

MINUTES OF MEETING  
TOWN OF WHEATLAND ASSESSMENT REVIEW BOARD  
May 24, 2011

Members present: Gary Hults, Janet Rancour, Lisa Wasson

Members absent: Joseph Hetzler, Joseph Dispenza

Also present: Mark Schnorr, Assessor

The Town of Wheatland Assessment Review Board met on Tuesday, May 24, 2011 at the Wheatland Municipal Building, Scottsville, New York to review and make decisions on grievance forms filed for 2011. Mr. Mark Schnorr 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:

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| 1) George Marron<br>115 Fairview Road<br>Scottsville, NY 14546 | Tax Account No. 187.03-1-14.1<br>Property Address: 115 Fairview Road<br>Assessed: \$189,000.00<br>Requested: \$165,000.00 |
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Mr. Marron has a Colonial style house. He had several comparables that were newer and larger.

Lisa Wasson made a motion to reduce the assessment to \$179,000.00 based on supporting documentation and the fact that the house is a prefabricated construction, seconded by Janet Rancour and unanimously passed.

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| 2) Terri Hayes<br>59 Blue Pond Manor<br>Scottsville, NY 14546 | Tax Account No. 185.19-1-21<br>Property Address: 59 Blue Pond<br>Assessed: \$81,800.00<br>Requested: \$65,000.00 |
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Ms. Hayes was present and explained that she purchased the house in 2004 for \$50,000. She replaced the existing garage with a new one in 2010. It is a two car garage.

Gary Hults made a motion to reduce the assessment to \$76,500.00 based on purchase price and addition of garage, seconded by Janet Rancour and unanimously passed.

- 3) Maura Boise Tax Account No. 187.17-2-24  
623 North Road Assessed: \$115,400.00  
Scottsville Requested: \$99,000.00

Ms. Boise pointed out that the comparables used by the Assessor were newer and larger homes. She also has three bedrooms instead of four. Other properties have more land. She has not updated the interior at all.

Lisa Wasson made a motion to uphold the Assessor due to the submitted appraisal, seconded by Janet Rancour and unanimously passed.

- 4) Mark Guggino Tax Account No. 187.17-1-3  
5503 W. Henrietta Rd. Property address: 786 North Road  
W. Henrietta, NY 14586 Assessed: \$59,900.00  
Requested: 52,500.00

Mr. Guggino explained that he has a small one bedroom ranch that he owns and rents for \$725.00/month. It has a detached garage and the house is 544 sq. ft. It has the original windows and a gravel driveway.

Lisa Wasson made a motion to reduce the assessment to \$55,000.00 based on the house having only one bedroom, seconded by Janet Rancour and unanimously passed.

- 5) Edward Everts Tax Account No. 200.06-1-44  
2 Genesee St. Assessed: \$86,600.00  
Scottsville Requested: 81,100.00

Mr. Everts submitted a market analysis report in which it states that the property is only valued at \$80,500.00.

Gary Hults made a motion to reduce the assessment to \$81,100.00 based on the market analysis submitted by Mr. Everts, seconded by Janet Rancour and unanimously passed.

- 6) Orlando & Nancy Jaime Tax Account No. 200.05-2-40  
59 E. Cavalier road Assessed: \$132,000.00  
Scottsville Requested: 118,000.00

Mrs. Jaime explained that they originally had 1 and 1/2 bathrooms but took the 1/2 bath out. She submitted a refinance worksheet that was never completed.

Gary Hults made a motion to reduce the assessment to \$128,000.00 based on the reduction of bathrooms, seconded by Lisa Wasson and unanimously carried.

- 7) Kelly Mitchell  
482 North Road  
Scottsville  
Tax Account No. 187.18-2-18  
Assessed: \$84,200.00  
Requested: \$78,500.00

Ms. Mitchell was present and indicated that her house is a two-bedroom ranch which would be hard to sell as most people prefer three bedrooms.

Lisa Wasson made a motion to reduce the assessment to \$78,500.00 based on supporting documentation, seconded by Gary Hults and unanimously passed.

- 8) Girlando Gallo  
50 Main St.  
Scottsville  
Tax Account No. 200.38-1-28  
Assessed: \$75,900.00  
Requested: \$67,000.00

Mr. Gallo explained to the board that his basement has a dirt floor, the roof needs repair, the inside and outside of the house needs painting, etc. They have lived in the house since 1956 and the parking is terrible on Main St. with the businesses all around him.

Gary Hults made a motion to reduce the assessment to \$67,000.00 based on supporting documentation, seconded by Janet Rancour and unanimously passed.

- 9) George Latko  
63 Diana Drive  
Scottsville  
Tax Account No. 200.05-1-68  
Assessed: \$139,000.00  
Requested: \$126,000.00

Mr. Latko submitted several comparables. He paid \$139,000.00 for the property in 2010.

