

MINUTES OF MEETING
TOWN OF WHEATLAND BOARD OF ASSESSMENT REVIEW
May 28, 2013

Members present: Lisa Wasson, Gary Hults, W. Smith O'Brien, Janet Rancour,
Edward Kuhn

Members absent: none

Also present: Mark Schnorr, Assessor

The Town of Wheatland Assessment Review Board met on Tuesday, May 28, 2013 at 4:00 p.m. at the Wheatland Municipal Building, Scottsville, New York to review and make decisions on grievance forms filed for 2013. Mr. Mark Schnorr was available for any questions that the Board had in regard to the complaints. Ms. Lisa Wasson as chairman called the meeting to order.

The following grievances were presented to the board:

- | | |
|---|--|
| 1) Paul Stein
117 Wheatland Center Rd
Caledonia, NY 14423 | Tax Account No. 211.03-1-27.2
Property Address: River Rd
Assessed: \$64,800.00
Requested: \$64,800.00 |
|---|--|

This was a verification of a change that the Assessor made with the County. The Tax ID was originally incorrectly recorded.

Gary Hults made a motion to approve the verified statement of the Assessor for the account number, seconded by Ed Kuhn and unanimously passed.

- | | |
|--|---|
| 2) Kyle Pangrazio
1853 Flint Hill Rd
Leroy, NY 14482 | Tax Account No. 207.04-1-7
Property Address: 1853 Flint Hill Rd
Assessed: \$89,300.00
Requested: \$75,000.00 |
|--|---|

Mark Schnorr stated that Mr. Pangrazio filed an application, and they stipulated to lower the assessment from \$89,300.00 to \$75,000.00.

Gary Hults made a motion to approve the stipulation, seconded by Ed Kuhn and unanimously passed.

- 3) Sara Flynn Tax Account No. 200.05-1-23
123 Heather Lane Property Address: 123 Heather Lane
Scottsville, NY 14546 Assessed: \$120,000.00
Requested: \$100,000.00

This is an application filed on a recommendation of a Tax Opposer. This house was recently purchased by Ms. Flynn for \$107,500.00. The only supporting document that was included was the closing statement from the sale of the house. Ms. Flynn came in before the tentative assessment was done, and brought pages from an appraisal that was completed at the time of the sale. Based on the house being appraised for \$114,000.00, and after looking at comparables, the Assessor decided to lower the assessment to \$120,000.00.

Gary Hults made a motion to uphold the Assessor based on the lack of evidence. Seconded by Ed Kuhn and unanimously passed.

- 4) John Skivington Tax Account No. 208.02-1-4.3
2350 Scottsville Mumford Rd Property Address: 2350 Scottsville Mumford Rd
Scottsville, NY 14546 Assessed: \$241,700.00
Requested: \$210,000.00

Mr. Skivington's home was built in 1979 on 2.56 acres, and is 2,685 square feet. It is a Cape Cod that was recently remodeled. It has a detached 2 and a half car garage, and a barn built in 1990. The house was appraised for \$210,000.00, but it was determined that most of the comparables used were not good comparisons for this home

Gary Hults made a motion to uphold the Assessor based on lack of evidence. Seconded by W. Smith O'Brien, and unanimously passed.

5) Timothy Massaro
1549 Scottsville Mumford Rd
Scottsville, NY 14546

Tax Account No. 198.04-1-18.13
Property Address: 1549 Scottsville
Mumford Rd

Assessed: \$40,800.00
Requested: \$30,000.00

Mr. Massaro stated that he bought the home in 2011 for \$28,000.00 cash. It needs a variety of repairs, such as windows, a new roof, foundation work and a new furnace. It is a two bedroom home, with one bathroom, no garage and only a crawl space basement. Mr. Massaro stated that it would be a few years before he would be able to make the needed repairs. The assessor stated that they came into the office recently for an assessment reduction. It was assessed at \$50,800; the Assessor lowered it to \$40,800 at that time.

W. Smith O'Brien made a motion to lower the assessment to \$30,000.00, seconded by Janet Rancour, all in favor except Gary Hults who was opposed to the vote.

