

Minutes of the 2022 Essex County
Board of Assessment Review

Organizational Meeting:

The organizational meeting was called to order at 2 pm on May 24, 2022.
The BAR elected Chris McConnell as Chairman of the Board, Loretta Surprenant as Secretary and Jim LaForest as a member of the Board.

Grievance Hearing:

The grievance hearing began at 2:04 pm. Chris McConnella, Loretta Surprenant and Jim LaForest were sworn in by Alicia Kelley (prior to the meeting). Assessors Diane Lansing, Patricia Gardener and David Sayre were sworn in by Chris McConnell.

Crater Club Inc

Represented by Thomas Boucher, director. Mr Boucher was not present.
Tax Map 49.11-1-1-23.00 .20 Acres of vacant land.

Tentative assessed value \$63,300.
Claimed Assessment \$3,300

Mr. Boucher felt the land could not be built on under current town zoning and APA regulations.

During executive session the board unanimously voted to accept the assessed value as it currently appears on the assessment roll. \$63,300.

Reason: The unbuildable nature of the property was already considered and reflected in the current assessment.

Crater Club Inc

Represented by Thomas Boucher, director. Mr Boucher was not present.
Tax Map 49.7-4-6.000 .20 Acres of vacant land.

Tentative assessed value \$52,100
Claimed Assessment \$3,300

Mr. Boucher felt the land could not be built on under current town zoning and APA regulations.

During executive session the board unanimously voted to accept the assessed value as it currently appears on the assessment roll. \$52,100.

Reason: The unbuildable nature of the property was already considered and reflected in the current assessment.

Crater Club Inc

Represented by Thomas Boucher, director. Mr Boucher was not present.

Tax Map 49.11.1.62.000 .20 Acres of vacant land.

Tentative assessed value \$96,000.

Claimed Assessment \$3,135

Mr. Boucher felt the land could not be built on under current town zoning and APA regulations.

During executive session the board unanimously voted to accept the assessed value as it currently appears on the assessment roll. \$96,000.

Reason: The unbuildable nature of the property was already considered and reflected in the current assessment.

Frank and Karen East (Not Present)

Tax Map 40.73-6-2.000

Tentative assessed value \$212,100

Claimed Assessment 150,000

The East's felt due to the current condition of the house that it was not worth more than \$150,000. Pictures were submitted.

During executive session the board unanimously voted to accept the assessed value as it currently appears on the assessment roll. \$212,100.

Reason: Poor conditions of the home had already been credited to their account and was already factored into the current assessment.

Barry Hamilton

Tax Map: 40.73-6-6.202

Tentative assessed value \$521,000

Claimed Assessment 250,000

Mr. Hambleton felt due to the current condition of the building and structure that is should be reduced to \$250,000.

During executive session the board unanimously voted to reduce the assessed value to \$463,950.

Reason: Assessment was reduced due to the current condition of the building and structure.

Milton and Donna Haynes (Not present)

Tax Map: 48.1-1-8.100

5.1 acres with 1992 mobile home

Tentative assessed value \$61,800

Claimed Assessment 48,300

During executive session the board unanimously voted to accept the assessed value as it currently appears on the assessment roll. \$61,800.

Reason: There was insufficient evidence presented to justify the claim that the assessment was excessive.

Emily Phillips

Tax Map: 40.3-3-17.200

Tentative assessed value \$31,900

Claimed Assessment 25,000

Emily Phillips submitted information on similar properties in the area and feels she is being over assessed.

During executive session the board unanimously voted to reduce the assessed value to \$25,000.

Reason: Current assessment increase seemed excessive compared to similar vacant properties.

Robert and Laura Surdel

Tax Map 40.65-1-1.100

Tentative assessed value \$516,100

Claimed Assessment 417,832

During executive session the board unanimously voted to accept the assessed value as it currently appears on the assessment roll. \$516,100.

Reason: Insufficient evidence presented to show or justify that waterfront property had lost value.

Frederick and Cynthia Palen

Tax Map: 49-7-1-3.000

Tentative assessed value \$441,800

Claimed Assessment \$395,000

During executive session the board unanimously voted to reduce the assessed value to \$418,660.

Reason: The view was obstructed as a result of the density of the trees on the property.

The meeting was adjourned at 9:15 pm

The Board of Assessment Review session was reconvened on May 25, 2022 at 5:30 pm.

Timothy J. Emerson: The board voted to ratify the stipulation regarding tax map 59.4-1-42.000 reducing the 2022 assessment to a total of 212,100.

Jeffrey Clark: The board voted to ratify the stipulation regarding tax map 49.7-1-1.000 reducing the 2022 assessment to a total of \$309,700.

Lawrence MacDevolt: The board voted to ratify the stipulation regarding tax map 40.73-5-10.000 reducing the 2022 assessment to a total of 247,200.

Hamilton MJ Real Estate, LLC: The board voted to ratify the stipulation regarding tax map 49.15-1-13.000 reducing the 2022 assessment to a total of \$779,700

David Murray: The board voted to ratify the stipulation regarding tax map 48.1-1-27.000 reducing the 2022 assessment to a total of 69,600.

Elaine Jordan: The board voted to ratify the stipulation regarding tax map 40.73-6-5.000 reducing the 2022 assessment to a total of \$315,100.

Kenneth Wolf and Deborah Schneider: The board voted to ratify the stipulation regarding tax map 40.73-5-8.00 reducing the 2022 assessment to a total of \$387,400.

