

Minutes of the Board of Assessment Review

May 26, 2011

Members Present: Laurie Hughes, Harry Katsch, John Goode

Others Present: Paul Maniacek, Assessor

The Organizational Meeting was called to order at 3:45 PM. Harry Katsch made a motion to appoint Laurie Hughes as Chairperson, 2nd by John Goode. All Ayes.

The meeting of the Board of Assessment Review was called to order 4:00PM.

Grievance Forms were submitted to the board: All persons present were sworn in.

20.-1-44 Finch, Gary 415 Johnson Road. Gary Finch stated that he purchased the property in 2003 for \$20,000 and has done nothing to the property, the home next to him is larger, includes a shed and garage and sold two years ago for approx. \$80,000. Gary Finch continued to state that he has replaced the windows, siding, and enclosed the front porch. Paul Maniacek stated that there have been dramatic changes since 2003, the footprint has not changed but the complexion of the property has changed with the 10' x 17' addition, the quonset style garage and the improvements were not discovered until a site visit due to the issuance of a permit for the garage. Gary Finch stated that the home next door sold for under \$60,000. John Goode asked the age of the mobile home. Gary Finch stated the mobile home was built in 1974 and other additions were done in 1980. Gary Finch asked why the assessed value increased in 2004 and 2008. Paul Maniacek explained that reassessments were done and he was unaware of the physical changes to the property due to the absence of permits, continuing to state that the increased assessments were due to market value increases not physical increases, suggesting that an interior inspection of the property would be beneficial. Gary Finch stated that he does not understand market value changes and does not want the Assessor to do an interior inspection of the property. The applicant was informed by the board that a decision would be forthcoming.

John Goode abstained from the Robertson application as he is acquainted with the applicant.

53.-3-58.2 Robertson, Stephen 8 East Shore Drive. Stephen Robertson stated that this is a new home under construction approx. 75% done, on 9.6 acres, has approx. \$250,000 in materials and \$50,000 in labor, doing the work himself plus the land value which includes rights to the river and believes at 100% complete the assessment would bring the value to \$551,989 but believes \$421,000 range would be more accurate at 100% complete. Paul Maniacek stated that is the materials of \$250,000 would bring approx \$250,000 in outside labor costs and he ran this as cost under construction at 75% complete. The applicant was informed by the board that a decision would be forthcoming.

38.-1-9.1 Gadjo, Abraham 75 Pumpkin Hollow Road. Abraham Gadjo stated his property of 27.5 acres on an un-maintained town road with no electric, no phone, no siding is excessive. Laurie Hughes asked if the neighbors had electric to their property and how much of the house is completed. Abraham Gadjo stated that the house is 50% complete, still has plywood floors. Paul Maniacek asked if the house is being lived in, if there is a well and septic, a 30 x 40 barn, 1,296 SFLA, 1 ½ story post and beam, has \$76,000 in the land w/well and septic, \$90,000 on the house and \$30,000 on the barn for a total of \$197,000. Abraham Gadjo stated that he was quoted a price of \$16,000 to obtain power to the property. The applicant was informed by the board that a decision would be forthcoming.

The following applications were submitted to the board, the applicants did not appear before the board.

36.12-1-40 Egloff, Paul and Barbara 8 Sunset Terrace
36.12-1-69 Barriere, James and Michelle 446 East Shore Drive
54.-1-52.1 Bravata, Russell 308 Davis Road
122.-3-8 Gruen, Arthur and Mary Anne 2263 Burnt Hill Road

A Stipulation was presented to the Board:

20.17-1-14 Moratti, James 518 Shaw Hill Rd

Harry Katsch made a motion to accept the Stipulation as presented, 2nd by John Goode. All Ayes.

The board voted unanimously on all decisions except Tax Map #53.-3-58.2 Stephen Robertson whereas John Goode abstained from the vote as he is acquainted with the applicant.

There being no further business before this board, Laurie Hughes made a motion to adjourn, 2nd by John Goode. The meeting adjourned at 8:00PM

Respectfully submitted,
Christine Smith-Hayes, Secretary