6) Coretese Properties
2452 W. Henrietta Rd
Rochester, NY 14623

Tax Account No. 187.03-1-72.12
Property Address: 3800 Scottsville Rd
Assessed: \$560,500.00
Requested: \$370,000.00

Mr. Bowles came in to represent the Cortese Property. He brought in his listing agreement and an appraisal done by Midland Appraisal. He stated that the building was constructed in 1987 as an Automobile Sales Center. It was rented for 15 years by Crestwood, and was remodeled in 2010. It has been listed for a year. It was originally listed for \$595,000.00, and has been reduced 5 different times. The current listed price is \$399,000.00. During the year there have been 12 different inquiries of interested buyers. He stated that the location is not ideal; he stated that Scottsville is considered a remote location. The assessor stated that the assessment was raised in 2011 from \$390,000.00 to \$560,500.00 because that was what it was on the market for at that time

Gary Hults stated that they believed that the building was worth \$449, 00.00 at the beginning of May. It was dropped to \$399,000.00 18 days later, which did not give it enough time to sell at that price. Gary made a motion to reduce the assessment to \$449,000.00 based on their documentation. This was seconded by Janet Rancour, all in favor, except W. Smith O'Brien who was opposed to the vote.

7) Michael Russo
5 Quail Run
Hilton, NY 14468

Tax Account No. 186.04-1-6.1
Property Address: Fairview Road
Assessed: \$29,000.00
Requested: \$27,783.00

Mr. Russo stated in his application that the land is vacant and landlocked. The Assessor stated that the Ness Sanitary Sewer will be finished soon, and then this will be considered a building site. Terry Rech, the Building Inspector for the Town of Wheatland told the Assessor that the land is zoned R-16, and that it does have the 100 feet of footage that is required for it to be considered a building lot. The Assessor stated that the land is landlocked only because the road has not been extended yet.

W. Smith O'Brien made a motion to keep the assessment at \$29,000.00 based on the fact that there was no supporting documentation, seconded by Janet Rancour and unanimously passed.

8) Michael Russo
5 Quail Run
Hilton, NY 14468

Tax Account No. 187.03-1-46
Property Address: Fairview Road
Assessed: \$4,000.00
Requested: \$2,000.00

Mr. Russo stated in his application that the land is vacant and landlocked. The Assessor stated that the Ness Sanitary Sewer will be finished soon, and then this will be considered a building site. Terry Rech, the Building Inspector for the Town of Wheatland told the Assessor that the land is zoned R-16, and that it does have 100 feet of footage that is required for it to be considered a building lot. The Assessor stated that the land is landlocked only because the road has not been extended yet.

Gary Hults made a motion to keep the assessment at \$4,000.00 based on the fact that there was no supporting documentation, seconded by Ed Kuhn and unanimously passed.

9) Michael Russo
5 Quail Run
Hilton, NY 14468

Tax Account No. 187.03-1-47
Property Address: Fairview Road
Assessed: \$4,000.00
Requested: \$2,000.00

Mr. Russo stated in his application that the land is vacant and landlocked. The Assessor stated that the Ness Sanitary Sewer will be finished soon, and then this will be considered a building site. Terry Rech, the Building Inspector for the Town of Wheatland told the Assessor that the land is zoned R-16, and that it does have 100 feet of footage that is required for it to be considered a building lot. The Assessor stated that the land is landlocked only because the road has not been extended yet.

Janet Rancour made a motion to keep the assessment at \$4,000.00 based on the fact that there was no supporting documentation, seconded by W. Smith O'Brien and unanimously passed.

10) Michael Russo
5 Quail Run
Hilton, NY 14468

Tax Account No. 187.03-1-48
Property Address: Fairview Road
Assessed: \$4,000.00
Requested: \$1,636.00

Mr. Russo stated in his application that the land is vacant and landlocked. The Assessor stated that the Ness Sanitary Sewer will be finished soon, and then this will be considered a building site. Terry Rech, the Building Inspector for the Town of Wheatland told the Assessor that the land is zoned R-16, and that it does have 100 feet of footage that is required for it to be considered a building lot. The Assessor stated that the land is landlocked only because the road has not been extended yet.