Lisa Wasson made a motion to uphold the Assessor at \$139,000.00, seconded by Gary Hults and unanimously passed.

- 10) Donald Cooley, Jr.  
532 North Road  
Scottsville  
Tax Account No. 187.18-2-9  
Assessed: \$82,200.00  
Requested: \$50,000.00

Mr. Cooley was present. His house is 880 sq. ft. He does not have a basement or a garage. In 2007 he paid \$68,000.00.

Janet Rancour made a motion to reduce the assessment to \$74,000.00 based on comparables, seconded by Lisa Wasson and unanimously passed.

- 11) Michael & Irena Guinness                      Tax Account No. 185.04-1-6.111  
195 Smith Road                                      Assessed: \$397,600.00  
Scottsville    Requested: \$297,000.00

Mr. & Mrs. Guinness were present. Mr. Guinness explained that last year the house was assessed at \$297,000.00. They had it on the market for six months and nobody looked at it. They feel that an increase of \$100,000.00 in one year is unfair.

Janet Rancour made a motion to reduce the assessment to \$347,300.00, seconded by Gary Hults and unanimously passed.

- 12) Todd & Donna Richardson                      Tax Account No. 200.05-3-50  
15 Browns Ave.                                      Assessed: \$107,200.00  
Scottsville    Requested: \$90,000.00

The Richardson's had several comparables and an appraisal for refinancing for \$90,000.00.

Janet Rancour made a motion to reduce the assessment to \$98,100.00 based on supporting documentation, seconded by Gary Hults and unanimously passed.

- 13) Timothy Hogan                                      Tax Account No. 187.18-2-3  
566 North Road                                      Assessed: \$77,900.00  
Scottsville    Requested: \$74,000.00

Mr. Hogan had several comparables. Based on this information and an appraisal, the board made the following motion:

Lisa Wasson made a motion to reduce the assessment to \$74,000.00 based on comparables provided by the applicant, seconded by Gary Hults and unanimously passed.

- 14) Frank Mordenga                                      Tax Account No. 200.05-1-44  
212 Briarwood Lane                                      Assessed: \$122,700.00  
Scottsville    Requested: \$98,700.00

This is a raised ranch that Mr. Mordenga purchased in 2005 for \$91,400.00. He felt that the comparisons were not compatible.

Lisa Wasson made a motion to reduce the assessment to \$109,000.00 based on documentation provided by the applicant, seconded by Gary Hults and unanimously passed.

15)     Kassandra Padlick-Field                     Tax Account No. 198.01-1-25.123  
       30 Harmon Road                             Assessed: \$187,200.00  
       Churchville                                 Requested: \$173,700.00

Mrs. Field was present. They purchased the house in 2008 for \$170,000.00. They added a deck and they do not have central air conditioning. She indicated that other homes larger than hers are assessed for less. No public water or sewer, but other comparable homes have this and are assessed lower.

Lisa Wasson made a motion to uphold the Assessor, seconded by Gary Hults and unanimously passed.

16)     Jennifer Willy                                 Tax Account No. 187.14-1-54  
       5 Cedar St.                                 Assessed: \$132,900.00  
       Scottsville                                 Requested: \$110,000.00

Ms. Willy purchased the house in June, 2010 for \$124,900.00. Since she moved in she found out that her back yard has a drainage issue along with her neighbors that is being addressed by the Town. There is no clear timeframe of when the Town will fix this problem.

Lisa Wasson made a motion to reduce the assessment to \$126,500.00 based on concessions made by the seller at the time of closing, seconded by Gary Hults and unanimously passed.

17)     Michael & Diane Potter                     Tax Account No. 197.03-1-12.1  
       1759 Beulah Road                         Assessed: \$155,100.00  
       Churchville                                 Requested: \$120,000.00

Mr. Schnorr noticed the classification of this house is not actually a Colonial but a contemporary split level. He therefore agreed to the stipulation of \$120,000.00.

Gary Hults made a motion to accept the Assessor's stipulation at \$120,000.00, seconded by Janet Rancour and unanimously passed.

18)     Tim Bockes                                     Tax Account No. 200.05-1-57  
       36 Diana Drive                             Assessed: \$118,400.00  
       Scottsville                                 Requested: \$103,800.00

Mr. Bockes presented a packet of information. Based on the comparables provided by the Assessor, the properties at 215 Briarwood Lane and 4 Hanford Ave. are most like Mr. Bockes'.

Gary Hults made a motion to reduce the assessment to \$109,900.00 based on comparisons with 215 Briarwood and 4 Hanford Avenue, seconded by Lisa Wasson and unanimously passed.

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| 19) | Robert Cimino    | Tax Account No. 200.05-1-16 |
|     | 122 Heather Lane | Assessed: \$129,400.00      |
|     | Scottsville      | Requested: \$115,900.00     |

Mr. Cimino did not have any information to give to the board. He just wanted them to know that his house is all electric therefore it is very costly to operate.

