

MINUTES OF MEETING  
TOWN OF WHEATLAND BOARD OF ASSESSMENT REVIEW  
May 27, 2014

Members present: Gary Hults, W. Smith O'Brien, Sharon Skivington,  
Edward Kuhn

Members absent:

Also present: Mark Schnorr, Assessor

The Town of Wheatland Assessment Review Board met on Tuesday, May 27, 2014 at 4:00 p.m. at the Wheatland Municipal Building, Scottsville, New York to review and make decisions on grievance forms filed for 2014. 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) Michael Balonek | Tax Account No. 208.02-1-1.1                  |
| PO Box 382         | Property Address: 2668 Scottsville-Mumford Rd |
| Mumford, NY 14511  | Assessed: \$399,600.00                        |
|                    | Requested: \$379,600.00                       |

Mr. and Mrs. Balonek recently put a metal roof on the house. The complaint is that the assessment was increased 20,000.00 which was the cost of the new roof. They stated that they were told by Assessor that putting a new roof on the house would not increase the assessment.

W. Smith O'Brien made a motion to lower the assessment to 389,600.00, based on the fact that there are additional repairs needed for the septic system. There were no comparables presented by the applicants to warrant further reduction. The motion was seconded by Ed Kuhn and unanimously passed.

- 2) Andrew and Nicholas Vieira                      Tax Account No. 199.01-1-4.125  
4 Ranch Village Lane                                  Property Address: 1549 North Rd  
Rochester, NY 14624                                  Assessed: \$93,900.00  
Grieving denial of Agricultural Exemption

Nicolas Vieira came to grieve the fact that his Agricultural Exemption had been denied. The Assessor stated that in order to get the exemption Mr. Vieira needs 10 horses being housed in his barn, and there needs to be 2 years of Agricultural use of the land. Mr. Vieira stated that at this point there are no horses on the property. Mark stated that the land had been used for Agricultural use in the past, but the chain of use has been broken. Mark stated that he could re-apply next year for the exemption. Mr. Vieira stated that they built the horse barn, then found out there were zoning issues and weren't able to finish the barn. He stated that the Building inspector did research and found that they can in fact house the horses with a special exemption. Mr. Vieira doesn't agree with taking the exemption away for this reason. Mr. Balonek currently rents land from Mr. Vieira and stated that there was a crop planted there in the winter of 2012, so he feels that the exemption should be granted.

W. Smith O'Brien made a motion to decline the Agricultural Exemption based on the fact that there was no proof offered that the property was used for crops. This motion was Seconded by Sharon Skivington and unanimously passed.

- 3) Daniel and Elizabeth Murray                      Tax Account No. 200.06-2-18  
32 Rochester St                                          Property Address: 32 Rochester St  
Scottsville, NY 14546                                  Assessed: \$220,000.00  
Requested: \$190,000.00

Mr. Murray stated that they had a 21% assessment increase on their property, which he feels is excessive and unequal to comparable homes. Mr. Murray brought in paperwork showing comparable houses and their assessment increases as evidence.

Ed Kuhn made a motion to lower the assessment to \$205,000.00 based on the comparables. Seconded by W. Smith O'Brien and unanimously passed.



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| 6) | Agostino and Patty Ranieri<br>56 Diana Dr.<br>Scottsville, NY 14546 | Tax Account No. 200.05-1-73<br>Property Address: 56 Diana Dr.<br>Assessed: \$119,500.00<br>Requested: \$105,000.00 |
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Mr. Ranieri bought the house new in 1996 for \$98,000.00. He printed off information from Zillow stating that home prices in Scottsville are and will continue to fall. He doesn't believe that he could sell his house for the amount that it is assessed. He is not arguing about the assessment going up, he just thinks it went up too much.

W. Smith O'Brien made a motion to uphold the Assessor based on the fact that the comparables didn't seem to fit. This was seconded by Sharon Skivington, and unanimously passed.

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| 7) | Christopher and Kristen Rich<br>14 Chili Ave.<br>Scottsville, NY 14546 | Tax Account No. 200.09-1-7.1<br>Property Address: 14 Chili Ave.<br>Assessed: \$125,600.00<br>Requested: \$108,500.00 |
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Mr. and Mrs. Rich bought this house in October 2013 for \$108,500.00. Mr. Rich stated that the house was in a state of neglect when they purchased it. He stated that the shed was rotted, the floors in the house have a great deal of damage, he has had to replace some carpeting and rebuild some of the rooms. Mr. Rich stated that the house appraised for \$111,000.00. The Assessor stated that he ran a comparable sheet and it came back at \$118,500.00.

Ed Kuhn made a motion to lower the assessment to \$111,000.00 based on the Assessor's recommendation and the comparable at 38 Diana Dr. The motion was seconded by W. Smith O'Brien and unanimously passed.

8)	Ponitolio Enterprises, Inc Nunzio Salafia 10 Pine Acres Dr. Rochester, NY 14618	Tax Account No. 208.16-1-44 Property Address: 31 Dakin St. Assessed: \$140,000.00 Requested: \$55,000.00
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Mr. Salafia purchased the home at a real estate foreclosure auction for \$33,601.00. He bought this two family home without seeing the inside of the house. Mr. Salafia stated that the house needs basically everything replaced. He is not sure if there is a septic system, the garage is gone, all the windows and the siding need to be replaced. Mr. Salafia stated that there is so much work to be done that the bank will not finance a sale of the house. He has looked at investors purchasing the house, but has had no interest when trying to sell the house for \$55,000.00. The Assessor stipulated lowering the assessment to \$75,000.00, and the owner agreed.

W. Smith O'Brien made a motion to accept the Assessor's stipulation to lower the assessment to \$75,000.00. The motion was seconded by Sharon Skivington, and unanimously passed.

9)	Tina Marsh 230 Briarwood Lane Scottsville, NY 14546	Tax Account No. 200.05-4-14 Property Address: 230 Briarwood Lane Assessed: \$127,800.00 Requested: \$123,000.00
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The Assessor stipulated to lower the assessment to \$123,000.00.

Ed Kuhn made a motion to accept the assessor's stipulation to lower the assessment to \$123,000.00. The motion was seconded by Sharon Skivington and unanimously passed.

10) Pair of Keys  
David and Kim Casilio  
34 Autumn Wood  
Rochester, NY 14624

Tax Account No. 187.03-1-70.11  
Property Address: 3721 Scottsville Rd  
Assessed: \$275,000.00  
Requested: \$225,000.00

This was a mail in application. It is a multi-use commercial business that is presently on the market for \$225,000.00. It was assessed for \$300,000.00 last year, and the Assessor lowered it at that time to \$275,000.00.

Ed Kuhn made a motion to uphold the Assessor based on the fact that there was no supporting documentation, seconded by Sharon Skivington and unanimously passed.

There being no further grievances, W. Smith O'Brien made a motion to close the meeting, seconded by Ed Kuhn and unanimously passed. The meeting was adjourned at 8:00 PM.

Respectfully submitted,

Renee Smith  
Recording Secretary

