

Town of Washington  
Board of Assessment Review  
May 23, 2017

The annual meeting of the Board of Assessment Review for the Town of Washington and the Village of Millbrook was held on May 23, 2017 at the Washington Town Hall. The meeting was called to order by Chairman Charles Leven at 2:00 pm. Present were board members Chairman Charles Leven, Donald Fegan, Ron Galente , Dianne McNeil and Jeff Feigelson. Assessor Kathleen Myers was also in attendance.

Prior to the commencement of the hearing, Jeff Feigelson made a motion to nominate Charles Leven as the Chairman of the BAR, Donald Fegan seconded and all were in favor. The oath was administered to all owners or their representatives who appeared before the board.

The following residents submitted complaints:

- |                                      |                       |                   |
|--------------------------------------|-----------------------|-------------------|
| <b>1. White Rock Farm Trust</b>      | <b>6964-00-054798</b> | <b>Route 343</b>  |
| <b>Grounds: Excessive Assessment</b> | <b>LV 628,640</b>     | <b>AV 628,640</b> |
| <b>Unequal Assessment</b>            |                       |                   |

Property owner representative, Shawn Pratt, submitted a form asking for a reduction to \$250,000 on a 34.16 acre parcel of vacant land. The parcel has a conservation easement limiting its usage and was purchased for \$250,000 IN 2016. Several sales of vacant parcels that sold for less than their assessed value were submitted as well as several maps depicting parcel configuration.

**No determination was made at this time.**

- |                                    |                       |                               |
|------------------------------------|-----------------------|-------------------------------|
| <b>2. Michael P Marsal</b>         | <b>7065-00-087303</b> | <b>110 Trotwood Farm Road</b> |
| <b>Alison J Marsal</b>             |                       |                               |
| <b>Grounds: Unequal Assessment</b> | <b>LV 4,119,000</b>   | <b>AV 5,895,700</b>           |

Owners are represented by Shawn Pratt who submitted the complaint requesting the AV be lowered to \$3,750,000, based on an appraisal used for financing and dated February 21, 2017. The property is 173.85 acres with two dwellings of various styles and ages plus many barns and sheds as property was formerly used as a cattle farm (still coded 113). Of the houses, the representative stated one home is dated and in need of repair from deferred maintenance. Possibly both may need to be torn down. Of the land, there are deeded restrictions as how the property may be divided (included) as well as a buffer zone due to wetlands. Some comparables are included.

**No determination was made at this time.**

- |                                      |                       |                              |
|--------------------------------------|-----------------------|------------------------------|
| <b>3. William J. D. Hewitt</b>       | <b>6965-00-496036</b> | <b>105-122 Bontecou Road</b> |
| <b>Elizabeth A Hewitt</b>            |                       |                              |
| <b>Grounds: Excessive Assessment</b> | <b>LV 1,752,500</b>   | <b>AV 2,671,600</b>          |
| <b>Unequal Assessment</b>            |                       |                              |



**8. Samantha Next Store Inc**                      **6863-00-235740**      **354-356 Overlook Road**  
**Grounds: Excessive Assessment**                      **LV 1,149,100 AV 1,149,100**

The second parcel rep. Pratt claims the same treatment as the previous complaint using the same argument and calculation method. The amount is \$180,000 and asking amount is \$250,600.

**Determination: None at this time**

**9. Samantha Next Store Inc**                      **6863-00-607635**      **Killearn Road**  
**Grounds: Excessive Assessment**                      **LV 1,339,200 AV 1,339,200**

The final parcel of the three submitted by Ms. Pratt is that the present value of \$584,000 be increased to 786,023.

**Determination: None at this time**

**10. Matthew J.P. Wren**                      **6765-00-008508**      **30 Brothers Road**  
**Nicole J. Wren**  
**Grounds: Excessive Assessment**                      **LV 102,100 AV 495,400**

Mr. Wren appeared before the board and submitted a grievance asking that his parcel be reduced to an AV of 365,000. He felt this was the correct amount for the cost of building his 2600 sq.ft Colonial in 2015. He states he has a 3-bedroom house, whereas the assessor's records claim 4.

