 MAIN SUITE 300
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 234 MAIN
PROPERTY NAME - MAIN SENECA PARKING LOT
SBL - 1116900003004100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 19217
ASSESSED VALUE - 731700
EFFECTIVE VALUE - 731700
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	19217	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CIMINELLI REAL ESTATE CORP
MAILING ADDRESS ALLPRO PARKING REALTY LLC
50 FOUNTAIN PLAZA, SUITE 500
BUFFALO NY 14202

CONTACT: RICHARD A SERRA
716-583-2717

FINAL ROLL FOR 2026
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CIMINELLI REAL ESTATE CORP
ALLPRO PARKING REALTY LLC
50 FOUNTAIN PLAZA, SUITE 500
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 246 MAIN
PROPERTY NAME - MERCHANTS MUTUAL BLDG
SBL - 1116900003003000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 99245
ASSESSED VALUE - 6000000
EFFECTIVE VALUE - 6000000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	79747	80.354
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	9269	9.340
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	5229	5.269
RESIDENTIAL/EMPLOYEE/PARKI	80%	5000	5.038
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME MPIC INC.
MAILING ADDRESS CHRISTINE SCHMITT, SR VP & C
250 MAIN STREET
BUFFALO NY 14202-4104

CONTACT : CHRISTINE SCHMITT, SR VP & CFO
716-849-3376

FINAL ROLL FOR 2026
ERIE COUNTY WILL BE BILLING YOU.

MPIC INC.
CHRISTINE SCHMITT, SR VP & CFO
250 MAIN STREET
BUFFALO NY 14202-4104



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 251 MAIN
PROPERTY NAME - THE GLENNY
SBL - 1117000001008000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 78533
ASSESSED VALUE - 6130500
EFFECTIVE VALUE - 6130500
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	6313	8.039
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	72220	91.961
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME MSBP 251, LLC
MAILING ADDRESS C/O PRIAM ENTERPRISES, LLC
237 MAIN SUITE 300
BUFFALO NY 14203

CONTACT: CAROL BEASLEY
716-580-3136

FINAL ROLL FOR 2026
ERIE COUNTY WILL BE BILLING YOU.

MSBP 251, LLC
C/O PRIAM ENTERPRISES, LLC
237 MAIN SUITE 300
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 256 MAIN
PROPERTY NAME - THE SWEENEY
SBL - 1116900003002000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 56208
ASSESSED VALUE - 4600000
EFFECTIVE VALUE - 4600000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	46840	83.333
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	9368	16.667
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CW 268 MAIN LLC
MAILING ADDRESS 268 MAIN
BUFFALO NY 14202

CONTACT: JOHN FLECTCHER 716-844-7239

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CW 268 MAIN LLC
268 MAIN
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 259 MAIN
PROPERTY NAME - CITIPARK PARKING LOT
SBL - 1117000001001100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 33940
ASSESSED VALUE - 1051800
EFFECTIVE VALUE - 1051800
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	33940	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME FORTY-FIFTH ST HOLDINGS NY I
MAILING ADDRESS TOM DUNN, VP OPERATIONS
95 KING ST, EAST, SUITE 500
TORONTO ON M5C1G4 CANADA

CONTACT: TOM DUNN
416-565-0440

FINAL ROLL FOR 2026
ERIE COUNTY WILL BE BILLING YOU.

FORTY-FIFTH ST HOLDINGS NY INC
TOM DUNN, VP OPERATIONS
95 KING ST, EAST, SUITE 500
TORONTO ON M5C1G4 CANADA



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 270 MAIN
PROPERTY NAME - SWAN PARKING LOT
SBL - 1116900003001000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 17584
ASSESSED VALUE - 608500
EFFECTIVE VALUE - 608500
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	17584	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME SWAN GROUP LIMITED PARTNE
MAILING ADDRESS WILLIAM PALADINO
295 MAIN ST, STE 700
BUFFALO, NEW YORK 14203

CONTACT: WILLIAM PALADINO 716-854-0060

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

SWAN GROUP LIMITED PARTNERSHIP
WILLIAM PALADINO
295 MAIN ST, STE 700
BUFFALO, NEW YORK 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 273 MAIN
PROPERTY NAME - 273 MAIN
SBL - 1117000001002000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 3200
ASSESSED VALUE - 114200
EFFECTIVE VALUE - 114200
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	3200	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME FORTY-FIFTH STREET HLDG NY I
MAILING ADDRESS TOM DUNN, VP OF OPERATIONS
95 KING ST EAST, SUITE 500
TORONTO ON, M5C1G4 CANAD

CONTACT: TOM DUNN
416-565-0440

FINAL ROLL FOR 2026
ERIE COUNTY WILL BE BILLING YOU.

FORTY-FIFTH STREET HLDG NY INC
TOM DUNN, VP OF OPERATIONS
95 KING ST EAST, SUITE 500
TORONTO ON, M5C1G4 CANADA



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 283 MAIN
PROPERTY NAME - ELLICOTT SQUARE
SBL - 1111300024001000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 376000
ASSESSED VALUE - 13775500
EFFECTIVE VALUE - 13775500
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	12560	3.340
RESTAURANT	110%	4000	1.064
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	286474	76.190
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	72966	19.406
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME ELLICOTT GROUP
MAILING ADDRESS WILLIAM PALADINO
295 MAINST, STE 700
BUFFALO NY 14203

CONTACT:WILLIAM PALADINO 716-854-0060

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

ELLCOTT GROUP
WILLIAM PALADINO
295 MAINST, STE 700
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 284 MAIN
PROPERTY NAME - SWAN TOWER
SBL - 1116100002010000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 133225
ASSESSED VALUE - 9892000
EFFECTIVE VALUE - 9892000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	250	0.188
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	121584	91.262
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	11391	8.550
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME SWAN GROUP LIMITED PARTNE
MAILING ADDRESS WILLIAM PALADINO
295 MAIN ST, STE 700
BUFFALO NY 14203

CONTACT: WILLIAM PALADINO 716-854-0060

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

SWAN GROUP LIMITED PARTNERSHIP
WILLIAM PALADINO
295 MAIN ST, STE 700
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 298 MAIN
PROPERTY NAME - CATHEDRAL PLACE
SBL - 1116100002009000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 88337
ASSESSED VALUE - 16501800
EFFECTIVE VALUE - 16501800
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	4284	4.850
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	41301	46.754
VACANT SPACE	100 OR 80%	42752	48.396
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME MAIN AND CATHEDRAL DEVELO
MAILING ADDRESS GOLD WYNN CATHEDRAL LLC
298 MAIN ST, SUITE 222
BUFFALO NY 14202

CONTACT: 716-853-2787 EXT 102

Ben Freedman 11 Summer 14202

FINAL ROLL FOR 2026

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MAIN AND CATHEDRAL DEVELOPMENT
GOLD WYNN CATHEDRAL LLC
298 MAIN ST, SUITE 222
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 300 MAIN
PROPERTY NAME - 300 MAIN
SBL - 1116100002008000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 15502
ASSESSED VALUE - 1100000
EFFECTIVE VALUE - 1100000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	3856	24.874
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	11646	75.126
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME NY 300 MAIN INVESTORS LLC
MAILING ADDRESS P O BOX 301
BUDD LAKE NJ 07828

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

NY 300 MAIN INVESTORS LLC
P O BOX 301
BUDD LAKE NJ 07828



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 306 MAIN
PROPERTY NAME - CATHEDRAL MINISTRY CENTE
SBL - 1116100002007000
NAME OF EXEMPTION - RELIG
GROSS AREA (IN SQ. FEET) - 11307
ASSESSED VALUE - 932000
EFFECTIVE VALUE - 932000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	11307	100.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME ST PAUL'S CATHEDRAL
MAILING ADDRESS THE REVEREND REBECCA A. BA
4 CATHEDRAL PARK
BUFFALO, NY 14202

CONTACT: TERESA CARTER 716-855-0900 EXT 5

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

ST PAUL'S CATHEDRAL
THE REVEREND REBECCA A. BARNES
4 CATHEDRAL PARK
BUFFALO, NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 345 MAIN
PROPERTY NAME - ONE M & T PLAZA
SBL - 1111300016001000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 334500
ASSESSED VALUE - 22603500
EFFECTIVE VALUE - 22603500
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	297700	88.999
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	36800	11.001
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME MANUFACTURERS & TRADERS
MAILING ADDRESS KEITH BELANGER
M & T BANK 10TH FLOOR
ONE M & T PLAZA
BUFFALO, NEW YORK 14203

CONTACT: KEITH BELANGER

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

MANUFACTURERS & TRADERS
KEITH BELANGER
M & T BANK 10TH FLOOR
ONE M & T PLAZA
BUFFALO, NEW YORK 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 350 MAIN
PROPERTY NAME - MAIN PLACE
SBL - 1111300015004100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 741124
ASSESSED VALUE - 10750000
EFFECTIVE VALUE - 10750000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	222523	30.025
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	518601	69.975
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME VIOLET REALTY INC
MAILING ADDRESS ERIC LEFEBVRE
MAIN PLACE LIBERTY GROUP
2100 LIBERTY BLDG
BUFFALO NY 14202

CONTACT: ERIC LEFEBVRE 855-1900

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

VIOLET REALTY INC
ERIC LEFEBVRE
MAIN PLACE LIBERTY GROUP
2100 LIBERTY BLDG
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 360 MAIN
PROPERTY NAME - MALL PARKING
SBL - 1111300015004100A
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 282000
ASSESSED VALUE - 2000000
EFFECTIVE VALUE - 2000000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	282000	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME PEARL STREET PARKING ASSOC
MAILING ADDRESS 424 MAIN ST SUITE 2100
BUFFALO NY 14202

CONTACT MICHAEL MANNING 716-851-5200

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

PEARL STREET PARKING ASSOCIATE
424 MAIN ST SUITE 2100
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 377 MAIN
PROPERTY NAME - J.N. ADAM BUILDING
SBL - 1111300014002000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 309804
ASSESSED VALUE - 5000000
EFFECTIVE VALUE - 5000000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	309804	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 377 MAIN REALTY LLC
MAILING ADDRESS 7504 171TH STREET
FLUSHING NY 11366

CONTACT: ELENA FU

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

377 MAIN REALTY LLC
7504 171TH STREET
FLUSHING NY 11366



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 395 MAIN
PROPERTY NAME - BRISBANE BUILDING
SBL - 1111300014001000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 213400
ASSESSED VALUE - 9500000
EFFECTIVE VALUE - 9500000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	28428	13.321
RESTAURANT	110%	1360	0.637
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	131873	61.796
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	41739	19.559
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	10000	4.686
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME BRISBANE REALTY ASSOCIATES
MAILING ADDRESS C/O HUNT PROPRTY SOLUTIONS
403 MAIN ST, SUITE 200
BUFFALO NY 14203

CONTACT: STEVE FITZMAURICE 716-395-0055

FINAL ROLL FOR 2026

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BRISBANE REALTY ASSOCIATES LLC
C/O HUNT PROPRTY SOLUTIONS LLC
403 MAIN ST, SUITE 200
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 410 MAIN
PROPERTY NAME - 410 MAIN ST
SBL - 1111300015003000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 25920
ASSESSED VALUE - 3205400
EFFECTIVE VALUE - 3205400
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	8984	34.660
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	15496	59.784
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	1440	5.556
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME NEW NIAGARA LLC
MAILING ADDRESS 410 MAIN ST, 4th FLOOR
BUFFALO NY 14202

CONTACT:JOHN LUDTKA 716-887-9700 EXT 108

FINAL ROLL FOR 2026

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NEW NIAGARA LLC
410 MAIN ST, 4th FLOOR
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 415 MAIN
PROPERTY NAME - LAFAYETTE SQUARE
SBL - 1111300008001000
NAME OF EXEMPTION - CITY
GROSS AREA (IN SQ. FEET) - 31977
ASSESSED VALUE - 1070000
EFFECTIVE VALUE - 0
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	31977	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CITY OF BUFFALO
MAILING ADDRESS DEPUTY COMMISSIONER ANDRE
PARKS AND RECREATION
CITY HALL RM 511
BUFFALO, NEW YORK 14202

CONTACT: ANDREW RABB
716-851-9672

FINAL ROLL FOR 2026
ERIE COUNTY WILL BE BILLING YOU.

CITY OF BUFFALO
DEPUTY COMMISSIONER ANDREW RABB
PARKS AND RECREATION
CITY HALL RM 511
BUFFALO, NEW YORK 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 424 MAIN
PROPERTY NAME - LIBERTY BLDG
SBL - 1111300015001100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 385059
ASSESSED VALUE - 6500000
EFFECTIVE VALUE - 6500000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	900	0.234
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	187399	48.668
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	196760	51.099
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME VIOLET REALTY INC
MAILING ADDRESS ERIC LEFEBVRE
MAIN PLACE LIBERTY GROUP
2100 LIBERTY BLDG
BUFFALO NY 14202

CONTACT: ERIC LEFEBVRE 716-855-1900

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

VIOLET REALTY INC
ERIC LEFEBVRE
MAIN PLACE LIBERTY GROUP
2100 LIBERTY BLDG
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 436 MAIN
PROPERTY NAME - MAIN COURT BUILDING
SBL - 1111300005007000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 134409
ASSESSED VALUE - 8598000
EFFECTIVE VALUE - 8598000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	5357	3.986
RESTAURANT	110%	2101	1.563
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	126951	94.451
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME MSBP 14-438 LLC
MAILING ADDRESS C/O PRIAM ENTERPRISES, LLC
237 MAIN ST, SUITE 300
BUFFALO NY 14203

CONTACT: CAROL BEASLEY
716-580-3136

FINAL ROLL FOR 2026
ERIE COUNTY WILL BE BILLING YOU.

MSBP 14-438 LLC
C/O PRIAM ENTERPRISES, LLC
237 MAIN ST, SUITE 300
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 447 MAIN
PROPERTY NAME - HILTON GARDEN INN
SBL - 1111300006003000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 186558
ASSESSED VALUE - 12000000
EFFECTIVE VALUE - 12000000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	133158	71.376
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	26700	14.312
RESIDENTIAL	100%	26700	14.312
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME HAMISTER HOSPITALITY WAKE L
MAILING ADDRESS 10 LAFAYETTE SQUARE, STE 190
BUFFALO NY 14203

CONTACT: JOSHUA P KLOTZBACH
716-893-4000

FINAL ROLL FOR 2026
ERIE COUNTY WILL BE BILLING YOU.