Ed Kuhn made a motion to keep the assessment at \$4,000.00 based on the fact that there was no supporting documentation, seconded by Janet Rancour and unanimously passed.

11) Michael Russo
5 Quail Run
Hilton, NY 14468

Tax Account No. 187.03-1-49
Property Address: Fairview Road
Assessed: \$4,000.00
Requested: \$1,636.00

Mr. Russo stated in his application that the land is vacant and landlocked. The Assessor stated that the Ness Sanitary Sewer will be finished soon, and then this will be considered a building site. Terry Rech, the Building Inspector for the Town of Wheatland told the Assessor that the land is zoned R-16, and that it does have 100 feet of footage that is required for it to be considered a building lot. The Assessor stated that the land is landlocked only because the road has not been extended yet.

Ed Kuhn made a motion to keep the assessment at \$4,000.00 based on the fact that there was no supporting documentation, seconded by Janet Rancour and unanimously passed.

12) Michael Russo
5 Quail Run
Hilton, NY 14468

Tax Account No. 187.03-1-50
Property Address: Fairview Road
Assessed: \$4,000.00
Requested: \$1,636.00

Mr. Russo stated in his application that the land is vacant and landlocked. The Assessor stated that the Ness Sanitary Sewer will be finished soon, and then this will be considered a building site. Terry Rech, the Building Inspector for the Town of Wheatland told the Assessor that the land is zoned R-16, and that it does have 100 feet of footage that is required for it to be considered a building lot. The Assessor stated that the land is landlocked only because the road has not been extended yet.

Gary Hults made a motion to keep the assessment at \$4,000.00 based on the fact that there was no supporting documentation, seconded by W. Smith O'Brien and unanimously passed.

13) Michael Russo
5 Quail Run
Hilton, NY 14468

Tax Account No. 187.03-1-51
Property Address: Fairview Road
Assessed: \$4,000.00
Requested: \$1,620.00

Mr. Russo stated in his application that the land is vacant and landlocked. The Assessor stated that the Ness Sanitary Sewer will be finished soon, and then this will be considered a building site. Terry Rech, the Building Inspector for the Town of Wheatland told the Assessor that the land is zoned R-16, and that it does have 100 feet of footage that is required for it to be considered a building lot. The Assessor stated that the land is landlocked only because the road has not been extended yet.

Janet Rancour made a motion to keep the assessment at \$4,000.00 based on the fact that there was no supporting documentation, seconded by Gary Hults and unanimously passed.

14) Michael Russo
5 Quail Run
Hilton, NY 14468

Tax Account No. 187.03-1-52
Property Address: Fairview Road
Assessed: \$4,000.00
Requested: \$1,620.00

Mr. Russo stated in his application that the land is vacant and landlocked. The Assessor stated that the Ness Sanitary Sewer will be finished soon, and then this will be considered a building site. Terry Rech, the Building Inspector for the Town of Wheatland told the Assessor that the land is zoned R-16, and that it does have 100 feet of footage that is required for it to be considered a building lot. The Assessor stated that the land is landlocked only because the road has not been extended yet.

Ed Kuhn made a motion to keep the assessment at \$4,000.00 based on the fact that there was no supporting documentation, seconded by W. Smith O'Brien and unanimously passed.

15) Michael Russo
5 Quail Run
Hilton, NY 14468

Tax Account No. 187.03-1-53
Property Address: Fairview Road
Assessed: \$4,000.00
Requested: \$1,620.00

Mr. Russo stated in his application that the land is vacant and landlocked. The Assessor stated that the Ness Sanitary Sewer will be finished soon, and then this will be considered a building site. Terry Rech, the Building Inspector for the Town of Wheatland told the Assessor that the land is zoned R-16, and that it does have 100 feet of footage that is required for it to be considered a building lot. The Assessor stated that the land is landlocked only because the road has not been extended yet.

Gary Hults made a motion to keep the assessment at \$4,000.00 based on the fact that there was no supporting documentation, seconded by Janet Rancour and unanimously passed.

There being no further grievances, Gary Hult made a motion to close the meeting, second by Janet Rancour and unanimously passed. The meeting was adjourned at 8:11 PM.

Respectfully submitted,

Renee Smith
Recording Secretary