**Determination: None at this time**

**11. John Brusco**                      **6763-00-277627**      **147 Oak Summit Road**  
**Grounds: Excessive Assessment**                      **LV 127,200 AV 337,000**  
**Unequal Assessment**

Mr. Brusco appeared before the board to submit a complaint on a parcel that has an 1852 sqft Ranch, built in 1987 on 5.09 acres. There is a 572 sqft detached garage, built in 1987 as well. Mr Brusco purchased the property in 2016 for \$300,000 in a cash sale. Included in his complaint is a listing of a foreclosure sale. He is asking for the AV of 300,000.

**No determination at this time.**

**12. John Brusco (J N P J C Brusco)**      **6763-00-261695**      **175 Oak Summit Road**  
**Grounds: None listed**                      **LV 1,112,400 AV 1505,200**

Mr Brusco submitted a complaint regarding a 4 bedroom, 2551 sqft Old Style on 112.56. The house built in 1780 was renovated about 38 years ago but is still dated. Mr. Brusco feels the house is worth \$320,000; it is presently assessed at 392,800.

**Determination: None at this time**

**13. Matthew Richard Mitchell**      **6565-00-776952**      **5045 Route 82**  
**Grounds: Excessive Assessment**      **LV 247000**      **AV 312000**

Owner did not appear but submitted a complaint asking to be reduced to a value of 182000. He purchased the property in 2015 for \$302,000. The parcel, 17.20 acres was a working farm with a house and several outbuildings. Mr Mitchell razed the house in April of 2016 but some structures remain. He believes the property should be deemed vacant and assessed as such.

**Determination: None at this time**

**14. William Grogg**      **6765-00-168810**      **296/302 Stanford Road**  
**Grounds: Excessive Assessment**      **LV 417,000**      **AV 1,249,900**  
**Unequal Assessment**

Owner submitted a complaint asking for a reduction to AV 1,250,000, the listing price he presently is offering. There are two houses on the 18.92 acre parcel, an old style, built in 1986 and a 1990 Colonial with 4253 sqft of living space. His complaint states the property has been on the market for several years with no offers at \$1,450,000. The two appraisals included are from 1990 and 1991.

**Determination: None at this time**

**15. Joseph Libonati & Paul Hunt**      **6765-04-734096**      **133 Nine Partners Lane)**  
**Grounds: Excessive Assessment**      **LV 66,500**      **AV 390,500**  
**Unequal Assessment**

The owners submitted a complaint asking to be lowered to an AV 369,000, which is the price they paid on 5/16/2016 for their 1616 sqft Ranch. A bank appraisal was included valuing the parcel at \$368,000

**Determination: None at this time**

**16. Melinda Hill**      **6765-19-512159**      **45 Merritt Ave**  
**Carlisle Stockton**  
**Grounds: Excessive Assessment**      **LV 65,400**      **AV 356,000**  
**Unequal Assessment**

The owner appeared before the board and submitted a complaint asking for a reduction to their AV to 338,000. Although they paid \$350,000 for the 1792 sqft Cape in August of 2015, much of the amount consisted of personal property, e.g. lawn mowers, generator, snowblower, some furnishings, etc. A list is included along with a letter and charts.

**Determination: None at this time**

**17. Cynthia Coulson**      **6965-00-166740**      **829 Tower Hill**  
**Grounds: Unequal Assessment**      **LV 750,000**      **AV 1,530,000**

Ms. Coulson sent in a complaint form in a timely manner asking that her land be valued lower. She included a letter stating what she felt was a fair value for her land that she felt was being taxed at the high end of the spectrum. She has 30 acres.