HAMISTER HOSPITALITY WAKE LLC
10 LAFAYETTE SQUARE, STE 1900
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 450 MAIN
PROPERTY NAME - RITE AID #565
SBL - 1111300005006000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 21068
ASSESSED VALUE - 3553600
EFFECTIVE VALUE - 3553600
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	21068	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME BUFFALO MAIN COMMERCIAL G
MAILING ADDRESS BUFFALO MAIN COMMERCIAL G
6431 STERLING RD
DAVIE FL 33314

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

BUFFALO MAIN COMMERCIAL GROUP
BUFFALO MAIN COMMERCIAL GROUP
6431 STERLING RD
DAVIE FL 33314



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 456 MAIN
PROPERTY NAME - THE ANTONIO
SBL - 1111300005004100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 114274
ASSESSED VALUE - 8000000
EFFECTIVE VALUE - 8000000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	1093	0.956
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	6500	5.688
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	47841	41.865
RESIDENTIAL	100%	35640	31.188
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	23200	20.302
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 4858 GROUP, LP
MAILING ADDRESS ELLICOTT DEVELOPMENT CO
295 MAIN ST, STE 700
BUFFALO NY 14203

CONTACT : WILLIAM PALADINO 854-0060

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

4858 GROUP, LP
ELLCOTT DEVELOPMENT CO
295 MAIN ST, STE 700
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 465 MAIN
PROPERTY NAME - LAFAYETTE COURT
SBL - 1111300006004311
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 229524
ASSESSED VALUE - 22762500
EFFECTIVE VALUE - 22762500
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	1100	0.479
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	228424	99.521
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME UPWOOD REALTY ASSOCIATES
MAILING ADDRESS C/O CIMINELLI DEVELOPMENT C
50 FOUNTAIN PLAZA STE 500
BUFFALO NY 14202

CONTACT: CHRISTOPHER UDY 631-8000

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

UPWOOD REALTY ASSOCIATES
C/O CIMINELLI DEVELOPMENT CO INC
50 FOUNTAIN PLAZA STE 500
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 472 MAIN
PROPERTY NAME - DOWNTOWN FOOD MART
SBL - 1111300005003000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 35605
ASSESSED VALUE - 849500
EFFECTIVE VALUE - 849500
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	7110	19.969
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	28495	80.031
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CHAWLA & CHANDRANI LLC
MAILING ADDRESS INDER MOHAN CHAWLA
DOWNTOWN FOOD MART
472 MAIN ST
BUFFALO NY 14202

CONTACT: INDER MOHAN CHAWLA

FINAL ROLL FOR 2026

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CHAWLA & CHANDRANI LLC
INDER MOHAN CHAWLA
DOWNTOWN FOOD MART
472 MAIN ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 477 MAIN
PROPERTY NAME - CBRE
SBL - 1111300006008000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 5652
ASSESSED VALUE - 1199100
EFFECTIVE VALUE - 1199100
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	5652	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 477 MAIN OF WNY LLC
MAILING ADDRESS 477 MAIN
BUFFALO NY 14203

CONTACT: DARBY FISHKIN

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

477 MAIN OF WNY LLC
477 MAIN
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 478 MAIN
PROPERTY NAME - MOHAWK BLDG
SBL - 1111300005001100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 146916
ASSESSED VALUE - 9703200
EFFECTIVE VALUE - 9703200
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	83160	56.604
RESIDENTIAL	100%	23542	16.024
VACANT SPACE	100 OR 80%	19424	13.221
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	20790	14.151
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME MOHAWK GROUP
MAILING ADDRESS WILLIAM PALADINO
295 MAIN STE 700
BUFFALO, NEW YORK 14203

CONTACT :WILLIAM PALADINO 854-0060

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

MOHAWK GROUP
WILLIAM PALADINO
295 MAIN STE 700
BUFFALO, NEW YORK 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 483 MAIN
PROPERTY NAME - THE HUDSON BUILDING
SBL - 1111300006005000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 6264
ASSESSED VALUE - 923600
EFFECTIVE VALUE - 923600
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	1776	28.352
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	4488	71.648
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 483 MAIN STREET LLC
MAILING ADDRESS 231 WILLIARDSHIRE RD
ORCHARD PARK NY 14127

CONTACT: REBECCA McCAULEY 716-861-4132

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

483 MAIN STREET LLC
231 WILLIARDSHIRE RD
ORCHARD PARK NY 14127



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 487 MAIN
PROPERTY NAME - 487 MAIN LLC
SBL - 1111300006006000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 14400
ASSESSED VALUE - 1350000
EFFECTIVE VALUE - 1350000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	1800	12.500
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	12600	87.500
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 487 MAIN STREET, LLC
MAILING ADDRESS 487 MAIN LLC
4020 RIVER RD
YOUNGSTOWN NY 14174

CONTACT: ROBERT KROON 716-842-3165 EXT 109

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

487 MAIN STREET, LLC
487 MAIN LLC
4020 RIVER RD
YOUNGSTOWN NY 14174



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 495 MAIN
PROPERTY NAME - FORMER BURGER KING
SBL - 1114600009008000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 5865
ASSESSED VALUE - 702700
EFFECTIVE VALUE - 702700
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	5865	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME DC WHOLESALE INC
MAILING ADDRESS SHAKER ABUHAMRA
1210 EAST FERRY ST
BUFFALO NY 14211

CONTACT: SHAKER ABUHAMRA 716-597-0533

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

DC WHOLESALE INC
SHAKER ABUHAMRA
1210 EAST FERRY ST
BUFFALO NY 14211



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 496 MAIN
PROPERTY NAME - RICOTTA LAW BUILDING
SBL - 1114600010009000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 11960
ASSESSED VALUE - 1085000
EFFECTIVE VALUE - 1085000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	11960	100.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME VALLEDOLMO LLC
MAILING ADDRESS 496 MAIN STREET
BUFFALO NY 14202

CONTACT: KEVIN A RICOTTA 716-854-6424
716-481-5007 CELL

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

VALLEDOLMO LLC
496 MAIN STREET
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 500 MAIN
PROPERTY NAME - BELASARIO
SBL - 1114600010002110
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 116883
ASSESSED VALUE - 11000000
EFFECTIVE VALUE - 11000000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	2310	1.976
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	3237	2.769
OFFICE	100%	30553	26.140
RESIDENTIAL	100%	73020	62.473
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	7763	6.642
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 1239 GROUP LLC
MAILING ADDRESS WILLIAM PALADINO
295 MAIN ST, STE 700
BUFFALO NY 14203

CONTACT: CARL PALADINO 854-0060

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

1239 GROUP LLC
WILLIAM PALADINO
295 MAIN ST, STE 700
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 501 MAIN
PROPERTY NAME - 501 MAIN
SBL - 1114600009009000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 5905
ASSESSED VALUE - 627700
EFFECTIVE VALUE - 627700
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	955	16.173
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	4000	67.739
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	950	16.088
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 501 Main LLC
MAILING ADDRESS 107 RIVER ROAD
BUFFALO NY 14120

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

501 Main LLC
107 RIVER ROAD
BUFFALO NY 14120



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 505 MAIN
PROPERTY NAME - MINUTEMAN PRESS/HACHETS
SBL - 1114600009010100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 3820
ASSESSED VALUE - 315000
EFFECTIVE VALUE - 315000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	3820	100.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME DOMENICO GIAMUSSO
MAILING ADDRESS 8672 MILLCREEK DRIVE
EAST AMHERST NY 14051

CONTACT: DOMENICO & NICOLE GIAMUSSO
716-812-6333

FINAL ROLL FOR 2026
ERIE COUNTY WILL BE BILLING YOU.

DOMENICO GIAMUSSO
8672 MILLCREEK DRIVE
EAST AMHERST NY 14051



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 513 MAIN
PROPERTY NAME - CENTURY LOT
SBL - 1114600009012000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 22960
ASSESSED VALUE - 774000
EFFECTIVE VALUE - 774000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	22960	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JEMAL'S CENTURY THEATER L.L.
MAILING ADDRESS C/O DOUGLAS DEVELOPMENT
655 NEW YORK AVENUE NW
SUTIE 830
WASHINGTON DC 20001

CONTACT: DR JOSEPH R TAKATS 716-868-0324

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

JEMAL'S CENTURY THEATER L.L.L
C/O DOUGLAS DEVELOPMENT
655 NEW YORK AVENUE NW
SUTIE 830
WASHINGTON DC 20001



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 515 MAIN
PROPERTY NAME - NOBLE ROOT WINE & SPIRITS
SBL - 1114600009013000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 12720
ASSESSED VALUE - 1017600
EFFECTIVE VALUE - 1017600
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	4240	33.333
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	8480	66.667
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME NEW 500 BLOCK LLC
MAILING ADDRESS JEMAL'S SANDPRO LLC
C/O DOUGLAS DEVELOPMENT CO
655 NEW YORK AVE NW STE 830
WASHINGTON DC 20001

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

NEW 500 BLOCK LLC
JEMAL'S SANDPRO LLC
C/O DOUGLAS DEVELOPMENT CORP
655 NEW YORK AVE NW STE 830
WASHINGTON DC 20001



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 521 MAIN
PROPERTY NAME - MITSUTA CHOWS
SBL - 1114600009014000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 12400
ASSESSED VALUE - 975700
EFFECTIVE VALUE - 975700
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	5796	46.742
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	3864	31.161
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	2740	22.097
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME NEW 500 BLOCK LLC
MAILING ADDRESS JEMAL'S SANDORO LLC
655 NEW YORK AVENUE NW
SUITE 830
WASHINGTON DC 20001

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

NEW 500 BLOCK LLC
JEMAL'S SANDORO LLC
655 NEW YORK AVENUE NW
SUITE 830
WASHINGTON DC 20001



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 523 MAIN
PROPERTY NAME - THE RUTH
SBL - 1114600009015100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 6190
ASSESSED VALUE - 623600
EFFECTIVE VALUE - 623600
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	6190	100.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 523 MAIN ST/500 WASHINGTON S
MAILING ADDRESS BUFFALOVE DEVELOPMENT
585 NIAGARA STREET
BUFFALO NY 14201

CONTACT : RUTH ANN HUDSON 716-235-5563

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

523 MAIN ST/500 WASHINGTON ST
BUFFALOVE DEVELOPMENT
585 NIAGARA STREET
BUFFALO NY 14201



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 525 MAIN
PROPERTY NAME - FORMER CHINA EXPRESS
SBL - 1114600009016000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 8353
ASSESSED VALUE - 724400
EFFECTIVE VALUE - 724400
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	8353	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JEMALS HEINEY LLC
MAILING ADDRESS 655 NEW YORK AVE NW SUITE 8
WASHINGTON DC 20001

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

JEMALS HEINEY LLC
655 NEW YORK AVE NW SUITE 830
WASHINGTON DC 20001



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 529 MAIN
PROPERTY NAME - FORMER RUBY'S FOOD FACTO
SBL - 1114600009007121
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 11470
ASSESSED VALUE - 509500
EFFECTIVE VALUE - 509500
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	11470	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JEMAL'S SANDORO LLC
MAILING ADDRESS 655 NEW YORK AVENUE, NW
SUITE 830
WASHINGTON DC 20001

CONTACT: JAMES T. SANDORO 855-1931

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

JEMAL'S SANDORO LLC
655 NEW YORK AVENUE, NW
SUITE 830
WASHINGTON DC 20001



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 532 MAIN
PROPERTY NAME - HYATT REGENCY BUFFALO
SBL - 1114600010001110
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 354898
ASSESSED VALUE - 18700000
EFFECTIVE VALUE - 18700000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	354898	100.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JEMAL'S GENESEE, LLC
MAILING ADDRESS 655 NEW YORK AVENUE NW
SUITE 830
WASHINGTON DC 20001

CONTACT: CFO GEORGE HARDOS 202-638-6300
202-729-7399

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

JEMAL'S GENESEE, LLC
655 NEW YORK AVENUE NW
SUITE 830
WASHINGTON DC 20001



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 535 MAIN
PROPERTY NAME - THE FLAMING FISH
SBL - 1114600009017000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 7605
ASSESSED VALUE - 905600
EFFECTIVE VALUE - 905600
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	2277	29.941
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	5328	70.059
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 535 MAIN STREET, LLC
MAILING ADDRESS PAUL J LAMPARELLI
82 LARCHMONT
BUFFALO NY 14214

CONTACT: KRIS LUTZ 716-891-8599

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

535 MAIN STREET, LLC
PAUL J LAMPARELLI
82 LARCHMONT
BUFFALO NY 14214



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 537 MAIN
PROPERTY NAME - GRAYLYNN RESTAURANT
SBL - 1114600009018000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 7155
ASSESSED VALUE - 1075400
EFFECTIVE VALUE - 1075400
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	3209	44.850
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	3946	55.150
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME XII PROPERTY MANAGEMENT LL
MAILING ADDRESS 75 TENNYSON AVE
BUFFALO NY 14216

CONTACT: TERESA & DANIELLE ALESSANDRA
716-348-9234

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

XII PROPERTY MANAGEMENT LLC
75 TENNYSON AVE
BUFFALO NY 14216



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 540 MAIN
PROPERTY NAME - CONFERENCE CENTER
SBL - 1114600010001120
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 27000
ASSESSED VALUE - 2450000
EFFECTIVE VALUE - 2450000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	2000	7.407
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	25000	92.593
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JEMAL'S GENESEE, LLC
MAILING ADDRESS 655 NEW YORK AVENUE NW
SUITE 830
WASHINGTON DC 20001

CONTACT: CFO GEORGE HARDOS 202-638-6300
202-729-7399

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

JEMAL'S GENESEE, LLC
655 NEW YORK AVENUE NW
SUITE 830
WASHINGTON DC 20001



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 560 MAIN
PROPERTY NAME - BANK OF AMERICA BUILDING
SBL - 1114600002006100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 195000
ASSESSED VALUE - 15600000
EFFECTIVE VALUE - 15600000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	138646	71.101
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	56354	28.899
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME BUFFALO SUCCESS LLC
MAILING ADDRESS 50 FOUNTAIN PLAZA, SUITE 500
BUFFALO NY 14202

CONTACT : JESSICA L BOECKEL
716-631-8000 EXT 5053

FINAL ROLL FOR 2026
ERIE COUNTY WILL BE BILLING YOU.

BUFFALO SUCCESS LLC
50 FOUNTAIN PLAZA, SUITE 500
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 564 MAIN
PROPERTY NAME - 50 FOUNTAIN PLAZA
SBL - 1114600002001110
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 430308
ASSESSED VALUE - 36301300
EFFECTIVE VALUE - 36301300
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	5000	1.162
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	25896	6.018
OFFICE	100%	352712	81.967
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	46700	10.853
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME KEY SUCCESS LLC
MAILING ADDRESS C/O CIMMENELLI REAL ESTATE
50 FOUNTAIN PLAZA, SUITE 500
BUFFALO NY 14202

CONTACT: JESSICA L BOECKEL
716-631-8000 EXT 5053

FINAL ROLL FOR 2026
ERIE COUNTY WILL BE BILLING YOU.

