

Town of Gallatin

Board of Assessment Review

05/24/11

Members Present: Melissa Sorman (Chairperson), Adolfo Fecci (Deputy Chairperson),
John Reilly, Basil Karpiak, and Mallory Weaver

Meeting Called to Order: 11:33 AM *Reconvened:* 06:05 PM

05/31/11

Members Present: Melissa Sorman (Chairperson), Adolfo Fecci (Deputy Chairperson),
John Reilly, Basil Karpiak, and Mallory Weaver

Meeting Called to Order: 06:26 PM

Case #1

Tax Map 195.-1-85.21
Name Kevin Thiemann Representing Timothy Stanton *Basil recuses
Current Assessed Value \$66,200.00
Requested Value \$37,500.00
Evidence Submitted Sale of land
Assessor Comments 5/24/11 Determined by Land Table, sales in the town have not indicated lowering the land values
Recommends No Change

Case #2

Tax Map 195.-1-85.22 *Basil recuses
Name Kevin Thiemann Representing Timothy Stanton
Current Assessed Value \$60,600.00
Requested Value \$37,500.00
Evidence Submitted Sale of land
Assessor Comments 5/24/11 Determined by Land Table, sales in the town have not indicated lowering the land values
Recommends No Change

Sheet 1

Case #3

Tax Map

212.-1-24.121

*Melissa recuses

Name

Thomas Goldenberg

Current Assessed Value

\$600,873.00

Requested Value

\$498,269.00

Evidence Submitted

Comparables – 2 out of town, 1 in Gallatin

Assessor Comments 5/24/11

Defer

Assessor Comments 5/31/11

1st Comp in Gallatin (212.-1-85) not valid as arms length sale-divorce settlement, other 2 outside of Gallatin c
Recomped for new market value
Recommends LV \$215,200, AV \$545,400

Case #4

Tax Map

182.-1-42.1

Name

Karen Hagstrom Representing Raymond and Maria Prati

Current Assessed Value

\$314,980.00

Requested Value

\$200,000.00

Evidence Submitted

Broker Opinion of \$276,500; Comparables; Respectfully disagrees with guidelines of comparables

Assessor Comments 5/24/11

Defer

Assessor Comments 5/31/11

Recomped for new market value
Recommends LV \$71,900 AV \$302,000

Case #5

Tax Map

182.-1-54.120

Name

Karen Hagstrom Representing Daniel Lynch

Current Assessed Value

\$255,465.00

Requested Value

\$150,000.00

Evidence Submitted

Broker Opinion, Comparables, Private Road issues. Respectfully disagrees with guidelines of comparables

Assessor Comments 5/24/11

Defer

Assessor Comments 5/31/11

Private road issues affect all Gallatin property owners whether single residence or multiple residences on
the road. No selective reassessment can be made for private roads.
Recomped for new market value.
Recommends LV \$71,100 AV \$245,000

Sheet 1

Case #6

Tax Map

182.-1-54.112

Name

Karen Hagstrom Representing Vincent Wessel

Current Assessed Value

\$253,734.00

Requested Value

\$175,000.00

Evidence Submitted

Broker Opinion, Comparables, Private Road issues. Respectfully disagrees with guidelines of comparables
Defer

Assessor Comments 5/24/11

Assessor Comments 5/31/11

Private road issues affect all Gallatin property owners whether single residence or multiple residences on
the road. No selective reassessment can be made for private roads.
Recomped for new market value but higher than current AV.
Recommends no change.

Case #7

Tax Map

182.-1-54.200

Name

Karen Hagstrom Representing Jonathan and Susan Weil

Current Assessed Value

\$325,461.00

Requested Value

\$150,000.00

Evidence Submitted

Broker Opinion, Comparables, Private Road issues. Respectfully disagrees with guidelines of comparables
Defer

Assessor Comments 5/24/11

Assessor Comments 5/31/11

Private road issues affect all Gallatin property owners whether single residence or multiple residences on
the road. No selective reassessment can be made for private roads.
Recomped for new market value but higher than current AV.
Recommends no change.

Case #8

Tax Map

182.-1-54.111

Name

Karen Hagstrom Representing Maureen Diana Fantini

Current Assessed Value

\$262,483.00

Requested Value

\$125,000.00

Evidence Submitted

Broker Opinion, Comparables, Private Road issues. Respectfully disagrees with guidelines of comparables
Defer

Assessor Comments 5/24/11

Assessor Comments 5/31/11

Private road issues affect all Gallatin property owners whether single residence or multiple residences on
the road. No selective reassessment can be made for private roads.
Has 200% view

Sheet 1

Recomped for new market value
Recommends LV \$95,900 AV \$256,600

Case #9

Tax Map

203. - 1 – 22

Name

Peter Allen

Current Assessed Value

\$12,100.00

Requested Value

\$250.00

Evidence Submitted

Quit Claim Deed for \$200, Evidence of the sale for \$200 (tax sale auction), & Narrative

Assessor Comments 5/24/11

Recommends No Change

Case #10

Tax Map

195. - 1 – 6

*Basil recuses

Name

Michael Leifels (Owner) and Agnes LaSalvia (Representing)

Current Assessed Value

\$334,800.00

Requested Value

\$225,000.00

Evidence Submitted

Tax Roll Assessments, Listing of house on the market, Comparable Sales (some out of town)

Assessor Comments 5/24/11

Defer

Assessor Comments 5/31/11

Listed for over 1 year at >\$259,000

Recommend LV \$61,800 AV \$259,000

5/24 – Reconvened at 6:05pm

Case #11

Tax Map

195. - 1 -80

Name

Krista Goller Meriam

Current Assessed Value

\$219,545.00

Requested Value

\$155,550.00

Evidence Submitted

Appraisal

Assessor Comments 5/24/11

Defer

Assessor Comments 5/31/11

Appraisal has out of Gallatin comps.

Recommend reduction until completion and obtaining CO.

Sheet 1

Recommend LV \$73,800 AV \$169,800

Case #12***

Tax Map 202. - 1 -11. 111
Name Hollow Apple Tree LLC (Mohan Shah – Manager)
Current Assessed Value \$145,000.00
Requested Value \$100,000.00
Evidence Submitted Letter
Assessor Comments 5/24/11 Recommends No Change

**** Case 12 and 13
were submitted as one****

Case #13***

Tax Map 202. - 1 -11. 211
Name Hollow Apple Tree LLC (Mohan Shah – Manager)
Current Assessed Value \$68,200.00
Requested Value \$50,000.00
Evidence Submitted Letter
Assessor Comments 5/24/11 Recommends No Change

Case #14

Tax Map 634.00-9999-631.900/1882
Name Verizon – New York, Inc.
Current Assessed Value \$47,795.00
Requested Value \$25,364.00
Evidence Submitted Internal Appraisal
Assessor Comments 5/24/11 Recommends No Change

5/24 – John Reilly left the meeting at 7:00pm; a quorum was maintained

Case #15

Tax Map 202. - 1 – 60.200
Name Mark Reath

<i>Current Assessed Value</i>	\$490,110.00
<i>Requested Value</i>	\$390,000.00
<i>Evidence Submitted</i>	Appraisal for true market value
<i>Assessor Comments 5/24/11</i>	Defer
<i>Assessor Comments 5/31/11</i>	Out of Gallatin comps used in appraisal. Recomped for new market value. Recommend LV \$67,000 AV \$459,800

Sheet 1

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