

MINUTES OF MEETING
TOWN OF WHEATLAND BOARD OF ASSESSMENT REVIEW
May 24, 2016

Members present: Wm. Smith O'Brien, Gary Hults, Yvonne Swain,
Edward Kuhn

Members absent: Sharon Skivington

Also present: Mark Schnorr, Assessor

The Town of Wheatland Assessment Review Board met on Tuesday, May 24, 2016 at 4:00 p.m. at the Wheatland Municipal Building, Scottsville, New York to review and make decisions on grievance forms filed for 2016. Mr. Mark Schnorr, the Assessor was available for any questions that the Board had in regard to the complaints. Mr. Wm. Smith O'Brien as chairman called the meeting to order.

The following grievances were presented to the board:

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| 1) Nathan Rueckberg | Tax Account No. 197.02-1-2.11 |
| 260 Harmon Rd. | Property Address: 260 Harmon Rd. |
| Churchville, NY 14428 | Assessed: \$359, 800.00 |
| | Requested: \$263,100.00 |

Mr. Rueckberg dropped off his application and had a discussion with the Assessor prior to the meeting. The Assessor informed him that his Ag Exemption increased along with the assessment. Mr. Rueckberg was then in agreement with the new assessment and withdrew his application.

- 2) Craig Schwarz Tax Account No. 197.03-1-8.21
7 Jamie Lynn Dr. Property Address: 1801 Riga Mumford Rd.
Churchville, NY 14428 Assessed: \$98,700.00
Requested: \$98,700.00

The Assessor stipulated to keep the assessment at \$98,700.00 and grant the Agricultural Exemption.

G. Hults made a motion to accept the assessor's stipulation of \$98,700.00 and to apply the Agricultural Exemption. The motion was seconded by E. Kuhn and unanimously passed.

- 3) Shirley Gruendike Tax Account No. 197.04-1-3.11
274 Bovee Rd. Property Address: North Rd.
Churchville, NY 14428 Assessed: \$210,300.00
Requested: \$133,400.00

The Assessor stipulated to lower the assessment to \$133,400.00.

G. Hults made a motion to accept the assessor's stipulation to lower the assessment to \$133,400.00. The motion was seconded by E. Kuhn and unanimously passed.

- 4) Michael & Cassandra Balonek Tax Account No. 208.02-1-1.1
PO Box 382 Property Address: 2668 Scottsville-Mumford Rd
Mumford, NY 14511 Assessed: \$499,100.00
Requested: \$457,480.00

The Baloneks believe the assessment is excessive based on the age and condition of their house and barns. Mrs. Balonek stated that the house is outdated and that many of the barns have zero value. The Assessor stated that the house should be assessed at 50.00/sq. ft. according to the comparables. Mrs. Balonek stated that their home and barns were appraised in 2015. She stated that many of their barns values decreased in value, and their home was appraised at \$30.00/sq. ft.

E. Kuhn made a motion to uphold the Assessment of \$499,100.00, based on the comparables. The motion was seconded by Y. Swain and unanimously passed

- 8) Paul Fisher
80 Belcoda Rd.
Scottsville, NY 14546
- Tax Account No. 198.01-1-18.3
Property Address: 80 Belcoda Rd.
Assessed: \$320,900.00
Requested: \$275,000.00

Mr. Fisher stated that there have been no improvements since the house was built in 2005. The house is 2759 sq. ft., with a separate 360 sq. ft. office over the garage. He went to a SCAR hearing in 2012 after appearing before the Board of Assessment Review, where his assessment was ruled to be \$275,000.00.

Y. Swain made a motion to uphold the Assessment of \$320,900.00, based on the comparables. The motion was seconded by G. Hults and unanimously passed

- 9) Edward Everts
Lisa Tripodi
2 Genesee St.
Scottsville, NY 14546
- Tax Account No. 200.06-1-44
Property Address: 2 Genesee St
Assessed: \$88,400.00
Requested: \$82,000.00

Mr. Everts stated that his home is very small, 1248 sq. ft., on a small lot. He has 3 bedrooms and 1 bathroom with no garage or other outbuildings. He stated that the comparables are larger homes, with larger lots, and most have garages or out buildings.

Y. Swain made a motion to lower the assessment to \$85,000.00 based on the comparables. The motion was seconded by G. Hults and unanimously passed

- 10) Patti Schmitt
460 North Rd.
Scottsville, NY 14546
- Tax Account No. 187.18-2-22
Property Address: 460 North Rd.
Assessed: \$80,700.00
Requested: \$65,000.00

Ms. Schmitt stated that her house has no garage, no basement and is smaller than most of the houses on the comp sheet. She stated that she has lived there for over 20 years and has done no updates to the house except for a new roof. It is an 888 sq. ft., 3 bedroom, 1-bathroom home with laundry in the kitchen and no dining room. Ms. Schmitt believes that she would not be able to sell her home for more than \$60,000.00.