**Determination: None at this time**

18. **Silvano Boscardin, Executor**      **7064-00-264030**      **1402 Route 343**  
**For Estate of Zellie Boscardin**  
**Grounds: Excessive Assessment**                      **LV 36,100**      **AV 346,700**

An appraisal was included with the complaint making note of the difference in sqft on RPS and what was calculated by the appraiser who estimated the value at 325,000.

**Determination: None at this time**

19. **Paul Caseiras**                      **6865-00-399616**      **72 N. Mabbettsville Road**  
**Grounds: Excessive Assessment**                      **LV 778,700**      **AV 1,854,800**

Mr. Caseiras felt his agricultural assessment was incorrectly calculated and submitted his RP-305 form and soil worksheet as proof.

**Determination: None at this time**

20. **Alexander & Koren Podmaniczky**      **6965-00-758844**      **175 North Tower Hill Road**  
**Grounds: Excessive Assessment**                      **LV 242,300**      **AV 728,900**

The owners are refinancing their property and have an appraisal for the amount of \$650,000. No other materials were presented. Asking for a reduction to AV 650,000

21. **Patrick W Murphy**                      **6765-18-458014**      **110 Church Street**  
**Grounds: Unequal Assessment**                      **LV 19,000**      **AV 284,000**  
**Excessive Assessment**

Mr Murphy purchased the parcel in October, 2016 for \$216,500. He submitted an appraisal that gave a value of 242,000. He is requesting a reduction to the sale price.

**Determination: None at this time**

22. **Cynthia Farrell**                      **6963-00-640818**      **268 Hammond Hill Road**  
**Grounds: Excessive Assessment**                      **LV**      **AV 309,600**

Ms. Farrell was late filing her exemption for disability. She submitted income information for 2016 and for 2015 as well. She is hoping to have her exemption granted.

**Determination: Not at this time**

23. **Jared Witt & Sarah J Witt**                      **6664-00-980470**      **17 College Lane**  
**Grounds: Excessive Assessment**                      **LV 152,500**      **AV 503,000**

The Witts purchased the house on 6 acres March of 2017 for \$335,000, the bank appraisal's value . Mr. Witt felt the 2 acres of wetlands had little value, the kitchen needed work, floors needed to be redone, the deck was in need of repair and asked to be lowered to the purchase price.

**No determination was made at this time.**

**24. Theodore Philipbar**                      **6666-00-012385**                      **5219 Route 82**  
**Grounds: Excessive Assessment**                      **LV 93,500**                      **AV 248,800**

Mr. Philipbar was late renewing his Senior Star Exemption: he is asking the board to grant his renewal that was filed late.

**No determination was made at this time.**

**25. John N Iannuzzi**                      **6765-00-465569**                      **56-64 Valley Farm Road**  
**Grounds: Excessive Assessment**                      **LV 164,900**                      **AV 691,600**

Mr. Iannuzzi was late filing his Senior STAR Exemption and Agricultural Assessment renewals. He supplied the forms and income information. He is asking the board to approve his renewals.

**26. Jeremy Michael**                      **6866-00-062322**                      **Bangall Road**  
**Agreed to a stipulation of LV 364,000 AV 364,000 previous to Grievance Day**  
**27. Julius Silverstein**                      **6664-00-823450**                      **426 South Road**  
**Agreed to a stipulation of LV 375,500 AV 995,000 previous to Greivance Day**

**28. John N Iannuzzi**                      **6765-00-463534**                      **46 Valley Farm Road**  
**Grounds: Excessive Assessment**                      **LV 231,400**                      **AV 256,900**

Mr. Iannuzzi was late filing Agricultural Assessment renewal. He supplied the forms and income information. He is asking the board to approve his renewal.

**29. John N Iannuzzi**                      **6765-99-465580**                      **Farm Valley Road**  
**Grounds: Excessive Assessment**

Mr. Iannuzzi filed late for his Ag assessment renewal. He supplied the forms and income necessary and asks the board to approve his renewal.

Minutes recorded,

Judy T Malstrom  
Assessor Aide