

TOWN OF WHEATLAND
BOARD OF ASSESSMENT REVIEW MINUTES
May 22, 2018

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

Members absent:

Also present: Mark Schnorr, Assessor

The Town of Wheatland Assessment Review Board met on Tuesday, May 22, 2018 at 4:00 p.m. at the Wheatland Municipal Building, Scottsville, New York to review and make decisions on grievance forms filed for 2018. 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) Miklos Drozdovski | Tax Account No. 200.05-1-66 |
| 59 Diana Drive | Property Address: 59 Diana Drive |
| Scottsville, NY 14546 | Assessed: \$136,100.00 |
| | Requested: \$124,000.00 |

Mr. Drozdovski stated that he purchased the home in 2010 for \$118,000.00 after the house had been on the market for 7 months. There is a restriction on this home put in place by the Village, where he cannot construct a fence in his backyard due to the location of the sewer access. He stated that without the fence he has many neighborhood kids walking through his yard. Mr. Drozdovski also stated that his property is a pie shape, has no central air and an unfinished basement.

The Assessor stated that ranch style homes are selling for \$100.00/sq. ft., he is asking for his assessment to be lowered to \$86.00/sq. ft.

S. Skivington made a motion to uphold the current assessment of \$136,100.00 based on comparables. The motion was seconded by Charlene Lally and unanimously passed.

- 2) Mary Winzenburg
122 Heather Lane
Scottsville, NY 14546
- Tax Account No. 200.05-1-16
Property Address: 122 Heather Lane
Assessed: \$146,000.00
Requested: \$146,000.00

The house was purchased for \$146,401.00 on 2/27/17. Ms. Winzenburg stated that she is assessed higher than any of her neighbors. She would like to see a 90% assessment rate, instead of the 100% rate.

S. Skivington made a motion to uphold the current assessment of \$146,000.00 based on the 100% assessment rate. The motion was seconded by Charlene Lally and unanimously passed.

- 3) Kimberly Czapranski
813 North Road
Scottsville, NY 14546
- Tax Account No. 187.17-1-22
Property Address: 813 North Road
Assessed: \$113,300.00
Requested: \$98,000.00

Ms. Czapranski purchased the home for \$122,000.00 in January 2018. She stated that the comparables used were for houses with more square footage and on quieter streets. Ms. Czapranski brought a list of comparables that she believed were more appropriate. She stated that it is a seller's market right now, so she realizes she overpaid for the house.

E. Kuhn made a motion to uphold the current assessment of \$113,300.00 based on the purchase price. The motion was seconded by W. O'Brien and unanimously passed.

- 4) Kathleen Merton
Homeward Property Solutions, LLC
230 Mystic Lane
Rochester, NY 14623
- Tax Account No. 199.03-1-45.1
Property Address: 9818 Union Street
Assessed: \$40,000.00
Requested: \$10,000.00

Ms. Merton stated that they purchased land with a home. She stated that the home is unlivable, the front is stable, but the rear of the home is falling into the basement and open to the elements. The home has been vacant for 25 years.

S. Skivington made a motion to lower the assessment to \$25,500.00, based only on the value of the land. The motion was seconded by C. Lally and unanimously passed.

- 7) Tracy Lewis
13 Oatka Place
Scottsville, NY 14546
- Tax Account No. 200.05-3-27
Property Address: 13 Oatka Place
Assessed: \$92,300.00
Requested: \$70,000.00

Ms. Lewis stated that they bought their home in 2012 for \$94,000.00. The price included the appliances, window treatments and air conditioners. She stated that the house only has 1 true bedroom. There is no back yard, and they share a driveway with their neighbor. It is a 1200 sq. ft. house which sits on the property line giving no room for expansion.

C. Lally made a motion to uphold the Assessment of \$92,300.00, based on the market value. The motion was seconded by S. Skivington and unanimously passed.

- 8) Bruce Howlett
Richland Resources
1112 East River Road
Avon, NY 14414
- Tax Account No. 187.04-1-1.2
Property Address: 620 Scottsville Henrietta Rd
Assessed: \$701,900.00
Requested: \$631,800.00

The Assessor stipulated to lower the assessment to \$656,900.00.

E. Kuhn made a motion to accept the assessor's stipulation to lower the assessment to \$656,900.00. The motion was seconded by W. O'Brien and unanimously passed.

- 9) Elizabeth Baron-Muhs
151 Armstrong Road
Scottsville, NY 14546
- Tax Account No. 209.02-1-22
Property Address: 151 Armstrong Road
Assessed: \$192,500.00
Requested: \$182,000.00

The Assessor stipulated to lower the assessment to \$182,000.00.

W. O'Brien made a motion to accept the assessor's stipulation to lower the assessment to \$182,000.00. The motion was seconded by S. Skivington and unanimously passed.

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| 10) | Laverne Palmer
521 West River Road
Caledonia, NY 14423 | Tax Account No. 199.04-1-03
Property Address: 504 Scottsville Mumford Rd.
Assessed: \$237,800.00
Requested: \$175,000.00 |
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The Assessor stipulated to lower the assessment to \$176,000.00.

E. Kuhn made a motion to accept the assessor's stipulation to lower the assessment to \$176,000.00. The motion was seconded by W. O'Brien and unanimously passed.

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| 11) | Joyce Magann
2 Roboda Blvd.
Royersford, PA 19468 | Tax Account No. 200.05-3-33
Property Address: 9 Rochester Street
Assessed: \$190,000.00
Requested: \$177,722.00 |
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This was a mail in application. A letter and list of comparables was attached to the application.

C. Lally made a motion to uphold the Assessor based on the sale price. The motion was seconded by E. Kuhn and unanimously passed.

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| 12) | Colleen Phillips
409 Quaker Road
Scottsville, NY 14546 | Tax Account No. 211.01-1-2
Property Address: 409 Quaker Road
Assessed: \$88,200.00
Requested: \$64,950.00 |
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This was a mail in application. The Assessor stated that all the comparables that she used had been foreclosures.

S. Skivington made a motion to uphold the assessment based on lack of evidence, she stated that foreclosures cannot be used as comparables. The motion was seconded by C. Lally and unanimously passed.

13) Greg and Amanda Stone
8 Maple Street
Scottsville, NY 14546

Tax Account No. 200.05-2-22
Property Address: 8 Maple Street
Assessed: \$97,500.00
Requested: \$91,000.00

This was a mail in application.

W. O'Brien made a motion to uphold the assessment based on lack of evidence presented. The motion was seconded by E. Kuhn and unanimously passed.

There being no further grievances, the meeting was adjourned at 8:25 PM.

Respectfully submitted,

Renee Smith
Recording Secretary