

Town of Gallatin

Board of Assessment Review

05/22/12

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

Meeting Called to Order: 12:00 PM *Reconvened:* 06:00 PM

05/29/12

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

Meeting Called to Order: 06:02 PM

Case #1

Tax Map 202.-1-41
Name Sherry Moon
Current Assessed Value \$311,699
Requested Value \$210,000
Evidence Submitted Bank Appraisal, Comparables, Assessment of Neighbors
Assessor Comments 5/22/11 Defer
Assessor Comments 5/29/11 1 Gallatin sale comp, 2 out of Gallatin sales comps one of which is after valuation date of 7/1/11, 2 comps were active MLS listings not sales
Assessor Recommendation Recomped with recommended value of \$261,600

Case #2

Sheet1

Tax Map 202.-1-60.200
Name Mark Reath
Current Assessed Value \$459,800
Requested Value \$362,500
Evidence Submitted Bank Appraisal, Independent Appraisal
Assessor Comments 5/22/11 Defer
Assessor Comments 5/29/11 2 Appraisals provided. The Goldman Appraisal included Red Hook comparables closer to maximum adjustment guidelines. The Mondello Appraisal although also utilizing out of Gallatin comparables made minimal adjustments making them adequate comparable properties.
Assessor Recommendation Recommend the Mondello Appraisal Market Value opinion of \$375,000.

Case #3

Tax Map 217. - 1 – 23
Name John Kingsley Representing Clear Farm LLC
Current Assessed Value \$392,088
Requested Value \$260,000
Evidence Submitted Independent Appraisal
Assessor Comments 5/22/11 Defer
Assessor Comments 5/29/12 Reviewed appraisal, Sale # 3 net adjustment out of line
Assessor Recommendations Recomped, recommend \$329,400

Case #4

Tax Map 204. - 1 – 26.200
Name John Friedman Representing Stefan & Franka Camaj
Current Assessed Value \$550,800
Requested Value \$468,180
Evidence Submitted Letter citing Town-Provided Comparables & websites
Assessor Comments 5/22/11 Defer
Assessor Comments 5/29/11 No Appraisal done of property, Case-Shiller Indexes and Zillow research would have more bearing backed by a Fee Appraisal of property
Assessor Recommendation Recomped, recommend \$520,950

Case #5

Tax Map 184. - 1 – 14

Sheet 1

Name Estate of Pasquale A. Armentano
Current Assessed Value \$2,273,100
Requested Value \$1,100,000
Evidence Submitted Property description and list of sales
Assessor Comments 5/22/11 Classified as estate. There are two residences and a barn.
Recommends no change

5/22/12 Adjourned at 2:00 PM
5/22/12 Reconvened at 6:00 PM

Case #6

Tax Map 204.- 1 – 17.110
Name Peter and Michael Kosits (on behalf of Treasure Kosits)
Current Assessed Value \$208,500
Requested Value \$181,400 and requests a land classification change
Evidence Submitted Letter from a Forester/Certified Arborist/Wetlands Delineator
Assessor Comments 5/22/11 The reason it is classified as rural vacant is because it has road frontage.
There is no forestry exemption filed, it cannot be changed without. Recommends no change.

Case #7

Tax Map 193. - 1 – 28
Name Jeffrey and Georgette Hill
Current Assessed Value \$279,465
Requested Value \$235,000
Evidence Submitted none
Assessor Comments 5/22/11 Recommends no change

Case #8

Tax Map 213. - 1 – 9
Name Carol Smillie representing self and Walter Kisley
Current Assessed Value \$200,000

Requested Value \$130,000
Evidence Submitted Comparables
Assessor Comments 5/22/11 The land value comes directly from the land table.
Recommends no change

Case #9

Tax Map 195. - 1 – 80
Name Krista Meriam
Current Assessed Value \$267,800
Requested Value \$225,000
Evidence Submitted Description of house and Comparables from tax roll
Assessor Comments 5/22/11 Defer
Assessor Comments 5/29/12 Temporary CO issued but house livable, some finishing to be performed
Assessor Recommendation Recommend \$20,000 reduction in AV until work performed, recommend \$247,800

5/22/12 Adjourned at 8:01 PM