



Amerival Realty & Valuation Newsletter

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ARE COMPUTERS TAKING OVER????

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ATTORNEYS BEWARE!- In August of 2014 a 3 month pilot program was initiated to consider the introduction of “e-closings”. The writing is called A Loanlogic White Paper, eClosings: Myth or Mystery.... The program was intended to see if the program, as designed at the time, could handle a real estate closing efficiently and effectively more expediently and with fewer confusing elements than that which is in place today. As of this writing, there has yet to be a release of findings. It is presumed that the test found glitches in the program, but the inordinate delay time for the findings release tells a much more important story. The lack of findings most likely is a strong indication of the determination of the Consumer Financial Protection Agency (CFPB) to have this program or one like it be the national closing process for real estate.

The intent of the program is to “empower and educate the homebuyer and create an experience that is more efficient and consumer friendly”. However, the resulting concerns that came from the pilot program appear to be the variants that must be addressed and the complexity these present. Again, the operative words are “efficient and consumer friendly”.

The concerns are :

1. Different state laws and requirements
2. Understanding and defensibility of eSignatures
3. Lack of data standards
4. Required coordination across many players
5. Different standards for GSE requisites
6. Limitations to expansion of eRecording
7. Time and costs of the change

There are several states that are using a form of eclosings and doing it successfully but limiting to mostly the documentation preparation, presented and signed electronically at the closing table. Time will tell. Interesting is that never once is the word “attorney” used. So, attorneys beware, time may be short for real estate closings.

IN-FORECLOSURE SALES- In-Foreclosures Sales reflected the lowest percentage of residential sales of single unit and condo properties in 15 years. They dropped nationally .2% from June to July and 1.6% July 2015 compared to July 2014. Presumably that the strength of the housing market overall nationally is the reason.

Another drop is in cash sales discussed before in this newsletter. The drop is from 23.7% to 22.6% of all sales month over month and the lowest level in 7 years. However, Florida had the highest share of cash sales in Miami, Sarasota and Port S. Lucie. The question is how many are investor purchases? **CON'T**

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CON'T- The increases are likely resultant of the residential market activity. RealtyTrac indicated that more than 1.3 million single unit dwellings and condos transacted during the first half of 2015 which is the highest number since this period in 2007. RealtyTrac trends 161 housing markets nationwide. Of that number 10 reached new highs. Of course the locations of these 10 may not be in the marketplaces of those who read this newsletter. It appears that most are in the western part of the United States. However, over the years it is generally recognized that the trend of housing works from the West to the East. Therefore, it is reasonable to assume that the Eastern seaboard will experience these movements in the months or a year or so coming. Of course one must realize that at any time the housing movement in the West is much dependent on the economy at the time which we all recognize is not stable particularly in recent years.

NEW JERSEY TAX COURT-

In the past month a trial judge issued a decision against Franklin Township. The township properly sent a Chapter 91 request for income and expense statements certified mail in accordance with the statute for service. The request was returned by the post office as “moved, left no address”. Therefore, the taxpayer’s appeal was denied by the township as they did not meet the 45 day return of information requirement. The taxpayer contended that the return receipt card was the correct address; and, that the quarterly tax bills were sent to that address and payments were made.

The tax court recognized that the error was on the part of the post office as the tax payer’s explanation were correct. It appears that the township did not do its “do diligence” in confirming or disproving the contention of the tax payer.

In another case also with Franklin Township the municipality discovered that the taxes were not paid to date which was the 1st and 2nd quarters of 2015. The appeal was direct to the tax court. The municipality made a motion to dismiss as the taxes were not paid to date 1st and 2nd quarters. However, the statute requires that taxes for any prior years and the 1st quarter taxes of the current year must be paid. The taxpayer had paid the 1st quarter thereby meeting the requirements of the statute. Again, it seems that the municipality was remiss in its understanding.

UPCOMING NEW JERSEY NAIFA 50TH ANNIVERSARY APPRAISAL CONFERENCE-

The dates and place for the 2016 conference is now set. The conference will be held on April 12 & 13, 2016 at Harrah’s Hotel in Atlantic City, New Jersey. Harrah’s Hotel is located at 777 Harrah’s Blvd., Atlantic City, NJ 08401, Tel. 844-619-0667.

The conference will have the 1st day during which the 7 hour USPAP seminar will be held which will satisfy the appraiser license requirement for 2016 & 2017. So, don’t miss the first opportunity of a professionally presented USPAP seminar being conducted by a highly recognized and sought after national instructor from Tennessee.

The next day will have several offerings of which one is a Land Use Seminar which will have 2 highly recognized land use attorneys and a New Jersey land use expert with years of successful experience and published in the specialty. This will be followed by a mock land use hearing featuring the two attorneys from the seminar and the expert who shall be chairman of the board accompanied by a partner from a New York law firm with high powered experience. They will present a land use case which will be decided by the board and then decided by the audience. Don’t miss this!! Ask those who attended last years conference in which there was a mock tax board hearing that 150 people were absolutely thrilled. This will be at least as good.

HAVE A WONDERFUL AND SAFE LABOR DAY HOLIDAY!!!

SIDEKICKS TO SUCCESS- Some of the people who are recognized for great accomplishments never really did for which they became famous. Ready for this?

Walt Disney was not the man who created the cartoon likeness of Mickey Mouse. An animator, Ub Lwerks animated the famed mouse for the first Mickey Mouse silent cartoon, Plane crazy. It was such a success that Walt hired Ub to teach him to draw.

Paul Revere is credited with that famous midnight ride to warn the colonialists of the British. Well there were three men who rode. Beside Paul there was William Dawes and Samuel Prescott. Of the three Prescott was the only one to complete the mission. The other two were thwarted by the enemy. The reason Paul Revere got the credit was because Henry Wadsworth Longfellow found Revere's name the easiest to rhyme.

The *Wright Brothers* were the first to flight as we all were taught. Well, not at all! Octave Chanute had already successfully flown several gliders at the Indiana dunes south of Lake Michigan. The Wright brothers copied Chanute's early designs for their glider and glommed all the notoriety. And, we condemn people who copy a few words and don't quote the original author. How did we become so puritanical??

INTERESTING QUESTIONS & STATEMENTS-

How is it possible to have a *civil war*?

How do they deer to cross the road only at those yellow road signs?

What was the best thing before we had white bread?

If you ate both pasta and antipasto at the same sitting, would you still be hungry?

One nice thing about egotists: They don't talk about others.

If you try to fail but succeed, which have you done?

THIRD MOST EXPENSIVE HOUSE IN THE UNITED STATES.

This house is in Beverly Hills, California and was originally built in 1970 by Danny Thomas. The house is in Trousdale Estates, a private community and is 18,000 sq. ft. It has 8 bedrooms and 12 bathrooms. It provides a 360 degree view of the countryside of Los Angeles. According to the Wall Street Journal the asking price is \$135,000,000. To date the most expensive house via asking price is \$195,000 for a 25 acre estate in Beverly Hills but it is new construction.

