MINUTES OF MEETING TOWN OF WHEATLAND BOARD OF ASSESSMENT REVIEW <u>May 26, 2015</u>

Members present:	Gary Hults, Yvonne Swain, Sharon Skivington, Edward Kuhn
Members absent:	Wm. Smith O'Brien
Also present:	Mark Schnorr, Assessor

The Town of Wheatland Assessment Review Board met on Tuesday, May 26, 2015 at 4:00 p.m. at the Wheatland Municipal Building, Scottsville, New York to review and make decisions on grievance forms filed for 2015. Mr. Mark Schnorr, the Assessor was available for any questions that the Board had in regard to the complaints. Mr. Gary Hults as chairman called the meeting to order.

The following grievances were presented to the board:

1)	Robert Gall	Tax
	68 Blue Pond Manor	Pro
	Scottsville, NY 14546	Ass
		Decu

Tax Account No. 198.07-1-21 Property Address: 67 Blue Pond Manor Assessed: \$15,700.00 Requested: \$2,500.00

Robert Gall bought the house and property next to his residence 3 years ago. The house was in bad shape and needed to be torn down, it is currently an empty lot. He brought in comparables of other like properties around Blue Pond. He broke down the comparables at price per square foot. He stated that the range was between \$0.26 a square foot, up to his property which is priced at \$1.99 square foot. The Assessor stated that he didn't lower the lot price after the house was removed because it is still a buildable lot. He stated that the comparable lots are not desirable lots.

Yvonne Swain made a motion to lower the assessment to \$3,500.00 based on the comparables. The motion was seconded by Sharon Skivington, all in favor except Ed Kuhn who was opposed to the vote.

Michael Balonek
2668 Scottsville-Mumford Rd
PO Box 382
Mumford, NY 14511

Tax Account No. 208.02-1-1.1 Property Address: 2668 Scottsville-Mumford Rd Assessed: \$399,600.00 Requested: \$366,500.00

Mr. and Mrs. Balonek recently put a metal roof on the house. The complaint is that the assessment was increased with the cost of the new roof. They have old barns on their property that were appraised for \$12,000.00 and are currently assessed at \$25,000.00. They would like to see the house and old barns reduced, they are not disputing the assessed value of the new barn.

Sharon Skivington made a motion to lower the assessment to 386,600.00, based on the comparables. The motion was seconded by Ed Kuhn and unanimously passed.

3)	Karen Coyle
	1763 Beulah Rd
	Churchville, NY 14428

Tax Account No. 208.01-1-14 Property Address: 3464 Oatka Trail Assessed: \$404,700.00 Requested: \$293,200.00

Michael Balonek was present to speak on Karen Coyle's behalf. They are asking to have the assessment lowered on the house and barns based on the fact that they are in poor condition. They are also asking for the assessment to be lowered on the farmland based on the fact that it is rocky and that the creek needs to be crossed in order to get to the farmland. The home is 1.7 stories built in 1850 and has a Sulphur well. He brought in a comparable that sold for \$22,000.00. Mr. Balonek stated that the woodland area that can be farmed is small, so larger farm families are not as interested in renting the land. Small equipment needs to be used in order to cross the creek.

Ed Kuhn made a motion to uphold the assessor based on the fact that there was no evidence given to show decrease in home value. This motion was Seconded by Yvonne Swain and unanimously passed.

4) Larry and Lisa LaRose 15 Pine View Heights Avon, NY 14414 Tax Account No. 198.02-1-2.6 Property Address: Wheatland Center Rd Assessed: \$42,900.00 Requested: \$30,000.00

Larry La Rose stated that he purchased the 19.88 acres in 2007 for \$21,869.00. He has been trying to sell the land since 2008 for \$67,000.00. The land is non-tillable and non-navigable. He stated that there is a large drop off on the land and a swampy are in the middle of the lot. The land is either very dry, or very wet. He brought in 2 comparables which are neighboring lots.

Sharon Skivington made a motion to lower the assessment to \$35,784.00 based on the price per acre from the comparables. Seconded by Ed Kuhn and unanimously passed.

5) Richard and Sandra Stryker 300 Bowerman Rd Scottsville, NY 14546 Tax Account No.210.02-1-11.1 Property Address: 300 Bowerman Rd Assessed: \$225,000.00 Requested: \$189,032.00

Mr. and Mrs. Stryker own a brick farmhouse built in 1840. They replaced an existing garage and unheated storage area with a new 2 car garage and heated entry way. They are questioning their assessment going up 47% because of this addition. The Stryker's stated that they have made no other changes or updates to their home except the addition. They brought a list of comparables and used these to come up with an average price per square foot of \$72.26.

Sharon Skivington made a motion to lower the assessment to \$199,000.00 based on the comparables. The motion was seconded by Yvonne Swain, and unanimously passed.

6) Hazeltine Ladd 3294 State St. Apt. C4 Caledonia, NY 14423 Tax Account No. 208.12-1-35 Property Address: 95 Church St. Assessed: \$107,500.00 Requested: \$40,000.00

Hazeltine Ladd came in to talk to the Assessor previous to the meeting. This property has been for sale for \$59,900.00. The Assessor has a Comparable sheet that he printed off for the Board. He stated that he would concede to \$75,000.00.

Yvonne Swain made a motion to lower the assessment to \$75,000.00, based on the Assessor's stipulation. The motion was seconded by Ed Kuhn, and unanimously passed.

7) James Wilkins 156 Oatka Ave Ext. Mumford, NY 14511 Tax Account No. 208.12-1-3 Property Address: 156 Oatka Ave Ext. Assessed: \$174,900.00 Requested: \$158,000.00

The Assessor stipulated to lower the assessment to \$158,500.00.

Ed Kuhn made a motion to accept the assessor's stipulation to lower the assessment to \$158,500.00. The motion was seconded by Yvonne Swain and unanimously passed.

Paul & Denise Platek
189 McGinnis Rd.
Scottsville, NY 14546

Tax Account No. 197.02-1-9 Property Address: 189 McGinnis Rd. Assessed: \$172,800.00 Requested: \$150,000.00

The Assessor stipulated to lower the assessment to \$150,000.00.

Yvonne Swain made a motion to accept the assessor's stipulation to lower the assessment to \$150,000.00. The motion was seconded by Sharon Skivington and unanimously passed.

9) Frederick Mee 4571 River Rd. Scottsville, NY 14546 Tax Account No. 200.03-1-17 Property Address: 4571 River Rd. Assessed: \$220,000.00 Requested: \$155,000.00

The Assessor stipulated to lower the assessment to \$160,000.00.

Sharon Skivington made a motion to accept the assessor's stipulation to lower the assessment to \$160,000.00. The motion was seconded by Ed Kuhn and unanimously passed.

10)	Robert McAleavey	Tax A
	1092 Main St	Prope
	PO Box 162	Asse
	Mumford, NY 14511	Req

Tax Account No. 208.16-1-35 Property Address: 1092 Main St Assessed: \$149,700.00 Requested: \$110,000.00

The Assessor stipulated to lower the assessment to \$110,000.00.

Ed Kuhn made a motion to accept the assessor's stipulation to lower the assessment to \$110,000.00. The motion was seconded by Sharon Skivington and unanimously passed.

There being no further grievances, Yvonne Swain made a motion to close the meeting, seconded by Sharon Skivington and unanimously passed. The meeting was adjourned at 8:00 PM.

Respectfully submitted,

Renee Smith Recording Secretary