KEY SUCCESS LLC
C/O CIMMENELLI REAL ESTATE CORP
50 FOUNTAIN PLAZA, SUITE 500
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 575 MAIN
PROPERTY NAME - M & T CENTER
SBL - 1114600003001111
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 382216
ASSESSED VALUE - 40943000
EFFECTIVE VALUE - 40943000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	372216	97.384
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	10000	2.616
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME MANUFACTURERS & TRADERS
MAILING ADDRESS KEITH BELANGER
M & T BANK FACILITIES MGT DEP
ONE M & T PLAZA 10TH FLOOR
BUFFALO, NEW YORK 14203

CONTACT : KEITH BELANGER

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

MANUFACTURERS & TRADERS
KEITH BELANGER
M & T BANK FACILITIES MGT DEPT
ONE M & T PLAZA 10TH FLOOR
BUFFALO, NEW YORK 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 580 MAIN
PROPERTY NAME - ROTARY ICE RINK
SBL - 1114600002001120
NAME OF EXEMPTION - CITY
GROSS AREA (IN SQ. FEET) - 10000
ASSESSED VALUE - 823500
EFFECTIVE VALUE - 0
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	10000	100.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CITY BUFFALO DIV REAL ESTAT
MAILING ADDRESS HOPE YOUNG-WATKINS
RM 901 CITY HALL
BUFFALO NY 14202

CONTACT:

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CITY BUFFALO DIV REAL ESTATE
HOPE YOUNG-WATKINS
RM 901 CITY HALL
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 598 MAIN
PROPERTY NAME - 598 MAIN BUILDING
SBL - 1113800003011200
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 23000
ASSESSED VALUE - 4056300
EFFECTIVE VALUE - 4056300
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	6466	28.113
RESTAURANT	110%	1200	5.217
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	15334	66.670
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 598 MAIN STREET LLC
MAILING ADDRESS LARKIN DEVELOPMENT GROUP
726 EXCHANGE STREET, STE 82
BUFFALO, NY 14210

CONTACT: BRIAN STRICKLAND 716-362-2670

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

598 MAIN STREET LLC
LARKIN DEVELOPMENT GROUP
726 EXCHANGE STREET, STE 825
BUFFALO, NY 14210



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 601 MAIN
PROPERTY NAME - HOLIDAY INN EXPRESS
SBL - 1113800004006112
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 125754
ASSESSED VALUE - 9000000
EFFECTIVE VALUE - 9000000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	110553	87.912
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	8850	7.038
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	6351	5.050
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME BUFFALO HOTEL ASSOCIATES, L
MAILING ADDRESS 11751 EAST CORNING RD
CORNING NY 14830

CONTACT: BRIDGET HYER, 585-270-5803

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

BUFFALO HOTEL ASSOCIATES, LLC
11751 EAST CORNING RD
CORNING NY 14830



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 100
SBL - 1113800003009111100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1262
ASSESSED VALUE - 132200
EFFECTIVE VALUE - 132200
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	1262	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CITY CENTRE CONDOMINIUM BO
MAILING ADDRESS CITY VIEW PROPERTIES
600 MAIN ST
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CITY CENTRE CONDOMINIUM BOARD
CITY VIEW PROPERTIES
600 MAIN ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 1001
SBL - 11138000030091111001
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1451
ASSESSED VALUE - 246000
EFFECTIVE VALUE - 246000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1451	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JAMES PHILLIPS
MAILING ADDRESS 600 MAIN ST, UNIT 1001
BUFFALO NY 14202

CONTACT: 716-836-8215

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

JAMES PHILLIPS
600 MAIN ST, UNIT 1001
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 1002
SBL - 11138000030091111002
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1467
ASSESSED VALUE - 249000
EFFECTIVE VALUE - 249000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1467	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CHRISTOPHER J O'BRIEN
MAILING ADDRESS 610 MAIN STREET UNIT 1002
BUFFALO NY 14202

CONTACT: 716-232-3222

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CHRISTOPHER J O'BRIEN
610 MAIN STREET UNIT 1002
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 1003
SBL - 11138000030091111003
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1480
ASSESSED VALUE - 251000
EFFECTIVE VALUE - 251000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1480	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME SALVATORE BUSCARINO
MAILING ADDRESS 600 MAIN ST, UNIT 1003
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

SALVATORE BUSCARINO
600 MAIN ST, UNIT 1003
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 1004
SBL - 11138000030091111004
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1387
ASSESSED VALUE - 235000
EFFECTIVE VALUE - 235000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1387	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME LEO CHIEN
MAILING ADDRESS 610 MAIN ST, UNIT 1004
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

LEO CHIEN
610 MAIN ST, UNIT 1004
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 102
SBL - 1113800003009111102
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 294
ASSESSED VALUE - 36207
EFFECTIVE VALUE - 36207
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	294	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CITY CENTRE CONDOMINIUM BO
MAILING ADDRESS OF MANAGERS
CITY VIEW PROPERTIES
610 MAIN ST
BUFFALO NY 14202

CONTACT JOE PETRELLA 856-8400

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CITY CENTRE CONDOMINIUM BOARD
OF MANAGERS
CITY VIEW PROPERTIES
610 MAIN ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 104
SBL - 1113800003009111104
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 2186
ASSESSED VALUE - 360900
EFFECTIVE VALUE - 360900
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	2186	100.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME KES610 LLC
MAILING ADDRESS 600 MAIN, STE 803
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

KES610 LLC
600 MAIN, STE 803
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 1101
SBL - 11138000030091111101
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1654
ASSESSED VALUE - 340800
EFFECTIVE VALUE - 340800
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1654	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME RICHARD RECCKIO
MAILING ADDRESS 5525 OAK FIELD LANE
WILLIAMSVILLE NY 14221

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

RICHARD RECCKIO
5525 OAK FIELD LANE
WILLIAMSVILLE NY 14221



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 1103
SBL - 11138000030091111103
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 2744
ASSESSED VALUE - 558800
EFFECTIVE VALUE - 558800
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	2744	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME MICHAEL WISLER
MAILING ADDRESS 610 MAIN ST UNIT 1103
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

MICHAEL WISLER
610 MAIN ST UNIT 1103
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 1104
SBL - 11138000030091111104
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1387
ASSESSED VALUE - 356800
EFFECTIVE VALUE - 356800
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1387	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME DANIEL J LEBERER
MAILING ADDRESS 600 MAIN ST, UNIT 1104
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

DANIEL J LEBERER
600 MAIN ST, UNIT 1104
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 1201
SBL - 11138000030091111201
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1451
ASSESSED VALUE - 246000
EFFECTIVE VALUE - 246000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1451	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JUNE WALLACE HUNTER
MAILING ADDRESS 600 MAIN ST, UNIT 1201
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

JUNE WALLACE HUNTER
600 MAIN ST, UNIT 1201
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 1202
SBL - 11138000030091111202
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1467
ASSESSED VALUE - 249000
EFFECTIVE VALUE - 249000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1467	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME WILLIAM PFEIFER
MAILING ADDRESS 600 MAIN STREET, UNIT 1202
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

WILLIAM PFEIFER
600 MAIN STREET, UNIT 1202
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 1203
SBL - 11138000030091111203
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1480
ASSESSED VALUE - 251000
EFFECTIVE VALUE - 251000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1480	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME ROBERT & DEBORAH A HORNBE
MAILING ADDRESS 600 MAIN STREET
BUFFALO NY 14202

CONTACT: 716-853-1030

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

ROBERT & DEBORAH A HORNBERGER
600 MAIN STREET
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 1204
SBL - 11138000030091111204
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1387
ASSESSED VALUE - 235000
EFFECTIVE VALUE - 235000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1387	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 610 MAIN ST # 1204 LLC
MAILING ADDRESS 9 ORCHARD HILL DR
ORCHARD PARK NY 14217

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

610 MAIN ST # 1204 LLC
9 ORCHARD HILL DR
ORCHARD PARK NY 14217



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 1301
SBL - 11138000030091111301
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 2445
ASSESSED VALUE - 415000
EFFECTIVE VALUE - 415000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	2445	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME RODOLFO & MARY VILLACORTA
MAILING ADDRESS 600 MAIN ST, UNIT 1301
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

RODOLFO & MARY VILLACORTA
600 MAIN ST, UNIT 1301
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 1302
SBL - 11138000030091111302
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 2140
ASSESSED VALUE - 363000
EFFECTIVE VALUE - 363000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	2140	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME WAYNE N & KAREN G PARRY
MAILING ADDRESS 600 MAIN ST, UNIT 1302
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

WAYNE N & KAREN G PARRY
600 MAIN ST, UNIT 1302
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 1401
SBL - 11138000030091111401
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 2788
ASSESSED VALUE - 473000
EFFECTIVE VALUE - 473000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	2788	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME PARISI FRANK J
MAILING ADDRESS 600 MAIN ST, UNIT 1401
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

PARISI FRANK J
600 MAIN ST, UNIT 1401
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 1402
SBL - 11138000030091111402
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 3977
ASSESSED VALUE - 675000
EFFECTIVE VALUE - 675000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	3977	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME RMCC LLC
MAILING ADDRESS ONE ROBERT RICH WAY
BUFFALO NY 14213

716-878-8212

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

RMCC LLC
ONE ROBERT RICH WAY
BUFFALO NY 14213



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 200
SBL - 1113800003009111200
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 6070
ASSESSED VALUE - 636000
EFFECTIVE VALUE - 636000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	6070	100.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CITY CENTRE CONDOMINIUM BO
MAILING ADDRESS OF MANAGERS, INC,
610 MAIN ST
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CITY CENTRE CONDOMINIUM BOARD
OF MANAGERS, INC,
610 MAIN ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 300
SBL - 1113800003009111300
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 2350
ASSESSED VALUE - 388000
EFFECTIVE VALUE - 388000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	2350	100.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME TLF Re VENTURE LLC
MAILING ADDRESS 610 MAIN ST
BUFFALO NY 14202

JULIE A ANTHOLZNER
716-353-2241

FINAL ROLL FOR 2026
ERIE COUNTY WILL BE BILLING YOU.

TLF Re VENTURE LLC
610 MAIN ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 301
SBL - 1113800003009111301
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 3820
ASSESSED VALUE - 400000
EFFECTIVE VALUE - 400000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	3820	100.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME TLF RE VENTURE LLC
MAILING ADDRESS 610 MAIN, UNIT 301
BUFFALO NY 14202

JULIE A ANTHOLZNER 716-353-2249

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

TLF RE VENTURE LLC
610 MAIN, UNIT 301
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 400
SBL - 1113800003009111400
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 6020
ASSESSED VALUE - 630800
EFFECTIVE VALUE - 630800
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	6020	100.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME KES610 LLC
MAILING ADDRESS CITY VIEW PROPERTIES
600 MAIN ST, STE 803
BUFFALO NY 14202

CONTACT JOE PETRELLA 856-8400

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

KES610 LLC
CITY VIEW PROPERTIES
600 MAIN ST, STE 803
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 501
SBL - 1113800003009111501
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 990
ASSESSED VALUE - 168000
EFFECTIVE VALUE - 168000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	990	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME THOMAS MURACA
MAILING ADDRESS 600 MAIN ST, UNIT 501
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

THOMAS MURACA
600 MAIN ST, UNIT 501
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 502
SBL - 1113800003009111502
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1286
ASSESSED VALUE - 218000
EFFECTIVE VALUE - 218000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1286	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME ALAN B & KAREN D LEECH
MAILING ADDRESS 600 MAIN ST, UNIT 502
BUFFALO NY 14202

CONTACT: 716-635-0698

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

ALAN B & KAREN D LEECH
600 MAIN ST, UNIT 502
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 503
SBL - 1113800003009111503
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1414
ASSESSED VALUE - 240000
EFFECTIVE VALUE - 240000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1414	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME IRENE ASTRELLO
MAILING ADDRESS 610 MAIN STREET #503
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

IRENE ASTRELLO
610 MAIN STREET #503
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 504
SBL - 1113800003009111504
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1069
ASSESSED VALUE - 181000
EFFECTIVE VALUE - 181000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1069	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JIUAN JIUAN CHEN
MAILING ADDRESS 600 MAIN ST, UNIT 504
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

JIUAN JIUAN CHEN
600 MAIN ST, UNIT 504
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 505
SBL - 1113800003009111505
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 910
ASSESSED VALUE - 154000
EFFECTIVE VALUE - 154000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	910	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME SANJAY & ROHIN SETHI
MAILING ADDRESS 610 MAIN ST, UNIT 505
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

SANJAY & ROHIN SETHI
610 MAIN ST, UNIT 505
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 601
SBL - 1113800003009111601
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 754
ASSESSED VALUE - 128000
EFFECTIVE VALUE - 128000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	754	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME NICHOLAS VEST & TASHA A VES
MAILING ADDRESS 610 MAIN ST, UNIT 601
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

NICHOLAS VEST & TASHA A VEST
610 MAIN ST, UNIT 601
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 602
SBL - 1113800003009111602
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1286
ASSESSED VALUE - 218000
EFFECTIVE VALUE - 218000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1286	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JONATHAN J BERUBE
MAILING ADDRESS 600 MAIN ST, UNIT 602
BUFFALO NY 14202

CONTACT:

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

JONATHAN J BERUBE
600 MAIN ST, UNIT 602
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 603
SBL - 1113800003009111603
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1414
ASSESSED VALUE - 240000
EFFECTIVE VALUE - 240000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1414	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CHRISTIE R NELSON
MAILING ADDRESS 600 MAIN ST, UNIT 603
BUFFALO NY 14202

CONTACT: 716-854-4816

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CHRISTIE R NELSON
600 MAIN ST, UNIT 603
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 604
SBL - 1113800003009111604
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1069
ASSESSED VALUE - 181000
EFFECTIVE VALUE - 181000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1069	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JAMES MACK
MAILING ADDRESS 127 LINWOOD AVENUE
BUFFALO NY 14209

CONTACT: OFFICE 716-849-1234
CELL 716-445-5314

FINAL ROLL FOR 2026
ERIE COUNTY WILL BE BILLING YOU.

