

MINUTES OF MEETING
TOWN OF WHEATLAND BOARD OF ASSESSMENT REVIEW
May 23, 2017

Members present: Wm. Smith O'Brien, Gary Hults, Charlene Lally,
Edward Kuhn

Members absent: Sharon Skivington

Also present: Mark Schnorr, Assessor

The Town of Wheatland Assessment Review Board met on Tuesday, May 23, 2017 at 4:00 p.m. at the Wheatland Municipal Building, Scottsville, New York to review and make decisions on grievance forms filed for 2017. 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:

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|---------------------|-----------------------------------|
| 1) Todd Enright | Tax Account No. 197.08-1-2 |
| 281 Beresford Road. | Property Address: 34 Chili Avenue |
| Rochester, NY 14610 | Assessed: \$150,600.00 |
| | Requested: \$115,600.00 |

Mr. Enright mailed his application in prior to the meeting. It was stated that the property was currently for sale for \$119,000.00, and that the owner was having trouble selling it for that price. Mr. Enright bought the property for \$75,000.00 in January and put \$12,800.00 worth of updates into the property.

W. O'Brien made a motion to uphold the current assessment of \$150,600.00 based on lack of comparables. The motion was seconded by E. Kuhn and unanimously passed.

2) Gayle Gallo-Lipp
5549 E. Henrietta Rd
Rush, NY 14543

Tony Gallo
11 Scott Crescent
Scottsville, NY 14546

Tax Account No. 200.38-1-28
Property Address: 50 Main Street
Assessed: \$67,000.00
Requested: \$50,000.00

The house was purchased for \$50,000.00 on 4/15/17. It was appraised for \$50,000.00 by Metro Associates.

W. O'Brien made a motion to lower the assessment to \$50,000.00 based on the fact that the house is under repair and currently unlivable. The motion was seconded by E. Kuhn and unanimously passed.

3) Hope Breckenridge
Melanie Parnell
25 Goodwin Circle
Mumford, NY 14511

Tax Account No. 187.17-1-11
Property Address: 740 North Rd.
Assessed: \$77,000.00
Requested: \$50,000.00

Hope Breckenridge designated Melanie Parnell to speak on her behalf for the Board of Assessment Review meeting. Ms. Parnell stated that there have been no improvements made in the house in the last 65 years. It needs a new roof, new electric, new plumbing, there is structural damage and it has a wet basement. It is a two-bedroom home, with a group home next door, commercial industry across the street and low income housing down the road. It is currently on the market with Nothnagle Realty. Ms. Parnell attached a letter from her realtor stating all the home's issues.

E. Kuhn made a motion to lower the assessment to \$65,000.00 based on the information provided by the applicant. The motion was seconded by W. O'Brien and unanimously passed.

7) Jason Teeter
95 Church St.
Mumford, NY 14511

Tax Account No. 208.12-1-35
Property Address: 95 Church St.
Assessed: \$69,000.00
Requested: \$40,000.00

Mr. Teeter did not come to the meeting so his application was treated as a mail in. He bought his home in 2015 for \$43,500.00. It was stated as part of his application that the garage has fire damage and is unusable. There is no heat in the 3rd bedroom, there is lead based paint in the house and high levels of radon. The pipes are leaking and need to be replaced.

E. Kuhn made a motion to uphold the Assessment of \$69,000.00, based on comparables. The motion was seconded by W. O'Brien and unanimously passed.

8) Charles & Wendy Bryant
1 Caledonia Ave.
Scottsville, NY 14546

Tax Account No. 200.09-2-1
Property Address: 1 Caledonia Ave.
Assessed: \$189,500.00
Requested: Enhanced STAR Exemption

Charles and Wendy Bryant were granted the Senior Citizen's exemption at 50%, for their property at 1 Caledonia Ave. This is a correction to the 2017 Tentative Assessment Roll.

There being no further grievances, the meeting was adjourned at 8:00 PM.

Respectfully submitted,

Renee Smith
Recording Secretary