Thomas Mangano: The board voted to ratify the stipulation regarding tax map 49.15-1-32.000 reducing the 2022 assessment to a total of \$195,400.

Essex Farm Partners LLC: The board voted to ratify the stipulation regarding tax map 40.3-2-19.100 reducing the 2022 assessment to a total of \$161,900.

Kimberly Delvecchio: The board voted to ratify the stipulation regarding tax map 49.15-2-1.000 reducing the 2022 assessment to a total of \$323,600.

Alan Wardle: The board voted to ratify the stipulation regarding tax map 40.73-3-12.003 reducing the 2022 assessment to a total of \$290,000.

Mary Ann Sperbeck, and Thomas Sperbeck, JR: The board voted to ratify the stipulation regarding tax map 49.15-1-30.000 reducing the 2022 assessment to a total of \$38,516.

John and Laura Sells Doyle: The board voted to ratify the stipulation regarding tax map 40.65-3-5-200 reducing the 2022 assessment to a total of 360,200.

Donna Crowningshield: The board voted to ratify the stipulation regarding tax map 39.3-1-11.200 reducing the 2022 assessment to a total of \$100,900.

Salim Lewis: The board voted to ratify the stipulation regarding tax map 49.3-2-27.000 reducing the 2022 assessment to a total of \$2,492,648.

Emily and Steven Phillips: The board voted to ratify the stipulation regarding tax map 40.73-4-13.000 reducing the 2022 assessment to a total of \$243,100.

Cory Weidenbach: The board voted to ratify the stipulation regarding tax map 48.1-1-300 reducing the 2022 assessment to a total of \$191,000.

Calvin Cumm: The board voted to ratify the stipulation regarding tax map 40.3-1-5.000 reducing the 2022 assessment to a total of \$298,300.

Michael Christian: The board voted to ratify the stipulation regarding tax map 48.3-1-7.100. reducing the 2022 assessment to a total of \$301,400.

James LaForest: The board voted to ratify the stipulation regarding tax map 49.69-1-10.000 reducing the 2022 assessment to a total of \$65,000.

James LaForest: The board voted to ratify the stipulation regarding tax map 48.16-1-15.000 reducing the 2022 assessment to a total of \$153,400.

Gary Heurich: The board voted to ratify the stipulation regarding tax map 49.4-1-2.120 reducing the 2022 assessment to a total of \$241,500.

Gary Heurich: The board voted to ratify the stipulation regarding tax map 49.4-1-6.120 reducing the 2022 assessment to a total of \$30,150.

Gary Heurich: The board voted to ratify the stipulation regarding tax map 49.4-1-2.160 reducing the 2022 assessment to a total of \$83,968.

Scott Hayes: The board voted to ratify the stipulation regarding tax map 40.3-3-14.000 reducing the 2022 assessment to a total of \$180,000

David Hislop: The board voted to ratify the stipulation regarding tax map 40.3-2-10.110 reducing the 2022 assessment to a total of \$831,800.

Kevin and Maureen DeLaughter: The board voted to ratify the stipulation regarding tax map 40.81-3-6.000 reducing the 2022 assessment to a total of \$465,000.

Lori Cardelli: The board voted to ratify the stipulation regarding tax map 39.4-1-1.000 reducing the 2022 assessment to a total of \$190,800.

Stan James: The board voted to ratify the stipulation regarding tax map 49.1-1-35.000 reducing the 2022 assessment to a total of \$51,200.

Bruce Ulm: The board voted to ratify the stipulation regarding tax map 49.11-1-18.00 reducing the 2022 assessment to a total of \$213,800.

The meeting was adjourned at 8:00 pm.

Respectfully Submitted by,

Loretta Surprenant
Board of Assessment Review Secretary

Notice and Petition of Assessor to the Board of Assessment Review for the Town of Essex for corrections of the 2022 Final Assessment Roll

The meeting was called to order at 5:30 pm on August 11, 2022 for the purpose of acting on the Assessor's or BAR petition to correct the 2022 final assessment roll.

Present: Chris McConnell, Chairman; Loretta Surprenant, Secretary. Jim LaForest member absence.

Two petitions were considered:

First Petition

Account number 605J102010

Milen Fitzgerald, owner
8 Dock and Coal Lane
Willsboro, NY 12996

Location of property
889 Whallons Bay Road
Essex, NY 12936

Entry appearing on final assessment roll:

Land Value \$39,000
Total Value \$39,400
Exempt Value \$30,000

Entry on final assessment roll should be:

Land Value \$39,000
Total Value 39,400
Exempt Value 0

Clinical error as defined in Sec.550 (2), para e

The star exemption was missed when doing the tentative roll.
Final Assessment to be included on verified statement of changes \$39,400.

Second Petition:

Account number 605J101308

Donna Sonett present

Donna Sonett, Owner
P.O. Box 99
Essex, NY 12936

Parcel Location:
2278 Main Street
Essex, NY 12936

Entry appearing on final assessment roll:
Land Value \$110,500
Total Value \$332,200
Exempt Value \$61,457

Entry on final assessment roll should be:
Land Value \$88,400
Total Value 310,100
Exempt Value 61,457

Clinical error as defined in Sec.550 (2), para a

The change in land value was missed from workbook to one liner.
Final Assessment to be included on verified statement of changes \$310,100.

Meeting adjourned at 6:15 pm.

Respectfully Submitted by,

Loretta Surprenant
Board of Assessment Review Secretary