JAMES MACK
127 LINWOOD AVENUE
BUFFALO NY 14209



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 605
SBL - 1113800003009111605
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1146
ASSESSED VALUE - 194000
EFFECTIVE VALUE - 194000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1146	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME FRANCISCO J HERNANDEZ
MAILING ADDRESS 600 MAIN ST, UNIT 605
BUFFALO NY 14202

CONTACT: FRANCISCO J HERNANDEZ 716-877-4562

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

FRANCISCO J HERNANDEZ
600 MAIN ST, UNIT 605
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 701
SBL - 1113800003009111701
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 990
ASSESSED VALUE - 168000
EFFECTIVE VALUE - 168000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	990	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME DERECK WILLIAMS AND
MAILING ADDRESS MALLORY D DAWSON
600 MAIN ST, UNIT 701
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

DERECK WILLIAMS AND
MALLORY D DAWSON
600 MAIN ST, UNIT 701
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 702
SBL - 1113800003009111702
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1286
ASSESSED VALUE - 218000
EFFECTIVE VALUE - 218000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1286	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME WALID JAZIRI 2016 REVOCABLE
MAILING ADDRESS TRUST AGREEMENT
108 NEW LONDON TURNPIKE
NORWICH CT 06360

CONTACT: 716-608-8554

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

WALID JAZIRI 2016 REVOCABLE
TRUST AGREEMENT
108 NEW LONDON TURNPIKE
NORWICH CT 06360



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 703
SBL - 1113800003009111703
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1414
ASSESSED VALUE - 240000
EFFECTIVE VALUE - 240000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1414	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME ROSALYN A LINDNER
MAILING ADDRESS 600 MAIN ST, UNIT 703
BUFFALO NY 14202

CONTACT: 716-878-5915

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

ROSALYN A LINDNER
600 MAIN ST, UNIT 703
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 704
SBL - 1113800003009111704
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1069
ASSESSED VALUE - 181000
EFFECTIVE VALUE - 181000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1069	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JULIE CHU
MAILING ADDRESS 983 WOODCLIFF DR
FRANKLIN SQUARE NY 11010

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

JULIE CHU
983 WOODCLIFF DR
FRANKLIN SQUARE NY 11010



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 705
SBL - 1113800003009111705
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 910
ASSESSED VALUE - 154000
EFFECTIVE VALUE - 154000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	910	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME GIDEON RABINO
MAILING ADDRESS MARIA PASCERI
GIDEON RABINO
610 MAIN #705
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

GIDEON RABINO
MARIA PASCERI
GIDEON RABINO
610 MAIN #705
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 801
SBL - 1113800003009111801
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 990
ASSESSED VALUE - 168000
EFFECTIVE VALUE - 168000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	990	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CATHERINE J CRONQUIST &
MAILING ADDRESS STEVEN D CRONQUIST
1732 MIDDLEMOST KEY
VIRGINIA BEACH VA 23454

CATHERINE CRONQUIST 757-469-1534

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CATHERINE J CRONQUIST &
STEVEN D CRONQUIST
1732 MIDDLEMOST KEY
VIRGINIA BEACH VA 23454



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 802
SBL - 1113800003009111802
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 910
ASSESSED VALUE - 154000
EFFECTIVE VALUE - 154000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	910	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME AZHER AND BUSHRA IQBAL
MAILING ADDRESS 9 ORCHARD HILL DRIVE
ORCHARD PARK NY 14127

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

AZHER AND BUSHRA IQBAL
9 ORCHARD HILL DRIVE
ORCHARD PARK NY 14127



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 803
SBL - 1113800003009111803
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1414
ASSESSED VALUE - 240000
EFFECTIVE VALUE - 240000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1414	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME VINCENT R VILLALOBOS
MAILING ADDRESS 600 MAIN ST, UNIT 803
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

VINCENT R VILLALOBOS
600 MAIN ST, UNIT 803
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 804
SBL - 1113800003009111804
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1069
ASSESSED VALUE - 181000
EFFECTIVE VALUE - 181000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1069	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME UTAK LLC
MAILING ADDRESS UTAK LLC
5306 AQUARIUS DR
SYRACUSE NY 13224

716-830-8608

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

UTAK LLC
UTAK LLC
5306 AQUARIUS DR
SYRACUSE NY 13224



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 805
SBL - 1113800003009111805
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1146
ASSESSED VALUE - 194000
EFFECTIVE VALUE - 194000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1146	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CHRISTOPHER HAMILL
MAILING ADDRESS 610 MAIN, UNIT 805
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CHRISTOPHER HAMILL
610 MAIN, UNIT 805
BUFFALO NY 12402



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 901
SBL - 1113800003009111901
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 754
ASSESSED VALUE - 128000
EFFECTIVE VALUE - 128000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	754	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME MICHAEL COCHRAN
MAILING ADDRESS 600 MAIN ST, UNIT 901
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

MICHAEL COCHRAN
600 MAIN ST, UNIT 901
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 902
SBL - 1113800003009111902
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1286
ASSESSED VALUE - 218000
EFFECTIVE VALUE - 218000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1286	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME TIMOTHY F SCHMAND &
MAILING ADDRESS JANET KYLE ALTMAN
3250 NE 1ST AVENUE
MIAMI FL 33137

CONTACT: HOME 855-4685 WORK 843-3848

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

TIMOTHY F SCHMAND &
JANET KYLE ALTMAN
3250 NE 1ST AVENUE
MIAMI FL 33137



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 903
SBL - 1113800003009111903
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1414
ASSESSED VALUE - 240000
EFFECTIVE VALUE - 240000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1414	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JASON FRANCIS WINIARSKI
MAILING ADDRESS 610 MAIN ST, UNIT 903
BUFFALO NY 14202

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

JASON FRANCIS WINIARSKI
610 MAIN ST, UNIT 903
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 904
SBL - 1113800003009111904
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1089
ASSESSED VALUE - 185000
EFFECTIVE VALUE - 185000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1089	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME RCC HOLDINGS LLC
MAILING ADDRESS 600 MAIN ST, UNIT 904
BUFFALO NY 14202

CONTACT: 716- 852-0858 OR 415-776-7733

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

RCC HOLDINGS LLC
600 MAIN ST, UNIT 904
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 610 MAIN
PROPERTY NAME - UNIT # 905
SBL - 1113800003009111905
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1146
ASSESSED VALUE - 194000
EFFECTIVE VALUE - 194000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1146	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CARMITA PRELEWICZ
MAILING ADDRESS 65 NORTHINGTON DRIVE
EAST AMHERST NY 14051

CONTACT: 716-946-5236

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CARMITA PRELEWICZ
65 NORTINGTON DRIVE
EAST AMHERST NY 14051



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 615 MAIN
PROPERTY NAME - MARKET ARCADE
SBL - 1113800004020000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 70760
ASSESSED VALUE - 4740000
EFFECTIVE VALUE - 4740000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	13470	19.036
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	26820	37.903
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	30470	43.061
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME MARKET ARCADE GROUP LLC
MAILING ADDRESS 617 MAIN ST, SUITE 200
BUFFALO NY 14203

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

MARKET ARCADE GROUP LLC
617 MAIN ST, SUITE 200
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 618 MAIN
PROPERTY NAME - THE MARTIN GROUP
SBL - 1113800003008000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 15520
ASSESSED VALUE - 1779000
EFFECTIVE VALUE - 1779000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	15520	100.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 618-620 MAIN ST LLC
MAILING ADDRESS 618 - 620 MAIN ST
BUFFALO, NY 14202

CONTACT: TOD MARTIN 716-242-7499

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

618-620 MAIN ST LLC
618 - 620 MAIN ST
BUFFALO, NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 622 MAIN
PROPERTY NAME - THEATER PLACE
SBL - 1113800003006112
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 70911
ASSESSED VALUE - 8506600
EFFECTIVE VALUE - 8506600
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	9468	13.352
OFFICE	100%	26678	37.622
RESIDENTIAL	100%	23846	33.628
VACANT SPACE	100 OR 80%	8919	12.578
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	2000	2.820
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME MAIN THEATER PLACE LP
MAILING ADDRESS 810 MAIN STREET
BUFFALO NY 14202

CONTACT: FRANK CHINNICI

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

MAIN THEATER PLACE LP
810 MAIN STREET
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 625 MAIN
PROPERTY NAME - IRISH CLASSIC/APARTMENTS
SBL - 1113800004021000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 19231
ASSESSED VALUE - 1493000
EFFECTIVE VALUE - 1493000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	7112	36.982
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	8704	45.260
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	3415	17.758
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME MARKET ARCADE GROUP, LLC
MAILING ADDRESS 617 MAIN ST, SUITE 200
BUFFALO NY 14203

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

MARKET ARCADE GROUP, LLC
617 MAIN ST, SUITE 200
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 639 MAIN
PROPERTY NAME - AMC MARKET ARCADE 8
SBL - 1113800004006120
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 72874
ASSESSED VALUE - 4298600
EFFECTIVE VALUE - 4298600
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	3826	5.250
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	56006	76.853
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	7922	10.871
RESIDENTIAL	100%	5120	7.026
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME MARKET ARCADE THEATER LLC
MAILING ADDRESS 4053 MAPLE RD, SUITE 200
AMHERST NY 14226

CONTACT: STEVE LONGO VP 716-833-4986

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

MARKET ARCADE THEATER LLC
4053 MAPLE RD, SUITE 200
AMHERST NY 14226



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 642 MAIN
PROPERTY NAME - SHEA'S BUFFALO THEATER
SBL - 1113800003005000
NAME OF EXEMPTION - CITY
GROSS AREA (IN SQ. FEET) - 90000
ASSESSED VALUE - 3800000
EFFECTIVE VALUE - 0
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	90000	100.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CITY OF BUFFALO
MAILING ADDRESS MICHAEL G MURPHY
SHEA'S BUFFALO THEATER
646 MAIN ST
BUFFALO, NEW YORK 14202

CONTACT: ROBERT BRUNSCHMID 716-829-1180

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CITY OF BUFFALO
MICHAEL G MURPHY
SHEA'S BUFFALO THEATER
646 MAIN ST
BUFFALO, NEW YORK 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 650 MAIN
PROPERTY NAME - SMITH THEATER
SBL - 1113800003004000
NAME OF EXEMPTION - EDUCATIONAL
GROSS AREA (IN SQ. FEET) - 21488
ASSESSED VALUE - 1200000
EFFECTIVE VALUE - 1200000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	21488	100.000

OWNERS NAME SHEAS O'CONNELL PRESERVATI
MAILING ADDRESS GUILD LTD ATTN: FINANCE DEP
646 MAIN ST
BUFFALO NY 14202

CONTACT: ROBERT BRUNSCHMID 716-829-1180

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

SHEAS O'CONNELL PRESERVATION
GUILD LTD ATTN: FINANCE DEPT
646 MAIN ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 653 MAIN
PROPERTY NAME - PIERCE BUILDING
SBL - 1113800004004120
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 16896
ASSESSED VALUE - 1406000
EFFECTIVE VALUE - 1406000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	4224	25.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	4224	25.000
RESIDENTIAL	100%	8448	50.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 653 MAIN LLC
MAILING ADDRESS 140 NORTH STREET
BUFFALO NY 14201

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

653 MAIN LLC
140 NORTH STREET
BUFFALO NY 14201



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 663 MAIN
PROPERTY NAME - 665 MAIN BUILDING
SBL - 1113800004004111
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 85553
ASSESSED VALUE - 7296000
EFFECTIVE VALUE - 7296000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	2488	2.908
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	15943	18.635
OFFICE	100%	67122	78.457
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 665 MAIN PARTNERS L.P.
MAILING ADDRESS MCGUIRE DEVELOPMENT CO.
455 CAYUGA RD STE 100
BUFFALO NY 14225

716-829-1991

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

665 MAIN PARTNERS L.P.
MCGUIRE DEVELOPMENT CO.
455 CAYUGA RD STE 100
BUFFALO NY 14225



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 664 MAIN
PROPERTY NAME - ALLEYWAY THEATRE
SBL - 1113800003003000
NAME OF EXEMPTION - CITY
GROSS AREA (IN SQ. FEET) - 30225
ASSESSED VALUE - 1500000
EFFECTIVE VALUE - 0
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	30225	100.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CITY OF BUFFALO
MAILING ADDRESS ALLEYWAY THEATRE
CHRIS HANDLEY
ONE CURTAIN UP ALLEY
BUFFALO NEW YORK 14202

CONTACT: CHRIS HANDLEY 852-2600 EXT 201

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CITY OF BUFFALO
ALLEYWAY THEATRE
CHRIS HANDLEY
ONE CURTAIN UP ALLEY
BUFFALO NEW YORK 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 667 MAIN
PROPERTY NAME - HOSTEL BUFFALO NIAGARA
SBL - 1113800004003000
NAME OF EXEMPTION - URBAN RENEWAL
GROSS AREA (IN SQ. FEET) - 27040
ASSESSED VALUE - 1500000
EFFECTIVE VALUE - 0
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	19040	70.414
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	8000	29.586
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME BUFFALO URBAN RENEWAL AGE
MAILING ADDRESS NIAGARA FRONTIER COUNCIL
YOUTH HOSTEL
RM 214 CITY HALL
BUFFALO NY 14202

CONTACT: 852-5222

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

BUFFALO URBAN RENEWAL AGENCY
NIAGARA FRONTIER COUNCIL
YOUTH HOSTEL
RM 214 CITY HALL
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 671 MAIN
PROPERTY NAME - BUFFALO PLACE INC
SBL - 1113800004002000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 7920
ASSESSED VALUE - 588000
EFFECTIVE VALUE - 588000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	4760	60.101
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	3160	39.899
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME GEORGE SMILANICH III &
MAILING ADDRESS PETER SMILANICH
P O BOX 110968
NAPLES FL 34108

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

GEORGE SMILANICH III &
PETER SMILANICH
P O BOX 110968
NAPLES FL 34108



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 674 MAIN
PROPERTY NAME - WURLIZTER FLATS
SBL - 1113800003002000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 22101
ASSESSED VALUE - 3396100
EFFECTIVE VALUE - 3396100
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	4160	18.823
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	865	3.914
RESIDENTIAL	100%	14476	65.499
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	2600	11.764
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 674 MAIN ST QUALIFIED
MAILING ADDRESS OPPORTUNITY FUND LLC
6706 LAKE SHORE RD
DERBY NY 14047

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

674 MAIN ST QUALIFIED
OPPORTUNITY FUND LLC
6706 LAKE SHORE RD
DERBY NY 14047



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 678 MAIN
PROPERTY NAME - 678 MAIN
SBL - 1113800003001000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 21018
ASSESSED VALUE - 1717600
EFFECTIVE VALUE - 1717600
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	14323	68.146
RESIDENTIAL	100%	1895	9.016
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	4800	22.838
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 678 ASSOCIATES, LLC
MAILING ADDRESS 701 SENECA
BUFFALO NY 14210

CONTACT: ALAN DEWART 854-2332

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

678 ASSOCIATES, LLC
701 SENECA
BUFFALO NY 14210



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 681 MAIN
PROPERTY NAME - TOWN BALLROOM
SBL - 1113800004001000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 32325
ASSESSED VALUE - 2200000
EFFECTIVE VALUE - 2200000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	31225	96.597
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	1100	3.403
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME SHADIGEE PROPERTIES LLC
MAILING ADDRESS 681 MAIN ST
BUFFALO NY 14203

CONTACT: ARTHUR KWITCHOFF 716-852-3900

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

SHADIGEE PROPERTIES LLC
681 MAIN ST
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 686 MAIN
PROPERTY NAME - BARRINGTON BUILDING
SBL - 1113000005006000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 33443
ASSESSED VALUE - 4223000
EFFECTIVE VALUE - 4223000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	22079	66.020
RESIDENTIAL	100%	11364	33.980
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 686 MAIN STREET LLC
MAILING ADDRESS PRIAM ENTERPRISES LLC
237 MAIN ST , SUITE 300
BUFFALO NY 14203

CONTACT: CAROL BEASLEY 716-580-3136

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

686 MAIN STREET LLC
PRIAM ENTERPRISES LLC
237 MAIN ST , SUITE 300
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 689 MAIN
PROPERTY NAME - DIDONATO ASSOCIATES
SBL - 1113000004003000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 10400
ASSESSED VALUE - 1038000
EFFECTIVE VALUE - 1038000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	10400	100.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 689 MAIN STREET LLC
MAILING ADDRESS 689 MAIN ST
BUFFALO NY 14203

CONTACT: NORMAN DI DONATO, PRES. 716- 656-1900

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

689 MAIN STREET LLC
689 MAIN ST
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 690 MAIN
PROPERTY NAME - PARKING LOT - THEATER DIST
SBL - 1113000005004100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 20059
ASSESSED VALUE - 688900
EFFECTIVE VALUE - 688900
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	20059	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME SKYDECK CORPORATION
MAILING ADDRESS JESSICA R CROCE
257 FRANKLIN
BUFFALO NY 14202