Y. Swain made a motion to lower the assessment to \$75,000.00, based on the comparables. Seconded by G. Hults and unanimously passed.

11) Jason Kapuschat
71 Cedars Ave
Churchville, NY 14428

Tax Account No. 185.03-1-10
Property Address: 71 Cedars Ave.
Assessed: \$167,700.00
Requested: \$142,622.24

Mr. Kapuschat brought in information to show calculations of the price per square foot of other comparable homes which showed that his home was the most expensive home by sq./ft. He stated that his home is in need of repair, there is no landscaping and the driveway is in disrepair. Y. Swain remarked that since he received a mortgage for this house when he closed in September the house must have appraised for close to the purchase price.

W. O'Brien made a motion to lower the assessment to \$160,000.00 based on the comparable sales. The motion was seconded by E. Kuhn and unanimously passed.

12) Carl and Rachel Schoenthal
42 Rochester St.
Scottsville, NY 14546

Tax Account No. 200.06-2-22.111
Property Address: 42 Rochester St.
Assessed: \$249,000.00
Requested: \$225,000.00

The Assessor stipulated to lower the assessment to \$225,000.00.

Y. Swain made a motion to accept the assessor's stipulation to lower the assessment to \$225,000.00. The motion was seconded by E. Kuhn and unanimously passed.

13) Catherine Morris
14 Beckwith Ave.
Scottsville, NY 14546

Tax Account No. 200.06-1-24
Property Address: 14 Beckwith Ave.
Assessed: \$114,900.00
Requested: \$105,000.00

The Assessor stipulated to lower the assessment to \$105,000.

Gary Hults made a motion to accept the assessor's stipulation to lower the assessment to \$105,000.00. The motion was seconded by Yvonne Swain and unanimously passed.

17) Stephanie Dailey
66 Rochester St.
Scottsville, NY 14546

Tax Account No. 200.06-2-38
Property Address: 66 Rochester St.
Assessed: \$100,600.00
Requested: \$91,000.00

Ms. Dailey stated that her home is surrounded by larger homes with more square footage. It is 1006 sq. ft. home with a 1 car garage, 3 bedrooms and 1 bathroom. The entrance to the basement is through the garage.

G. Hults made a motion to uphold the Assessor, based on comparables. The motion was seconded by Y. Swain and unanimously passed.

18) Chantal & Joshua Kendrick
41 Scott Crescent Dr.
Scottsville, NY 14546

Tax Account No. 199.12-1-4
Property Address: 41 Scott Crescent Dr.
Assessed: \$60,000.00
Requested: \$55,000.00

Mrs. Kendrick stated that there are many foreclosures and abandoned homes on their street, which causes the value of their home to decrease. Her house has 2 bedrooms and 1 ½ bathrooms.

G. Hults made a motion to lower the assessment to \$57,500.00 based on the comparable sales. The motion was seconded by W. O'Brien and unanimously passed.

19) Laura Hogan
566 North Rd
Scottsville, NY 14546

Tax Account No. 187.18-2-3
Property Address: 566 North Rd.
Assessed: \$80,000.00
Requested: \$77,000.00

Mrs. Hogan stated that her home has sewer issues and a leak under her house. There is no basement and it is only 888 square feet. The home has been maintained, but not updated.

Y. Swain made a motion to lower the assessment to \$77,000.00 based on the comparable sales. The motion was seconded by E. Kuhn and unanimously passed.

20)	Bruce Howlett 112 East River Rd Avon, NY 14414	Tax Account No. 187.04-1-1 Property Address: 620 Scottsville W. Henrietta Rd Assessed: \$827,400 Requested: \$800,000.00
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Mr. Howlett came in to talk to the Assessor prior to the meeting. After a discussion about his Ag. Exemption, Mr. Howlett agreed upon the new assessment amount.

G. Hults made a motion to uphold the Assessment, seconded by E. Kuhn, and unanimously passed.

21)	Michael Kolozvary Elizabeth Arthur 775 Pittsford Mendon Ctr. Rd. Pittsford, NY 14534	Tax Account No. 198.02-1-2.6 Property Address: Wheatland Center Rd. Assessed: \$52,900.00 Requested: \$35,784.00
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This was a mail in application. Y. Swain recused herself from the discussion. This property was purchased in 2015 for \$68,000.00. He paid around \$3,000.00/acre, which the Assessor stated is the going rate for land.

E. Kuhn made a motion to uphold the Assessor based on the comparables, seconded by G. Hults and unanimously approved, Y. Swain recused herself from the vote.

There being no further grievances, Yvonne Swain made a motion to close the meeting, seconded by Wm. Smith O'Brien and unanimously passed. The meeting was adjourned at 8:20 PM.

Respectfully submitted,

Renee Smith
Recording Secretary

