



Amerival

Realty & Valuation Newsletter

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THE CURRENT DAY OF INFAMY!!

BY

Albert M. Cerone, IFAS, FELLOW, CTA

Director Of Operations:

Albert M. Cerone

Regional Realty Associates:

Dan Warthen, Jr.

Jay Jurasek

Dave Kaytes

Peter R. Vidi

Louis A. Bonato

James Hanson

Associate Professionals:

Michael Cannon, P.E.

Bob McCook

Juan Bellu, EA

Rich McCabe

Of Counsel-

Michael C. Paxton, Esq.

APRIL 15TH, THE DAY THAT IS THE YEARLY DATE OF INFAMY- If you don't know by now that there is an upcoming national election, then hate your friends and families for not burying you by now. I believe I can speak for most of the people of our country when I say "I've heard enough about politics". You go to sleep hearing it and wake up hearing it. Thank goodness that we have had many great sitcoms during our childhood which still to day provides some TV that is fun and brings good memories to us once again. I'd rather watch a 1953 re-run of the Honey Mooners than listen to one more presidential candidate or news pundit give the one and only correct interpretation of what, we the people, are thinking.

So, here on April 15th your federal and state taxes are due; and, our government wants us to pay for the \$19+ trillion in debt that we have incurred over the past 30+/- years. Yes, Bill Clinton started the mess when he opened the flood gates for lenders to create mortgage give-away programs. It wasn't George Bush who then added about \$5-\$6 trillion in debt. And our self anointed Prez Obama adding to date over \$13 trillion in further debt. Now, let's get this right, it wasn't Clinton, Bush or Obama **ALONE!!!!** It was the senators and congressmen (women) who served during those years who allowed the mis-spending and give-away programs to have feet to run freely. All of this horrendous spending results in the president getting an increase in his retirement pay to \$400,000 +/- . How many of you readers have received this type of increase in annual income? Rhetorical only. But your tax dollars no longer pay for what we can see as US citizens as future benefits in living. Your tax dollar now goes for the misgivings of the politicians who have created this enormous debt. I think it's funny that if you don't pay your taxes on time, you get fined and ridiculed for being a slacker. When they don't pay their debt which is ongoing, they print more money and find more ways to take money out of our pockets to pay for their wayward spending. Michele Obama when her husband was running for office the first time said she shops at Kmart. Have you seen her lately? Those garbs aint' from Kmart! No, I don't expect the president's wife to have clothes from Kmart. But it was a means of telling the public they are just

regular folk. I don't know how the rest of the country feels, but I'm tired of being duped by presidents and politicians. But not voting is not the answer.

The right thing to do is to go vote. I've spoken to people of both parties and some have said, "I'm not going to vote this year." That is wrong. What separates us from so many socialistic, communistic and dictatorships is that we do have a voice that can be heard. If you don't vote you have actually given a vote for the party on your usual other side of the aisle. So, make yourself heard. Go vote and express your feelings. If only we went back to *one person, one vote*, not a final decision by the board of elections.

Courtesy of

Amerival

Tel. 732-286-3000

FAX 732-612-1400

Email & Web

myappraiser.amerival@ymail.com

<http://www.amerival.net>

RECOGNIZE PEOPLE WHO DO GOOD THINGS- This week I had the pleasure of working with four exceptional professionals who provided their highly sought expertise in their respective fields for a seminar that we developed for appraisers. The four individuals are Michael Paxton, Esq., James M. Turteltaub, Esq., Christina, Rieker, Esq. and Peter R. Vidi, IFAS and a host of other designations and accomplishments. I was asked to present a seminar on Land Use. I opted to find experts in that field and related fields. In addition a member of Amerival, Jay Jurasek presented an actual case in which he was successful.

Michael Paxton, Esq. is an attorney in Ocean County, NJ; and one with whom I have had the pleasure of working. For over 20 years Mike has been a real estate attorney who among the norm of real estate closings has become a sought after attorney for planning boards, boards of adjustment and tax board hearings. He was planning board and board of adjustment attorney for three municipalities. He presented a discussion of variances, "C" & "D" including distinctions of the various dimensions of same. His presentation demeanor simply put the audience at ease. They didn't want to miss a word. Mike can be reached at 732-408-0900.

Jim Turteltaub, a partner at Carlin & Ward, PC, in Florham Park, NJ, specializes in condemnation via Eminent Domain, Real Estate Tax Appeals and has extensive experience in litigation of land use and zoning cases. Jim is a dynamic speaker who has a wealth of knowledge which he transfers to the tip of his tongue at a moment's notice. He spoke to primarily, planning board matters and the responsibilities the planning boards in New Jersey are charged. When he spoke, people leaned up to ensure they heard every word. He can be reached at 973-377-3350.

Christina C. Rieker, Esq. recently became a partner at the prestigious law firm of Wingett, Spadafora, Schwartzberg, LLP located in Manhattan, NYC, one of their nationwide offices. Her area of representation is in all courts in New Jersey and New York including federal courts in those jurisdictions. Her practice is specific to the defense of professionals such as appraisers, accountants, architects, engineers, financial industry professionals, insurance companies and insurance agents. In 2015 she was selected as one of the very few 2015 New York Metro Rising Stars by Super Lawyers magazine. Her presentation was tailored for our benefit to the ingredients of a successful expert in litigation. She interwove necessary practices of an expert with the pitfalls and relating results in liability cases when they are not adhered. This presentation was in some opinions more important than the focus of the seminar being land use directly. The audience for the right reasons was appreciative of the do's and don'ts that Ms. Rieker provided. Hours later my office received a call requesting her contact information by one needing her assistance. She can be reached at 212-221-6989.

Peter, R. Vidi, IFAS and all around great guy and best friend is located in Washington D.C. and provides expert testimony for real estate matters in D.C., Maryland & Northern Virginia. He also owns a real estate sales office and a full service title company. There is not enough time to write his involvements and accomplishments or enough paper. He is one of the foremost experts in the D.C. and surrounding areas. His extensive real estate involvements, buildings owner, real estate re-habilitation, author, expert, lecturer, etc. has brought him the success he has earned and enjoys. The best part is he is a regular guy. There is no pomposity or "I did" in his talks with all of us. Pete participated in the mock land use section of our presentation. He mesmerized the entire room with his quick uptake on the situation and analysis of a proposed solution to the problem. And, this is the reason he is the most sought after expert in the Washington D. C. and surrounding locales. Peter can be reached at 301-220-1692.

I am grateful to these four professionals who donated their valuable time for no compensation and incurred travel expenses and interruption to their businesses to be there. Why? Because they are professionals who understand the importance of education and recognize that *giving is receiving* in all aspects of life. ***My sincerest thank you to all of you for helping me so graciously.***