CONTACT: JESSICA R CROCE 716-550-1553

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

SKYDECK CORPORATION
JESSICA R CROCE
257 FRANKLIN
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 695 MAIN
PROPERTY NAME - POLICE STATION MAIN/TUPPE
SBL - 1113000004001100
NAME OF EXEMPTION - CITY
GROSS AREA (IN SQ. FEET) - 32024
ASSESSED VALUE - 1865100
EFFECTIVE VALUE - 0
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	20024	62.528
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	12000	37.472
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CITY BUFFALO DIV REAL ESTAT
MAILING ADDRESS HOPE YOUNG-WATKINS
901 CITY HALL
BUFFALO NY 14202

CONTACT: HOPE YOUNG-WATKINS

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CITY BUFFALO DIV REAL ESTATE
HOPE YOUNG-WATKINS
901 CITY HALL
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 698 MAIN
PROPERTY NAME - EMI BLDG
SBL - 1113000005003000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 47328
ASSESSED VALUE - 2615000
EFFECTIVE VALUE - 2615000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	7888	16.667
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	33440	70.656
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	6000	12.677
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME HAROLD D KOPP
MAILING ADDRESS 700 MAIN ST
BUFFALO NY 14202 - 1909

CONTACT: HAROLD D KOPP 716-863-7616

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

HAROLD D KOPP
700 MAIN ST
BUFFALO NY 14202 - 1909



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 710 MAIN
PROPERTY NAME - 710 MAIN THEATRE
SBL - 1113000005002000
NAME OF EXEMPTION - EDUCATIONAL
GROSS AREA (IN SQ. FEET) - 21069
ASSESSED VALUE - 949600
EFFECTIVE VALUE - 949600
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	21069	100.000

OWNERS NAME 710 MAIN STREET INC
MAILING ADDRESS MICHAEL MURPHY, PRESIDENT
SHEA'S-O'CONNELL PRESERVAT
PO BOX 1130
BUFFALO, NY 14205

CONTACT: ROBERT BRUNSCHMID, DIR OF OPERATIONS
716-829-1180

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

710 MAIN STREET INC
MICHAEL MURPHY, PRESIDENT
SHEA'S-O'CONNELL PRESERVATION
PO BOX 1130
BUFFALO, NY 14205



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 715 MAIN
PROPERTY NAME - CITY WINE MERCHANT
SBL - 1113000003011000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 9816
ASSESSED VALUE - 825000
EFFECTIVE VALUE - 825000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	3290	33.517
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	2820	28.729
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	3706	37.755
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 737 MAIN STREET LLC
MAILING ADDRESS 701 SENECA ST, STE 200
BUFFALO NY 14210

CONTACT: ALAN DEWART 716-854-2332

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

737 MAIN STREET LLC
701 SENECA ST, STE 200
BUFFALO NY 14210



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 716 MAIN
PROPERTY NAME - ANSONIA CENTRE
SBL - 1113000002003000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 116078
ASSESSED VALUE - 10613900
EFFECTIVE VALUE - 10613900
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	25000	21.537
RESIDENTIAL	100%	72378	62.353
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	18700	16.110
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME ANSONIA CENTER OWNER LLC
MAILING ADDRESS 12 WEST 37th ST, 9th FLOOR
NEW YORK NY 10018

CONTACT: MICHAEL JACKSON 716-852-4321

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

ANSONIA CENTER OWNER LLC
12 WEST 37th ST, 9th FLOOR
NEW YORK NY 10018



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 723 MAIN
PROPERTY NAME - 723 MAIN
SBL - 1113000003010000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 10300
ASSESSED VALUE - 611100
EFFECTIVE VALUE - 611100
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	5500	53.398
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	4800	46.602
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 737 MAIN STREET LLC
MAILING ADDRESS 701 SENECA ST, STE 200
BUFFALO NY 14210

CONTACT: ALAN DEWART 716-854-2332

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

737 MAIN STREET LLC
701 SENECA ST, STE 200
BUFFALO NY 14210



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 731 MAIN
PROPERTY NAME - THE SWAN BUILDING
SBL - 1113000003008120
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 12300
ASSESSED VALUE - 903900
EFFECTIVE VALUE - 903900
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	3800	30.894
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	5300	43.089
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	3200	26.016
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 737 MAIN STREET LLC
MAILING ADDRESS ATTN: SENECA DEVELOPMENT &
MANAGEMENT CORP
701 SENECA ST, STE 200
BUFFALO NY 14210

CONTACT: ALAN DEWART 716-854-2332

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

737 MAIN STREET LLC
ATTN: SENECA DEVELOPMENT &
MANAGEMENT CORP
701 SENECA ST, STE 200
BUFFALO NY 14210



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 733 MAIN
PROPERTY NAME - STOKES SEED COMPANY
SBL - 1113000003007000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 24100
ASSESSED VALUE - 1534000
EFFECTIVE VALUE - 1534000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	15972	66.274
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	2628	10.905
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	5500	22.822
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 737 MAIN STREET LLC
MAILING ADDRESS ATTN: SENECA DEVELOPMENT &
MANAGEMENT CORP
701 SENECA ST, STE 200
BUFFALO NY 14210

CONTACT: ALAN DEWART 8716-54-2332

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

737 MAIN STREET LLC
ATTN: SENECA DEVELOPMENT &
MANAGEMENT CORP
701 SENECA ST, STE 200
BUFFALO NY 14210



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 736 MAIN
PROPERTY NAME - FORMER COLLISION MASTERS
SBL - 1113000002002200
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 30230
ASSESSED VALUE - 1521500
EFFECTIVE VALUE - 1521500
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	15030	49.719
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	15200	50.281
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME PEARL FRANKLIN HOLDINGS , LL
MAILING ADDRESS C/O ELLICOTT DEVELOPMENT
295 MAIN ST, STE 700
BUFFALO NY 14203

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

PEARL FRANKLIN HOLDINGS , LLC
C/O ELLICOTT DEVELOPMENT
295 MAIN ST, STE 700
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 739 MAIN
PROPERTY NAME - AVALON BUILDING
SBL - 1113000003006000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 13916
ASSESSED VALUE - 1000000
EFFECTIVE VALUE - 1000000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	4900	35.211
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	4900	35.211
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	4116	29.577
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 737 MAIN STREET LLC
MAILING ADDRESS 701 SENECA ST, STE 200
BUFFALO NY 14210

CONTACT: ALAN DEWART 854-2332

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

737 MAIN STREET LLC
701 SENECA ST, STE 200
BUFFALO NY 14210



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 743 MAIN
PROPERTY NAME - D C THEATRICKS
SBL - 1113000003005000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 13608
ASSESSED VALUE - 379000
EFFECTIVE VALUE - 379000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	13608	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME MAIN STREET LLC
MAILING ADDRESS 701 SENECA STREET, SUITE 200
BUFFALO NY 14210

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

MAIN STREET LLC
701 SENECA STREET, SUITE 200
BUFFALO NY 14210



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 752 MAIN
PROPERTY NAME - VERNOR/TECK LOT
SBL - 1113000002001110
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 53760
ASSESSED VALUE - 1079800
EFFECTIVE VALUE - 1079800
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	53760	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME TECK ASSOCIATES LIMITED
MAILING ADDRESS DAVID SHIFRIN; SHIFRIN ENTRP
FOUR COMMERCE PARK SQUAR
23240 CHAGRIN BLVD # 515
BEACHWOOD, OH 44122

CONTACT: DAVID SHIFRIN 216- 831-3366

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

TECK ASSOCIATES LIMITED
DAVID SHIFRIN; SHIFRIN ENTRPSES
FOUR COMMERCE PARK SQUARE
23240 CHAGRIN BLVD # 515
BEACHWOOD, OH 44122



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 753 MAIN
PROPERTY NAME - SIDWAY PARKING
SBL - 1113000003004000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 16500
ASSESSED VALUE - 806000
EFFECTIVE VALUE - 806000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	1241	7.521
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	15259	92.479
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME SIDWAY PARKING LLC
MAILING ADDRESS 12 W 37th ST FLOOR 9
NEW YORK NY 10018

CONTACT: MATT FRIEND 917-687-7564

MICHAEL JACKSON 716-553-0653

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

SIDWAY PARKING LLC
12 W 37th ST FLOOR 9
NEW YORK NY 10018



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 761 MAIN
PROPERTY NAME - M.STEFFAN'S LEATHER CRF
SBL - 1113000003003000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 4370
ASSESSED VALUE - 266000
EFFECTIVE VALUE - 266000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	3220	73.684
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	1150	26.316
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME M STEFFANS SON INC
MAILING ADDRESS LINDA L STEFFAN
761 MAIN ST
BUFFALO NY 14203-1692

CONTACT: LINDA STEFFAN 716-852-6771

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

M STEFFANS SON INC
LINDA L STEFFAN
761 MAIN ST
BUFFALO NY 14203-1692



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 763 MAIN
PROPERTY NAME - SPAULDING BUILDING
SBL - 1113000003002000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 36448
ASSESSED VALUE - 3100000
EFFECTIVE VALUE - 3100000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	14008	38.433
RESIDENTIAL	100%	22440	61.567
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME SINATRA APARTMENT GROUP L.
MAILING ADDRESS 617 MAIN ST, SUITE 200
BUFFALO NY 14203

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

SINATRA APARTMENT GROUP L.L.C.
617 MAIN ST, SUITE 200
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 777 MAIN
PROPERTY NAME - SIDWAY BUILDING
SBL - 1113000003001000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 91114
ASSESSED VALUE - 7500000
EFFECTIVE VALUE - 7500000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	86058	94.451
VACANT SPACE	100 OR 80%	5056	5.549
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME SIDWAY APARTMENTS OWNERS
MAILING ADDRESS SIDWAY APARTMENTSOWNER L
12 W 37th ST, FLOOR 9
NEW YORK NY 10018

CONTACT: MATT FRIEND 917-687-7564
MICHAEL JACKSON 716-553-0653

FINAL ROLL FOR 2026
ERIE COUNTY WILL BE BILLING YOU.

SIDWAY APARTMENTS OWNERS LLC
SIDWAY APARTMENTSOWNER LLC
12 W 37th ST, FLOOR 9
NEW YORK NY 10018



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 562 MAIN UNIT A
PROPERTY NAME - 40 FOUNTAIN PLAZA UNIT A
SBL - 1114600002001110UA
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 14724
ASSESSED VALUE - 2514400
EFFECTIVE VALUE - 2514400
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	14724	100.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME ANTHILL US INC
MAILING ADDRESS 40 FOUNTAIN PLAZA, SUITE 1200
BUFFALO NY 14202

CONTACT: THOMAS ALFIERI 518-437-8689

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

ANTHILL US INC
40 FOUNTAIN PLAZA, SUITE 1200
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 562 MAIN UNIT B
PROPERTY NAME - 40 FOUNTAIN PLAZA UNIT B
SBL - 1114600002001110UB
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 58143
ASSESSED VALUE - 7200000
EFFECTIVE VALUE - 7200000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	58143	100.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME KEY SUCCESS LLC
MAILING ADDRESS C/O CIMINELLI REAL ESTATE CO
50 FOUNTAIN PLAZA, SUITE 500
BUFFALO NY 14202

CONTACT:JESSICS L BOECKEL
716-631-8000 EXT 5053

FINAL ROLL FOR 2026
ERIE COUNTY WILL BE BILLING YOU.

KEY SUCCESS LLC
C/O CIMINELLI REAL ESTATE CORP
50 FOUNTAIN PLAZA, SUITE 500
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 562 MAIN UNIT C
PROPERTY NAME - 40 FOUNTAIN PLAZA UNIT C
SBL - 1114600002001110UC
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 88375
ASSESSED VALUE - 13998600
EFFECTIVE VALUE - 13998600
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	88375	100.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME ANTHILL US INC
MAILING ADDRESS 40 FOUNTAIN PLAZA, SUITE 1200
BUFFALO NY 14202

CONTACT: THOMAS ALFIERI 518-437-8689

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

ANTHILL US INC
40 FOUNTAIN PLAZA, SUITE 1200
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 1 MARINE
PROPERTY NAME - NAVAL & SERVICMAN PARK
SBL - 1111700016001120
NAME OF EXEMPTION - CITY
GROSS AREA (IN SQ. FEET) - 19622
ASSESSED VALUE - 3606400
EFFECTIVE VALUE - 0
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	16302	83.080
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	3320	16.920
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CITY OF BUFFALO DIVISION OF
MAILING ADDRESS HOPE YOUNG-WATKINS
CITY OF BUFFALO REAL ESTATE
901 CITY HALL
BUFFALO NY 14202

CONTACT: HOPE YOUNG-WATKINS

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CITY OF BUFFALO DIVISION OF
HOPE YOUNG-WATKINS
CITY OF BUFFALO REAL ESTATE
901 CITY HALL
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 2 MARINE
PROPERTY NAME - NAVAL PARK, PART OF
SBL - 1111700016001130
NAME OF EXEMPTION - CITY
GROSS AREA (IN SQ. FEET) - 47988
ASSESSED VALUE - 329000
EFFECTIVE VALUE - 0
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	47988	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CITY OF BUFFALO DIVISION OF
MAILING ADDRESS HOPE YOUNG-WATKINS
CITY OF BUFFALO REAL ESTATE
901 CITY HALL
BUFFALO, NY 14202

CONTACT: HOPE YOUNG WATKINS

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CITY OF BUFFALO DIVISION OF
HOPE YOUNG-WATKINS
CITY OF BUFFALO REAL ESTATE
901 CITY HALL
BUFFALO, NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 3 MARINE
PROPERTY NAME - BMHA LOT
SBL - 1111700016001140
NAME OF EXEMPTION - CITY
GROSS AREA (IN SQ. FEET) - 4320
ASSESSED VALUE - 129600
EFFECTIVE VALUE - 0
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	4320	100.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME BUFFALO MUNICIPAL HOUSING
MAILING ADDRESS BMHA
300 PERRY
BUFFALO NY 14024

CONTACT: LARRY SHERLICK 716-855-6711 EX 209

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

BUFFALO MUNICIPAL HOUSING
BMHA
300 PERRY
BUFFALO NY 14024



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 5 MOHAWK EAST
PROPERTY NAME - MAIN COURT SIDE ENTRANCE
SBL - 1111300006007000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1357
ASSESSED VALUE - 42600
EFFECTIVE VALUE - 42600
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	1357	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME UPWOOD REALTY ASSOC LLC
MAILING ADDRESS CIMINELLI REAL ESTATE CORP
50 FOUNTAIN PLAZA, SUITE 500
BUFFALO NY 14202

CONTACT: CHRISTOPHER UDY 631-8000

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

UPWOOD REALTY ASSOC LLC
CIMINELLI REAL ESTATE CORP
50 FOUNTAIN PLAZA, SUITE 500
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 11 MOHAWK EAST
PROPERTY NAME - JJ's CASA di PIZZA
SBL - 1111300006004112
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 11610
ASSESSED VALUE - 1312500
EFFECTIVE VALUE - 1312500
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	3870	33.333
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	7740	66.667
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JEMAL'S CASA PIZZA L.L.C
MAILING ADDRESS 655 NEW YORK AVENUE NW
SUITE 830
WASHINGTON DC 20001

