

Town of Gallatin

**05/25/10**

*Members Present:* Melissa Sorman (Chairperson), Adolfo Fecci (Deputy Chairperson),  
Lloyd Vaill, John Reilly and Basal Karpiak  
*Meeting Called to Order:* 2:01

**06/01/10**

*Members Present:* Melissa Sorman (Chairperson), Adolfo Fecci (Deputy Chairperson),  
John Reilly and Basal Karpiak, Lloyd Vaill absent  
*Meeting Called to Order:* 6:00

Case #1

Tax Map 183. - 1 – 26  
Name Dolores B. Lawton  
*Current Assessed Value* \$273,100  
*Requested Value* \$240,000  
*Evidence Submitted* Comparables  
*Comments by Assessor 05/25/10* Defer  
*Assessor Comments 6/1/2010* Home owner used the 2008 assessed values of 5 comparables @78%  
subject to 100% to justify the new 2010 value. A full revaluation brings  
full market value but it is more than an across the board adjustment. N  
*Assessor Recommendation:* No change

Case #2

Tax Map 194 – 1 -38.200  
Name Edward Hull (Leaser) representing Michele Aufiero (Landowner)  
*Current Assessed Value* \$472,300  
*Requested Value* Requesting Ag Exemption of \$48,690  
*Evidence Submitted* Agricultural Assessment Renewal Form, FOIL request, and discussion  
*Comments by Assessor 05/25/10* Asked every farmer of leased land for production report. As an asses:  
Mr. Hull did not provide this report.

Case #3

Tax Map 212 – 1- 8  
Name Edward Hull (Leaser) representing Antonio Liberta (Landowner)  
*Current Assessed Value* \$537,600  
*Requested Value* Ag Exemption of \$66.570  
*Evidence Submitted* Same as Case # 2  
*Comments by Assessor 05/25/10* Same as Case # 2

Case #4

Tax Map 194 – 1 – 37

Sheet 1

Name Edward Hull (Leaser) representing Paul and Wilma Kozlowski (Lando  
*Current Assessed Value* \$512,600  
*Requested Value* Requesting Ag Exemption of \$128,950  
*Evidence Submitted* Same as Case # 2,3  
 Comments by Assessor 05/25/10 Same as Case # 2,3

Case #5

Tax Map 194 – 1 – 6  
 Name Edward Hull (Leaser) representing Paul and Wilma Kozlowski (Lando  
*Current Assessed Value* \$289,800  
*Requested Value* Ag Exemption of \$154, 086  
*Evidence Submitted* Same as Case # 2,3,4  
 Comments by Assessor 05/25/10 Same as Case # 2,3,4

Case #6

Tax Map 193 – 2 -6  
 Name Edward Hull (Leaser) representing Adolfo Fecci (Landowner)  
*Current Assessed Value* \$720,000  
*Requested Value* Ag Exemption of \$27,980  
*Evidence Submitted* Same as Case # 2,3,4,5  
 Comments by Assessor 05/25/10 Same as Case # 2,3,4,5

Case #7

Tax Map 193 – 2 -6  
 Name Adolfo Fecci \*Adolfo Fecci recuses, a quc  
*Current Assessed Value* \$720,000  
*Requested Value* \$95,475  
*Evidence Submitted* Narrative and past records  
 Comments by Assessor 05/25/10 Homebase of farms were updated last year

Case #8

Tax Map 193 – 1 -29.100  
 Name Alfred Wenhardt  
*Current Assessed Value* \$44,600  
*Requested Value* \$0.00  
*Evidence Submitted* Town, County, and School Tax Bills & Narrative  
 Comments by Assessor 05/25/10 Valued according to the land table, did not make a physical inspection

Case #9

Tax Map 202. - 1 – 60.200  
 Name Mark and Lisa Reath  
*Current Assessed Value* \$624,000  
*Requested Value* \$430,000

Sheet 1

*Evidence Submitted* Memo from independent appraiser, appraisal, list of comparables used and a list of the comparables used by the town  
Comments by Assessor 05/25/10 The comparables are ones he cannot use as they are outside of Gallia  
Recommends change to \$527,000

Case #10

Tax Map 193. - 1 – 52.120  
Name Kevin B. Thiemann representing Teresa L. McManus  
*Current Assessed Value* \$196,900  
*Requested Value* \$150,000  
*Evidence Submitted* Appraisal  
Comments by Assessor 05/25/10 Defer  
Assessor Comments 6/1/2010 Owner states the home is a modular or manufactured home but it is on a lot and is valued as a ranch style home not a 270 -manufactured home.  
Assessor Recommendation: Due to location and condition recommend reduction to \$175,200

Case #11

Tax Map 202. - 1 – 41  
Name Francis and Sherry Moon  
*Current Assessed Value* \$383,000  
*Requested Value* \$285,000 - \$300,000  
*Evidence Submitted* Letter, Appraisal  
Comments by Assessor 05/25/10 Defer  
Assessor Comments 6/1/2010 Appraisal comparables 1 & 3 are just after the NYS valuation date of  
Assessor Recommendation: Number of bedrooms were adjusted and 2nd story was made into finished property was revalued with a recommendation value of \$335,160.

Case #12

Tax Map 195. - 1 – 15  
Name Michael and Tanya Wyant  
*Current Assessed Value* \$292,800  
*Requested Value* \$240,000  
*Evidence Submitted* Appraisal  
Comments by Assessor 05/25/10 Defer  
Assessor Comments 6/1/2010 The owner states home is a double wide but with the addition it no longer is. The appraisal dated 5/17/2010 makes no mention of double wide. The appraisal is dated before the NYS valuation date of 7/1/2009. However, the appraisal states "In addition, comparables 1&2 exceed Fannie Mae guidelines. The appraisal is not accurate and not adjusted according to guidelines." In reviewing the building permit for the addition, it states a cost of \$23 per sq ft for labor? In reviewing the value, I recommend a reduction to \$276,258

## Board of Assessment Review

6 of full value and adjusted them and the  
s the assessed value back to 100%  
No further evidence was submitted.

\*Adolfo Fecci recuses, a quorum is maintained

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sor, has the right to ask for things in addition to state requirements.

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7/1/2009. No Gallatin comparables were used.  
shed attic space. With these changes the

nger can be and is valued as a ranch style home.  
e comparables used were Gallatin sales with the sale  
isal states, "all sold comparables were less than 12  
guidelines of gross adjustments less than 25%.  
s raising concern about the final appraisal value of \$240,000  
s,000 by self contractor for a 17' X 30' addition can that include