Gary Hults made a motion to reduce the assessment to \$118,900.00 based on comparables from Assessor that were 15 years younger. Motion was seconded by Lisa Wasson and unanimously passed.

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| 20) | James Clark    | Tax Account No. 200.05-1-50 |
|     | 47 Diana Drive | Assessed: \$121,300.00      |
|     | Scottsville    | Requested: \$114,400.00     |

Mr. Clark was present. He did not have information to leave with the board. He did say that he purchased the house in 2002 for \$113,000.00 and has not made any improvements to the house.

Gary Hults made a motion to uphold the Assessor, seconded by Lisa Wasson and unanimously passed.

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| 21) | Billie Hasenauer | Tax Account No. 200.05-3-36 |
|     | 1 Genesee St.    | Assessed: \$108,700.00      |
|     | Scottsville      | Requested: \$103,500.00     |

Ms. Hasenauer had several comparables.

Gary Hults made a motion to reduce the assessment to \$103,500.00 based on comparables submitted by the applicant, seconded by Janet Rancour and unanimously passed.

- 22) Doug Preston Tax Account No. 185.04-1-6.22  
233 Smith Road Assessed: \$196,500.00  
Scottsville Requested: \$175,000.00

Mr. Preston submitted a report that states how much he spent on building this house. This in a two bedroom custom A-frame. The work was done by the applicant over a number of years. It was completed 10-2010. It cost \$179,525.00 to build.

Gary Hults made a motion to reduce the assessment to \$186,000.00 based on two bedrooms only and the lack of comparisons for this type of house. Motion was seconded by Janet Rancour and unanimously passed.

- 23) Thomas Dysart Tax Account No. 208.04-1-14  
Erin Brunea Assessed: \$164,000.00  
20 Goodwin Circle Requested: \$156,100.00  
Mumford

Mr. Schnorr agreed to a stipulation of \$156,100.00 due to the seller's concessions.

Gary Hults made a motion to agree to Assessor's stipulation, seconded by Janet Rancour and unanimously passed.

The following are grievances received by mail by the Assessor prior to the meeting.

- 24) Marissa Labey Tax Account No. 199.08-1-6  
26 Chili Avenue Assessed: \$165,700.00  
Scottsville Requested: \$158,000.00

This is a stipulation agreed upon by the Assessor for \$158,000.00.

Janet Rancour made a motion to agree to the Assessor's stipulation, seconded by Lisa Wasson and unanimously passed.

- 25) Dennis Spink Tax Account No. 200.05-4-30  
244 Briarwood Lane Assessed: \$92,500.00  
Scottsville Requested: \$87,000.00

The homeowner purchased this house in 2011 for \$87,000.00

Lisa Wasson made a motion to reduce the assessment to \$87,000.00 based on bank appraisal at purchase, seconded by Gary Hults and unanimously passed.

At this point, Janet Rancour made a motion to close the public portion of the meeting at 8:15 PM, seconded by Lisa Wasson and unanimously passed.

The board then went into further deliberations.

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| 26) | Karen Whipple<br>1919 Post Oak Park Dr. #3203<br>Houston, TX 77027 | Tax Account No. 200.05-2-20<br>Property Address: 23 Brown's Ave.<br>Assessed: \$250,000.00<br>Requested: \$190,000.00 |
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Ms. Whipple's paperwork was not filled out properly.

Lisa Wasson made a motion to uphold the Assessor at \$250,000.00 based on improperly filled out paperwork, seconded by Janet Rancour and unanimously passed.

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| 27) | Matthew Johnson<br>32 N. Cavalier Road<br>Scottsville | Tax Account No. 187.17-2-48<br>Assessed: \$95,000.00<br>Requested: \$85,000.00 |
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Mr. Johnson did not have any supporting documentation.

Gary Hults made a motion to uphold the Assessor due to lack of supporting documentation, seconded by Janet Rancour and unanimously passed.

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| 28) | Kyle Nelson<br>229 Briarwood Lane<br>Scottsville | Tax Account No. 200.05-4-7<br>Assessed: \$145,900.00<br>Requested: \$137,400.00 |
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Mr. Nelson purchased the house in 2003 for \$119,000.00.

Gary Hults made a motion to uphold the Assessor, seconded by Janet Rancour and unanimously passed.

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| 29) | Stephen Marlowe<br>7946 Guild Ct.<br>Apple Valley, MN 55124 | Tax Account No. 200.10-1-13<br>Property address: 8 Rochester St.<br>Assessed: \$147,900.00<br>Requested: \$125,000.00 |
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Janet Rancour made a motion to reduce the assessment to \$142,000.00 based on comparables, seconded by Lisa Wasson and unanimously passed.

There being no further grievances, the meeting adjourned at 10:30 PM.

Respectfully submitted,

Linda Turner  
Recording Secretary