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

JEMAL'S CASA PIZZA L.L.C
655 NEW YORK AVENUE NW
SUITE 830
WASHINGTON DC 20001



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 70 PEARL ST
PROPERTY NAME - RIGHT OF WAY/PARKING
SBL - 1111700005003000
NAME OF EXEMPTION - STATE
GROSS AREA (IN SQ. FEET) - 85680
ASSESSED VALUE - 566900
EFFECTIVE VALUE - 0
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	85680	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME STATE OF NEW YORK
MAILING ADDRESS RAYMOND WAGNER
BUFFALO BOARD OF PARK RM 1
CITY HALL
BUFFALO, NEW YORK 14202

CONTACT: RAYMOND WAGNER 716-851-5002

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

STATE OF NEW YORK
RAYMOND WAGNER
BUFFALO BOARD OF PARK RM 111
CITY HALL
BUFFALO, NEW YORK 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 72 PEARL ST
PROPERTY NAME - PEARL ST GRILL & BREWERY
SBL - 1116900002006100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 44600
ASSESSED VALUE - 2500000
EFFECTIVE VALUE - 2500000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	26600	59.641
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	8000	17.937
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	7000	15.695
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	3000	6.726
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME PEARL STREET HOLDINGS INC
MAILING ADDRESS 278 MAIN ST
WEST SENECA NY 14224

CONTACT: EARL KETRY 716-675-8098

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

PEARL STREET HOLDINGS INC
278 MAIN ST
WEST SENECA NY 14224



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 82 PEARL ST
PROPERTY NAME - PIANO FACTORY LOFTS
SBL - 1116900002005000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 20352
ASSESSED VALUE - 3200500
EFFECTIVE VALUE - 3200500
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	3552	17.453
RESIDENTIAL	100%	16000	78.616
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	800	3.931
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CHEROKEE ASSOCIATES
MAILING ADDRESS MICHAEL MASTERS, PRESIDENT
BUFFALO RESTORATION
82 PEARL ST
BUFFALO NY 14202

CONTACT: MICHAEL MASTERS 716-847-0042

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CHEROKEE ASSOCIATES
MICHAEL MASTERS, PRESIDENT
BUFFALO RESTORATION
82 PEARL ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 86 PEARL ST
PROPERTY NAME - ST PAUL'S PARKING LOT
SBL - 1116900002004000
NAME OF EXEMPTION - RELIGIOUS
GROSS AREA (IN SQ. FEET) - 2760
ASSESSED VALUE - 98400
EFFECTIVE VALUE - 98400
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	2760	100.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME ST PAUL'S EPISCOPAL CHURCH
MAILING ADDRESS THE REVEREND, TWILA SMITH
4 CATHEDRAL PARK
BUFFALO NY 14202

CONTACT : TERESA CARTER 716-855-0900 EXT 5

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

ST PAUL'S EPISCOPAL CHURCH
THE REVEREND, TWILA SMITH
4 CATHEDRAL PARK
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 92 PEARL ST
PROPERTY NAME - LOFTS ON PEARL
SBL - 1116900002003000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 57120
ASSESSED VALUE - 5718000
EFFECTIVE VALUE - 5718000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	19040	33.333
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	38080	66.667
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME WEBB OF BUFFALO, LLC
MAILING ADDRESS 391 WASHINGTON ST, SUITE 800
BUFFALO NY 14203

CONTACT: ROCCO TERMINI 716-479-2542

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

WEBB OF BUFFALO, LLC
391 WASHINGTON ST, SUITE 800
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 93 PEARL ST
PROPERTY NAME - DOWNTOWN GARAGE
SBL - 1116900003006000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 77053
ASSESSED VALUE - 2600000
EFFECTIVE VALUE - 2600000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	1560	2.025
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	75493	97.975
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 93 PEARL PARKING LLC
MAILING ADDRESS 237 MAIN ST, SUITE 300
BUFFALO NY 14203

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

93 PEARL PARKING LLC
237 MAIN ST, SUITE 300
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 100 PEARL ST
PROPERTY NAME - PARKING LOT NEAR SWAN
SBL - 1116900002002000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 13850
ASSESSED VALUE - 487900
EFFECTIVE VALUE - 487900
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	13850	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME SWAN GROUP LIMITED PARTNE
MAILING ADDRESS WILLIAM PALADINO
295 MAIN ST STE 700
BUFFALO, NEW YORK 14203

CONTACT: WILLIAM PALADINO 854-0060

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

SWAN GROUP LIMITED PARTNERSHIP
WILLIAM PALADINO
295 MAIN ST STE 700
BUFFALO, NEW YORK 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 110 PEARL ST
PROPERTY NAME - DUN BUILDING
SBL - 1116900002001000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 41943
ASSESSED VALUE - 2960000
EFFECTIVE VALUE - 2960000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	3813	9.091
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	38130	90.909
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 110 PEARL LLC
MAILING ADDRESS PRIAM ENTERPRISES, LLC
237 MAIN SUITE 300
BUFFALO NY 14203

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

110 PEARL LLC
PRIAM ENTERPRISES, LLC
237 MAIN SUITE 300
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 128 PEARL ST
PROPERTY NAME - PARISH COMMONS
SBL - 1116100002012000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 10493
ASSESSED VALUE - 2164300
EFFECTIVE VALUE - 2164300
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	750	7.148
RESIDENTIAL	100%	9743	92.852
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 128 PEARL LLC
MAILING ADDRESS THE REVEREND TWILA SMITH
4 CATHEDRAL PARK
BUFFALO NY 14202

CONTACT: TERESA CARTER 716-855-0900 EX 5

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

128 PEARL LLC
THE REVEREND TWILA SMITH
4 CATHEDRAL PARK
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 132 PEARL ST
PROPERTY NAME - MONROE ABSTRACT & TITLE C
SBL - 1116100002011000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 21309
ASSESSED VALUE - 1376000
EFFECTIVE VALUE - 1376000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	21309	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 130 PEARL LLC
MAILING ADDRESS 37 FRANKLIN SUITE 1000
BUFFALO NY 14202

CONTACT: JOHN F DALY 716-883-4400

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

130 PEARL LLC
37 FRANKLIN SUITE 1000
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 140 PEARL ST
PROPERTY NAME - GUARANTY BLDG
SBL - 1116100002005000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 131820
ASSESSED VALUE - 11984000
EFFECTIVE VALUE - 11984000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	131820	100.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME GUARANTY BUILDING ASSOCIAT
MAILING ADDRESS HODGSON RUSS LLP
140 PEARL STREET, SUITE 100
BUFFALO NY 14202-4040

CONTACT:LYNN SLANOVICH 716-848-1704

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

GUARANTY BUILDING ASSOCIATES
HODGSON RUSS LLP
140 PEARL STREET, SUITE 100
BUFFALO NY 14202-4040



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 194 PEARL ST
PROPERTY NAME - FAMILY COURT BUILDING
SBL - 1115300003004130
NAME OF EXEMPTION - COUNTY
GROSS AREA (IN SQ. FEET) - 113832
ASSESSED VALUE - 9516400
EFFECTIVE VALUE - 0
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	113832	100.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME ERIE COUNTY
MAILING ADDRESS BUILDING MANAGER
95 FRANKLIN ST
BUFFALO NY 14202

CONTACT: OWEN RODGERS

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

ERIE COUNTY
BUILDING MANAGER
95 FRANKLIN ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 212 PEARL ST
PROPERTY NAME - COURTYARD RESTAURANT
SBL - 1115300003004110Z
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 2314
ASSESSED VALUE - 231000
EFFECTIVE VALUE - 231000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	2314	100.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CITY BUFFALO BOARD OF
MAILING ADDRESS BUFFALO CIVIC AUTO RAMPS, IN
221 PEARL ST
BUFFALO NY 14202

CONTACT: RAYMOND WAGNER 716-851-5200

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CITY BUFFALO BOARD OF
BUFFALO CIVIC AUTO RAMPS, INC
221 PEARL ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 212 PEARL ST
PROPERTY NAME - FERNBACH PARKING RAMP
SBL - 1115300003004110
NAME OF EXEMPTION - CITY
GROSS AREA (IN SQ. FEET) - 415286
ASSESSED VALUE - 21062200
EFFECTIVE VALUE - 0
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	415286	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CITY BUFFALO BOARD OF
MAILING ADDRESS RAYMOND WAGNER
CITY HALL RM111
BUFFALO NY 14202

CONTACT: RAYMOND WAGNER 716-851-5200

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CITY BUFFALO BOARD OF
RAYMOND WAGNER
CITY HALL RM111
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 283 PEARL ST
PROPERTY NAME - DOWNTOWN FOOD MART
SBL - 1111300005009000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 12075
ASSESSED VALUE - 133400
EFFECTIVE VALUE - 133400
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	12075	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CHAWLA & CHANDRANI LLC
MAILING ADDRESS INDER MOHAN CHAWLA
472 MAIN ST
BUFFALO NY 14202

CONTACT: INDER MOHAN CHAWLA

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CHAWLA & CHANDRANI LLC
INDER MOHAN CHAWLA
472 MAIN ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 318 PEARL ST
PROPERTY NAME - LUCKY DAY WHISKEY BAR
SBL - 1114600012002000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 16950
ASSESSED VALUE - 1350000
EFFECTIVE VALUE - 1350000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	5650	33.333
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	11300	66.667
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME ANCIENT LANDMARK LLC
MAILING ADDRESS 285 ELLICOTT ST
BUFFALO NY 14203

CONTACT: JOHN ROGER TRETTEL 716-698-9169

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

ANCIENT LANDMARK LLC
285 ELLICOTT ST
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 364 PEARL ST
PROPERTY NAME - OWEN AUGSPURGER RAMP
SBL - 1114600001001110
NAME OF EXEMPTION - CITY
GROSS AREA (IN SQ. FEET) - 489193
ASSESSED VALUE - 26480200
EFFECTIVE VALUE - 0
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	489193	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME THE CITY OF BUFFALO
MAILING ADDRESS HOPE YOUNG-WATKINS
DIVISION OF REAL ESTATE
RM 901 CITY HALL
BUFFALO NY 14202

CONTACT: HOPE YOUNG-WATKINS

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

THE CITY OF BUFFALO
HOPE YOUNG-WATKINS
DIVISION OF REAL ESTATE
RM 901 CITY HALL
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 388 PEARL ST
PROPERTY NAME - 392 ON PEARL
SBL - 1113800009004000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 37844
ASSESSED VALUE - 3174000
EFFECTIVE VALUE - 3174000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	29344	77.539
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	8500	22.461
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 388 PEARL STREET LLC
MAILING ADDRESS ATTN: FADI DAGER
50 LAKEFRONT BLVD SUITE 103
BUFFALO NY 14202

CONTACT: DAVE STEIN 917-417-4939

FINAL ROLL FOR 2026

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388 PEARL STREET LLC
ATTN: FADI DAGER
50 LAKEFRONT BLVD SUITE 103
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 396 PEARL ST
PROPERTY NAME - BUFFALO BODEGA SUBS
SBL - 1113800009003000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 4356
ASSESSED VALUE - 522000
EFFECTIVE VALUE - 522000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	2904	66.667
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	1452	33.333
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME AJD 396, LLC
MAILING ADDRESS 42 W CHIPPEWA, SUITE 100
BUFFALO NY 14202

CONTACT: MARYANN BERRAFAT 759-6052

FINAL ROLL FOR 2026

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AJD 396, LLC
42 W CHIPPEWA, SUITE 100
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 406 PEARL ST
PROPERTY NAME - PARKING LOT - CHIPPEWA ST
SBL - 1113800002011000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 8658
ASSESSED VALUE - 321300
EFFECTIVE VALUE - 321300
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	8658	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME SKYDECK CORPORATION
MAILING ADDRESS 257 FRANKLIN ST
BUFFALO NY 14202

CONTACT: JESSICA R CROCE 716-550-1553

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

SKYDECK CORPORATION
257 FRANKLIN ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 416 PEARL ST
PROPERTY NAME - GARVEY'S BUILDING
SBL - 1113800002010000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 8792
ASSESSED VALUE - 992900
EFFECTIVE VALUE - 992900
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	2638	30.005
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	6154	69.995
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME GARVEY ENTERPRISES
MAILING ADDRESS ATTN: MATTHEW J GARVEY
416 PEARL ST
BUFFALO NY 14202

CONTACT: MATTHEW GARVEY 854-4800

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

GARVEY ENTERPRISES
ATTN: MATTHEW J GARVEY
416 PEARL ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 420 PEARL ST
PROPERTY NAME - D'ARCY MCGEE PARKING
SBL - 1113800002009000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 4950
ASSESSED VALUE - 178900
EFFECTIVE VALUE - 178900
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	4950	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME SKYDECK CORP
MAILING ADDRESS JESSICA R CROCE
257 FRANKLIN ST
BUFFALO NY 14202

CONTACT: JESSICA R CROCE 716-550-1553

FINAL ROLL FOR 2026

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SKYDECK CORP
JESSICA R CROCE
257 FRANKLIN ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 421 PEARL ST
PROPERTY NAME - PEARL ST. PARKING
SBL - 1113800003011100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 45615
ASSESSED VALUE - 2000000
EFFECTIVE VALUE - 2000000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	45615	100.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 598 MAIN STREET LLC
MAILING ADDRESS LARKIN DEVELOPMENT GROUP
726 EXCHANGE ST, SUITE 825
BUFFALO NY 14210

CONTACT: BRAIN STICKLAND 716-362-2670

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

598 MAIN STREET LLC
LARKIN DEVELOPMENT GROUP
726 EXCHANGE ST, SUITE 825
BUFFALO NY 14210



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 424 PEARL ST
PROPERTY NAME - ADAM'S MART
SBL - 1113800002008100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 6300
ASSESSED VALUE - 768100
EFFECTIVE VALUE - 768100
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	3150	50.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	3150	50.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 424 PEARL STREET LLC
MAILING ADDRESS 9580 MAIN STREET
CLARENCE NY 14031

CONTAC : JAMES C CRONIN

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

424 PEARL STREET LLC
9580 MAIN STREET
CLARENCE NY 14031



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 425 PEARL ST
PROPERTY NAME - 620 MAIN PARKING
SBL - 1113800003007100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 5405
ASSESSED VALUE - 200600
EFFECTIVE VALUE - 200600
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	5405	100.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 598 MAIN STREET LLC
MAILING ADDRESS LARKIN DEVELOPMENT GROUP
726 EXCHANGE ST, SUITE 825
BUFFALO NY 14210

CONTACT: BRIAN STRICKLAND 716-362-2670

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

598 MAIN STREET LLC
LARKIN DEVELOPMENT GROUP
726 EXCHANGE ST, SUITE 825
BUFFALO NY 14210



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 426 PEARL ST
PROPERTY NAME - CITY PICTURE FRAME
SBL - 1113800002008200
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 12760
ASSESSED VALUE - 743400
EFFECTIVE VALUE - 743400
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	3190	25.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	9570	75.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME SUZZANNE M HOUENSTEIN
MAILING ADDRESS SUZZANNE M HOUENSTEIN
426 PEARL ST
BUFFALO NY 14202

CONTACT: SUSANNE HOUENSTEIN 716-854-6295

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

SUZZANNE M HOUENSTEIN
SUZZANNE M HOUENSTEIN
426 PEARL ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 430 PEARL ST
PROPERTY NAME - PARKING LOT- CITY PICTURE
SBL - 1113800002007000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 3388
ASSESSED VALUE - 97700
EFFECTIVE VALUE - 97700
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	3388	100.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME SUZZANNE M HOUENSTEIN
MAILING ADDRESS SUZZANNE M HOUENSTEIN
426 PEARL ST
BUFFALO NY 14202

CONTACT: SUSANNE HOUENSTEIN 716- 854-6295

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

SUZZANNE M HOUENSTEIN
SUZZANNE M HOUENSTEIN
426 PEARL ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 432 PEARL ST
PROPERTY NAME - PARKING LOT
SBL - 1113800002004100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 19624
ASSESSED VALUE - 689400
EFFECTIVE VALUE - 689400
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	19624	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME BUFFALO DEVELOPMENT CORP.
MAILING ADDRESS JESSICA R CROCE
257 FRANKLIN ST
BUFFALO NY 14202

CONTACT: JESSICA R CROCE 716-550-1553
TO ASBURY ALLEY

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

BUFFALO DEVELOPMENT CORP.
JESSICA R CROCE
257 FRANKLIN ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 439 PEARL ST
PROPERTY NAME - THEATER PLACE PAVILLION
SBL - 1113800003006120
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 18794
ASSESSED VALUE - 464300
EFFECTIVE VALUE - 464300
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	10436	55.528
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	8358	44.472
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME SHEA'S O'CONNELL
MAILING ADDRESS PRESERVATION GUILD LTD
PO BOX 1130
BUFFALO NY 14205

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

SHEA'S O'CONNELL
PRESERVATION GUILD LTD
PO BOX 1130
BUFFALO NY 14205



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 452 PEARL ST
PROPERTY NAME - RAM BUILDING
SBL - 1113800002002100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 7523
ASSESSED VALUE - 920400
EFFECTIVE VALUE - 920400
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	2200	29.244
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1568	20.843
VACANT SPACE	100 OR 80%	3131	41.619
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	624	8.295
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME PAUL RAMUNNO
MAILING ADDRESS 530 SENECA CREEK RD
WEST SENECA NY 14224-2361

CONTACT: PAUL RAMUNNO 716-913-0052

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

PAUL RAMUNNO
530 SENECA CREEK RD
WEST SENECA NY 14224-2361



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 470 PEARL ST
PROPERTY NAME - PARKING LOT PAY2PARK 73,
SBL - 1113800002001100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 44747
ASSESSED VALUE - 1297600
EFFECTIVE VALUE - 1297600
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	44747	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME BUFFALO DEVELOPMENT CORP
MAILING ADDRESS JESSICA R CROCE
257 FRANKLIN ST
BUFFALO NY 14202

CONTACT: JESSICA R CROCE 716-550-1553

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

BUFFALO DEVELOPMENT CORP
JESSICA R CROCE
257 FRANKLIN ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 478 PEARL ST
PROPERTY NAME - SATURN BLDG PARKING
SBL - 1113000006021110
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 8480
ASSESSED VALUE - 322200
EFFECTIVE VALUE - 322200
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	8480	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME SKYDECK CORPORATION
MAILING ADDRESS JESSICA R CROCE
257 FRANKLIN ST
BUFFALO NY 14202

CONTACT: JESSICA R CROCE 716-550-1553

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

SKYDECK CORPORATION
JESSICA R CROCE
257 FRANKLIN ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 484 PEARL ST
PROPERTY NAME - POUR TAPROOM
SBL - 1113000006020000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 15344
ASSESSED VALUE - 800000
EFFECTIVE VALUE - 800000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	2350	15.315
OFFICE	100%	0	0.000
RESIDENTIAL	100%	9286	60.519
VACANT SPACE	100 OR 80%	3708	24.166
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 490 PEARL STREET INC
MAILING ADDRESS 490 PEARL ST
BUFFALO NY 14202

CONTACT: JOHN LATTANZIO 716-864-1356

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

490 PEARL STREET INC
490 PEARL ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 492 PEARL ST
PROPERTY NAME - FORMER ENCORE RESTAURA
SBL - 1113000006018100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 4536
ASSESSED VALUE - 250000
EFFECTIVE VALUE - 250000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	4536	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 492 PEARL ST INC
MAILING ADDRESS 490 PEARL STREET
BUFFALO NY 14202

CONTACT: JOHN LATTANZIO 716-864-1356

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

492 PEARL ST INC
490 PEARL STREET
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 496 PEARL ST
PROPERTY NAME - BODY BLOCKS
SBL - 1113000006025000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 5824
ASSESSED VALUE - 481000
EFFECTIVE VALUE - 481000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	5824	100.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME RPB HOLDINGS OF BUFFALO LL
MAILING ADDRESS 496 PEARL ST
BUFFALO NY 14202

CONTACT: ROBERT BATESON 716-818-0345

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

RPB HOLDINGS OF BUFFALO LLC
496 PEARL ST
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 500 PEARL ST
PROPERTY NAME - 500 PEARL
SBL - 1113000006011110
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 392010
ASSESSED VALUE - 37055000
EFFECTIVE VALUE - 37055000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	3100	0.791
RESTAURANT	110%	31963	8.154
HOTEL	110%	75456	19.248
ENTERTAINMENT	110%	15045	3.838
COMMERCIAL PARKING	110%	157835	40.263
OFFICE	100%	68201	17.398
RESIDENTIAL	100%	25477	6.499
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	14933	3.809
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME PEARL GROUP, LLC
MAILING ADDRESS 295 MAIN ST, STE 700
BUFFALO NY 14203

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

PEARL GROUP, LLC
295 MAIN ST, STE 700
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 505 PEARL ST
PROPERTY NAME - SATURN BLDG/RHINO ROOM
SBL - 1113000005001000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 41580
ASSESSED VALUE - 1539800
EFFECTIVE VALUE - 1539800
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	41580	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME TNC 505 PEARL LLC
MAILING ADDRESS 265 Sunrise Hwy 1-299
Rockville Center NY 11570

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

TNC 505 PEARL LLC
265 Sunrise Hwy 1-299
Rockville Center NY 11570



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 538 PEARL ST
PROPERTY NAME - HERTZ RENTAL
SBL - 1113000002002100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 33440
ASSESSED VALUE - 742500
EFFECTIVE VALUE - 742500
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	6000	17.943
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	27440	82.057
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME PEARL FRANKLIN HLDINGS, LLC
MAILING ADDRESS 295 MAIN ST STE 700
BUFFALO NY 14203

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

PEARL FRANKLIN HLDINGS, LLC
295 MAIN ST STE 700
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 554 PEARL ST
PROPERTY NAME - PARKING LOT
SBL - 1113000002001211
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 11050
ASSESSED VALUE - 405300
EFFECTIVE VALUE - 405300
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	11050	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME PEARL FRANKLIN HOLDINGS, LL
MAILING ADDRESS 295 MAIN ST, SUITE 700
BUFFALO NY 14203

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

PEARL FRANKLIN HOLDINGS, LLC
295 MAIN ST, SUITE 700
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 558 PEARL ST
PROPERTY NAME - CYCLORAMA LOT
SBL - 1113000002015000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 7006
ASSESSED VALUE - 175000
EFFECTIVE VALUE - 175000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	7006	100.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CYCLORAMA BUILDING INVESTO
MAILING ADDRESS C/O CIMINELLI REAL ESTATE CO
50 FOUNTAIN PLAZA SUITE 500
BUFFALO NY 14202

CONTACT: PAUL F CIMINELLI 716-631-8000

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CYCLORAMA BUILDING INVESTOR
C/O CIMINELLI REAL ESTATE CORP.
50 FOUNTAIN PLAZA SUITE 500
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 560 PEARL ST
PROPERTY NAME - CYCLORAMA PARKING
SBL - 1113000002016000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 3894
ASSESSED VALUE - 92200
EFFECTIVE VALUE - 92200
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	3894	100.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CYCLORAMA BUILDING INVESTO
MAILING ADDRESS C/O CIMINELLI REAL ESTATE CO
50 FOUNTAIN PLAZA SUITE 500
BUFFALO NY 14202

CONTACT: PAUL F CIMINELLI 716-631-8000

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CYCLORAMA BUILDING INVESTOR
C/O CIMINELLI REAL ESTATE CORP
50 FOUNTAIN PLAZA SUITE 500
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 1 SENECA
PROPERTY NAME - SENECA ONE TOWER
SBL - 1111700006004000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 896000
ASSESSED VALUE - 66000000
EFFECTIVE VALUE - 66000000
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	8220	0.917
RESTAURANT	110%	16000	1.786
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	4000	0.446
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	330000	36.830
RESIDENTIAL	100%	133088	14.854
VACANT SPACE	100 OR 80%	404692	45.167
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JEMAL'S SENECA LLC
MAILING ADDRESS a NEW YORK LLC
655 NEW YORK AVENEU NW
SUITE 830
WASHINGTON DC 20001

CONTACT: DOUGLAS JEMAL

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

JEMAL'S SENECA LLC
a NEW YORK LLC
655 NEW YORK AVENUE NW
SUITE 830
WASHINGTON DC 20001



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 3 SENECA
PROPERTY NAME - SENECA ONE TOWER GARAG
SBL - 1111700006001111A
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 125998
ASSESSED VALUE - 9032300
EFFECTIVE VALUE - 9032300
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	125998	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JEMAL'S SENECA LLC
MAILING ADDRESS 702 H STREET NW, SUITE 400
WASHINGTON DC 20001

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

JEMAL'S SENECA LLC
702 H STREET NW, SUITE 400
WASHINGTON DC 20001



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 1 SEYMOUR H KNOX III
PROPERTY NAME - KEYBANK CENTER
SBL - 1220500002001110
NAME OF EXEMPTION - BURA
GROSS AREA (IN SQ. FEET) - 1097446
ASSESSED VALUE - 186791500
EFFECTIVE VALUE - 0
LOCATION FACTOR - 1

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	704702	64.213
COMMERCIAL PARKING	110%	392744	35.787
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME BUFFALO URBAN RENEWAL AGE
MAILING ADDRESS 214 CITY HALL
65 NIAGARA SQUARE
BUFFALO, NY 14202

CONTACT: SCOTT BILLMAN

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

BUFFALO URBAN RENEWAL AGENCY
214 CITY HALL
65 NIAGARA SQUARE
BUFFALO, NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 61 TERRACE
PROPERTY NAME - SKYWAY LOOP LOT
SBL - 1111700005001100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 33528
ASSESSED VALUE - 939200
EFFECTIVE VALUE - 939200
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	33528	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JAMEL'S LOOP LLC
MAILING ADDRESS 655 NEW YORK AVE NW STE 830
WASHINGTON DC 20001

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

JAMEL'S LOOP LLC
655 NEW YORK AVE NW STE 830
WASHINGTON DC 20001



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 12 TUPPER EAST
PROPERTY NAME - 12 E TUPPER
SBL - 1113000003008210
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 11550
ASSESSED VALUE - 1391700
EFFECTIVE VALUE - 1391700
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	4935	42.727
RESIDENTIAL	100%	4935	42.727
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	1680	14.545
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 737 MAIN STREET LLC
MAILING ADDRESS 701 SENECA ST
BUFFALO NY 14210

CONTACT: ALAN DEWART 716-854-2332

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

737 MAIN STREET LLC
701 SENECA ST
BUFFALO NY 14210



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 177 WASHINGTON
PROPERTY NAME - SENECA ONE RAMP
SBL - 1117000003001200
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 254895
ASSESSED VALUE - 10208200
EFFECTIVE VALUE - 10208200
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	254895	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JEMAL'S SENECA PARKING LLC
MAILING ADDRESS 655 NEW YORK AVENUE NW
SUITE 830
WASHINGTON DC 20001

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

JEMAL'S SENECA PARKING LLC
655 NEW YORK AVENUE NW
SUITE 830
WASHINGTON DC 20001



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 263 WASHINGTON
PROPERTY NAME - SAHLEN FIELD
SBL - 1117000003001100
NAME OF EXEMPTION - CITY
GROSS AREA (IN SQ. FEET) - 423645
ASSESSED VALUE - 51195200
EFFECTIVE VALUE - 0
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	423645	100.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CITY BUFFALO
MAILING ADDRESS HOPE YOUNG-WATKINS
RM 901 CITY HALL
BUFFALO NY 14202

CONTACT: HOPE YOUNG-WATKINS

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CITY BUFFALO
HOPE YOUNG-WATKINS
RM 901 CITY HALL
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 285 WASHINGTON
PROPERTY NAME - ELLICOTT PARKING CO.
SBL - 1111300023006000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 8688
ASSESSED VALUE - 323100
EFFECTIVE VALUE - 323100
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	8688	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 2229 GROUP LLC
MAILING ADDRESS WILLIAM PALADINO
295 MAIN ST, SUITE 700
BUFFALO NY 14203

CONTACT :WILLIAM PALADINO 854-0060

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

2229 GROUP LLC
WILLIAM PALADINO
295 MAIN ST, SUITE 700
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 295 WASHINGTON
PROPERTY NAME - WASHINGTON SQUARE RESTA
SBL - 1111300023007000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 6365
ASSESSED VALUE - 323100
EFFECTIVE VALUE - 323100
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	6365	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME O'DALAIGH REAL ESTATE LLC
MAILING ADDRESS 330 DEPEW AVE
BUFFALO NY 14214

CONTACT: JOHN DALY

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

O'DALAIGH REAL ESTATE LLC
330 DEPEW AVE
BUFFALO NY 14214



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 297 WASHINGTON
PROPERTY NAME - PAY 2 PARK LOT # 22
SBL - 1111300023008000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 7260
ASSESSED VALUE - 273800
EFFECTIVE VALUE - 273800
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	7260	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME SKYDECK CORPORATION
MAILING ADDRESS JESSICA R CROCE
257 FRANKLIN
BUFFALO, NY 14202

CONTACT: JESSICA R CROCE 716-550-1553

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

SKYDECK CORPORATION
JESSICA R CROCE
257 FRANKLIN
BUFFALO, NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 303 WASHINGTON
PROPERTY NAME - PAY 2 PARK LOT #22 PART
SBL - 1111300023001000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 6420
ASSESSED VALUE - 243300
EFFECTIVE VALUE - 243300
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	6420	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME SKYDECK CORPORATION
MAILING ADDRESS JESSICA R CROCE
257 FRANKLIN
BUFFALO, NY 14202

CONTACT: JESSICA R CROCE 716-550-1553

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

SKYDECK CORPORATION
JESSICA R CROCE
257 FRANKLIN
BUFFALO, NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 325 WASHINGTON
PROPERTY NAME - FIREMAN'S PARK
SBL - 1111300023009000
NAME OF EXEMPTION - CITY
GROSS AREA (IN SQ. FEET) - 33279
ASSESSED VALUE - 1034700
EFFECTIVE VALUE - 0
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	33279	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CITY OF BUFFALO
MAILING ADDRESS DEPT OF PARKS & RECREATION
ANDREW RABB, DEPUTY COMMI
505 CITY HALL
BUFFALO NY 14202

CONTACT: ANDREW RABB 716-851-9672

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CITY OF BUFFALO
DEPT OF PARKS & RECREATION
ANDREW RABB, DEPUTY COMMISSIONER
505 CITY HALL
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 369 WASHINGTON
PROPERTY NAME - AM & A'S WAREHOUSE LOFTS
SBL - 1115400004006100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 92691
ASSESSED VALUE - 9000000
EFFECTIVE VALUE - 9000000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	5800	6.257
OFFICE	100%	15000	16.183
RESIDENTIAL	100%	71891	77.560
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME H@LOFTS, LLC
MAILING ADDRESS ROCCO TERMINI
391 WASHINGTON ST, STE 800
BUFFALO, NY 14203

CONTACT: JASON 716-479-2542

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

H@LOFTS, LLC
ROCCO TERMINI
391 WASHINGTON ST, STE 800
BUFFALO, NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 385 WASHINGTON
PROPERTY NAME - HUNT PARKING LOT S
SBL - 1115400004010100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1321
ASSESSED VALUE - 49000
EFFECTIVE VALUE - 49000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	1321	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME PETER F HUNT
MAILING ADDRESS 430 DICK RD
DEPEW NY 14043

CONTACT PETER F HUNT 716-880-1324

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

PETER F HUNT
430 DICK RD
DEPEW NY 14043



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 387 WASHINGTON
PROPERTY NAME - HUNT PARKING LOT N
SBL - 1115400004011120
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 2588
ASSESSED VALUE - 96000
EFFECTIVE VALUE - 96000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	2588	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME PETER F HUNT
MAILING ADDRESS 430 DICK RD
DEPEW NY 14043

CONTACT: PETER F HUNT 716-880-1324

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

PETER F HUNT
430 DICK RD
DEPEW NY 14043



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 391 WASHINGTON
PROPERTY NAME - LAFAYETTE APARTS UNIT 2
SBL - 11154000040010002
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 154647
ASSESSED VALUE - 14800000
EFFECTIVE VALUE - 14800000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	4400	2.845
RESIDENTIAL	100%	150247	97.155
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME APARTMENTS AT THE
MAILING ADDRESS BUFFALO LAFAYETTE LLC
391 WASHINGTON
BUFFALO NY 14203

CONTACT: JASON

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

APARTMENTS AT THE
BUFFALO LAFAYETTE LLC
391 WASHINGTON
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 391 WASHINGTON
PROPERTY NAME - LAFAYETTE HOTEL UNIT 1
SBL - 11154000040010001
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 82610
ASSESSED VALUE - 7850000
EFFECTIVE VALUE - 7850000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	31710	38.385
RESTAURANT	110%	35000	42.368
HOTEL	110%	15300	18.521
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	600	0.726
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME BUFFALO LAFAYETTE LLC (The)
MAILING ADDRESS SIGNATURE DEVELOPMENT
391 WASHINGTON
BUFFALO, NY 14203

CONTACT: ROCCO TERMINI

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

BUFFALO LAFAYETTE LLC (The)
SIGNATURE DEVELOPMENT
391 WASHINGTON
BUFFALO, NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 451 WASHINGTON
PROPERTY NAME - LOT-PARKING
SBL - 1111300007005100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 41660
ASSESSED VALUE - 1233900
EFFECTIVE VALUE - 1233900
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	41660	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME UPWOOD REALTY ASSOCIATES
MAILING ADDRESS ATTN: CIMINELLI DEVELOPMENT
50 FOUNTAIN PLAZA STE 500
BUFFALO NY 14202

CONTACT: CHRISTOPHER UDY 716-631-8000

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

UPWOOD REALTY ASSOCIATES
ATTN: CIMINELLI DEVELOPMENT CO
50 FOUNTAIN PLAZA STE 500
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 464 WASHINGTON
PROPERTY NAME - CASA DI PIZZA PATIO
SBL - 1111300006004312
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 1026
ASSESSED VALUE - 28600
EFFECTIVE VALUE - 28600
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	1026	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JEMAL'S CASA PIZZA L.L.C
MAILING ADDRESS 655 NEW YORK AVENUE NW
SUITE 830
WASHINGTON DC 20001

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

JEMAL'S CASA PIZZA L.L.C
655 NEW YORK AVENUE NW
SUITE 830
WASHINGTON DC 20001



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 465 WASHINGTON
PROPERTY NAME - THE SINCLAIR
SBL - 1111300007007000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 75752
ASSESSED VALUE - 10915400
EFFECTIVE VALUE - 10915400
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	16792	22.167
RESIDENTIAL	100%	58960	77.833
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 465 WASHINGTON STREET, LLC
MAILING ADDRESS CIMNELLI DEVELOPMENT
50 FOUNTAIN PLAZA STE 500
BUFFALO NY 14202

FINAL ROLL FOR 2026

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465 WASHINGTON STREET, LLC
CIMNELLI DEVELOPMENT
50 FOUNTAIN PLAZA STE 500
BUFFALO NY 14202



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 468 WASHINGTON
PROPERTY NAME - WNY BOOK ARTS CENTER
SBL - 1111300006001000
NAME OF EXEMPTION - CHARITABLE
GROSS AREA (IN SQ. FEET) - 8334
ASSESSED VALUE - 710500
EFFECTIVE VALUE - 0
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	8334	100.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME WESTERN NEW YORK BOOK
MAILING ADDRESS ARTS COLLABORATIVE INC
468 WASHINGTON ST
BUFFALO NY 14203

CONTACT: NICOLE COOKE 716-348-1430

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

WESTERN NEW YORK BOOK
ARTS COLLABORATIVE INC
468 WASHINGTON ST
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 477 WASHINGTON
PROPERTY NAME - MOHAWK RAMP
SBL - 1114600008009000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 202160
ASSESSED VALUE - 3200000
EFFECTIVE VALUE - 3200000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	202160	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME JEMAL'S MOHAWK LLC
MAILING ADDRESS JEMAL'S MOHAWK LLC
655 NEW YORK AVE NW STE 830
WASHINGTON DC 20001

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

JEMAL'S MOHAWK LLC
JEMAL'S MOHAWK LLC
655 NEW YORK AVE NW STE 830
WASHINGTON DC 20001



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 500 WASHINGTON
PROPERTY NAME - THE RUTH
SBL - 1114600009015200
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 2285
ASSESSED VALUE - 207400
EFFECTIVE VALUE - 207400
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	1100	48.140
VACANT SPACE	100 OR 80%	1185	51.860
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 523 MAIN ST/
MAILING ADDRESS 500 WASHINGTON ST, LLC
BUFFALOVE DEVELOPMENT
585 NIAGARA STREET
BUFFALO NY 14201

CONTACT: RUTH ANN HUDSON
716-235-5563

FINAL ROLL FOR 2026
ERIE COUNTY WILL BE BILLING YOU.

523 MAIN ST/
500 WASHINGTON ST, LLC
BUFFALOVE DEVELOPMENT
585 NIAGARA STREET
BUFFALO NY 14201



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 501 WASHINGTON
PROPERTY NAME - HOLLING PLACE APARTMENTS
SBL - 1114600008010100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 104016
ASSESSED VALUE - 12566100
EFFECTIVE VALUE - 12566100
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	104016	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME WASHINGTON APARTMENTS LP
MAILING ADDRESS 950 DELAWARE
BUFFALO NY 14209

CONTACT: ERAN EPSTEIN 716-200-1700 EXT703

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

WASHINGTON APARTMENTS LP
950 DELAWARE
BUFFALO NY 14209



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 504 WASHINGTON
PROPERTY NAME - WASHINGTON TOWNHOMES
SBL - 1114600009007110
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 13500
ASSESSED VALUE - 579000
EFFECTIVE VALUE - 579000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	13500	100.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME EH BUSINESS ASSOCIATES LLC
MAILING ADDRESS 63 WINSTON RD
BUFFALO NY 14216

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

EH BUSINESS ASSOCIATES LLC
63 WINSTON RD
BUFFALO NY 14216



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 510 WASHINGTON
PROPERTY NAME - THE ALEXANDRE APARTMENT
SBL - 1114600009006000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 19530
ASSESSED VALUE - 3653200
EFFECTIVE VALUE - 3653200
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	2790	14.286
RESIDENTIAL	100%	16740	85.714
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME THE ALEXANDRE APARTMENTS
MAILING ADDRESS 168 NORTH ST
BUFFALO NY 14201

CONTACT: AMY E JUDD PRESIDENT 716-881-0497

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

THE ALEXANDRE APARTMENTS LLC
168 NORTH ST
BUFFALO NY 14201



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 515 WASHINGTON
PROPERTY NAME - B.U.L. PARKING LOT
SBL - 1114600008006100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 20500
ASSESSED VALUE - 703100
EFFECTIVE VALUE - 703100
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	20500	100.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME BUFFALO URBAN LEAGUE INC
MAILING ADDRESS THOMAS BEAUFORD
15 GENESEE ST
BUFFALO, NEW YORK 14203

CONTACT: THOMAS BAEUFORD 716-250-2400

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

BUFFALO URBAN LEAGUE INC
THOMAS BEAUFORD
15 GENESEE ST
BUFFALO, NEW YORK 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 517 WASHINGTON
PROPERTY NAME - HOUSE OF CHARM
SBL - 1114600008014000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 5220
ASSESSED VALUE - 258800
EFFECTIVE VALUE - 258800
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	1600	30.651
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	3620	69.349
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME BLACK HOUSE PROPERTIES, INC
MAILING ADDRESS (fka 504 WASHINGTON ST, Inc.)
317 RICHMOND AVE
BUFFALO NY 14222

CONTACT: JESSE ZUEFLE 716-481-2529

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

BLACK HOUSE PROPERTIES, INC.
(fka 504 WASHINGTON ST, Inc.)
317 RICHMOND AVE
BUFFALO NY 14222



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 519 WASHINGTON
PROPERTY NAME - CATHOLIC CHARITIES
SBL - 1114600008015100
NAME OF EXEMPTION - CHARITABLE
GROSS AREA (IN SQ. FEET) - 18834
ASSESSED VALUE - 1553000
EFFECTIVE VALUE - 0
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	18834	100.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME CATHOLIC CHARITIES OF
MAILING ADDRESS BUFFALO NEW YORK
525 WASHINGTON ST
BUFFALO NY 14203

CONTACT: KAREN MECOZZI 716-218-1400 EXT 289

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

CATHOLIC CHARITIES OF
BUFFALO NEW YORK
525 WASHINGTON ST
BUFFALO NY 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 571 WASHINGTON
PROPERTY NAME - M & T EMPLOYEE LOT
SBL - 1113800006001000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 103340
ASSESSED VALUE - 2459500
EFFECTIVE VALUE - 2459500
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	103340	100.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME MANUFACTURERS & TRADERS
MAILING ADDRESS KEITH BELANGER
M & T FACILITIES MGMT
ONE M & T PLAZA 10TH FLOOR
BUFFALO, NEW YORK 14203- 140

CONTACT: ROBERTC PUNTILLO 842-5835

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

MANUFACTURERS & TRADERS
KEITH BELANGER
M & T FACILITIES MGMT
ONE M & T PLAZA 10TH FLOOR
BUFFALO, NEW YORK 14203- 1408



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 573 WASHINGTON
PROPERTY NAME - ST.MICHAELS CHURCH
SBL - 1113800005002000
NAME OF EXEMPTION - RELIGIOUS
GROSS AREA (IN SQ. FEET) - 64774
ASSESSED VALUE - 1345000
EFFECTIVE VALUE - 1345000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	64774	100.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME ST MICHAELS ROMAN
MAILING ADDRESS CATHOLIC CHURCH
FATHER BENJAMIN FIORE SR
651 WASHINGTON ST
BUFFALO, NEW YORK 14203

CONTACT: BENJAMIN FIORE SR 716-854-6726

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

ST MICHAELS ROMAN
CATHOLIC CHURCH
FATHER BENJAMIN FIORE SR
651 WASHINGTON ST
BUFFALO, NEW YORK 14203



CITY OF BUFFALO
DEPARTMENT OF ASSESSMENT AND TAXATION
65 NIAGARA SQUARE, ROOM 101 CITY HALL
BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 630 WASHINGTON
PROPERTY NAME - SPAULDING BUILDING PARKIN
SBL - 1113000003009000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 10000
ASSESSED VALUE - 421800
EFFECTIVE VALUE - 421800
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	10000	100.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME SINATRA APARTMENT GROUP LL
MAILING ADDRESS 617 MAIN ST, STE 200
BUFFALO NY 14203

FINAL ROLL FOR 2026

ERIE COUNTY WILL BE BILLING YOU.

SINATRA APARTMENT GROUP LLC
617 MAIN ST, STE 200
BUFFALO NY 14203



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SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 677 WASHINGTON
PROPERTY NAME - POST OFFICE BLDG ELLICOTT
SBL - 1113800005001100
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 50198
ASSESSED VALUE - 1852100
EFFECTIVE VALUE - 1852100
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	39516	78.720
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	10682	21.280
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME UNILAND DEVELOPMENT CO
MAILING ADDRESS 100 CORPORATE PKWY STE 500
AMHERST NY 14226

CONTACT: VIRGINIA HENDERSON
716-834-5000 EXT 582

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UNILAND DEVELOPMENT CO
100 CORPORATE PKWY STE 500
AMHERST NY 14226



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BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 699 WASHINGTON
PROPERTY NAME - MILESTONE DEVELOPMEN PA
SBL - 1113100013002000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 3960
ASSESSED VALUE - 127600
EFFECTIVE VALUE - 127600
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	0	0.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	3960	100.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 703 WASHINGTON STREET LLC
MAILING ADDRESS JUSTIN CUSTER
107 RIVER RD
NORTH TONAWANDA NY 14120

CONTACT: WENDY VOGLMAYR 716-856-7181

FINAL ROLL FOR 2026

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703 WASHINGTON STREET LLC
JUSTIN CUSTER
107 RIVER RD
NORTH TONAWANDA NY 14120



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BUFFALO, NEW YORK 14202

SPECIAL CHARGE ROLL

July 15, 2025

ADDRESS - 703 WASHINGTON
PROPERTY NAME - MILES DEVELOPMENT
SBL - 1113100013003000
NAME OF EXEMPTION - NONE
GROSS AREA (IN SQ. FEET) - 11289
ASSESSED VALUE - 867000
EFFECTIVE VALUE - 867000
LOCATION FACTOR - 0.5

PROPERTY USE INFORMATION

USE	FACTOR	SQUARE FOOTAGE	PERCENTAGE (%)
RETAIL	110%	0	0.000
RESTAURANT	110%	0	0.000
HOTEL	110%	0	0.000
ENTERTAINMENT	110%	0	0.000
COMMERCIAL PARKING	110%	0	0.000
OFFICE	100%	0	0.000
RESIDENTIAL	100%	0	0.000
VACANT SPACE	100 OR 80%	11289	100.000
INDUSTRIAL/MANUFACTURING	80%	0	0.000
WHOLESALE	80%	0	0.000
STORAGE/WAREHOUSE	80%	0	0.000
RESIDENTIAL/EMPLOYEE/PARKI	80%	0	0.000
RELIGIOUS	0%	0	0.000
CHARITABLE	0%	0	0.000
EDUCATIONAL	0%	0	0.000

OWNERS NAME 703 WASHINGTON STREET LLC
MAILING ADDRESS JUSTIN CUSTER
107 RIVER RD
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