

BOARD OF ASSESSMENT REVIEW  
JUNE 20, 2019  
7:00 – 8:00 P.M.

Present:

John Stinson, Chairman  
Jerry Merrill, Secretary  
Jed Wall  
Robert Feldman  
Kay Chapman, Absent

Jim Rounds, Assessor

Attendee's:

John R. & Sandra K. Middlestate  
22649 NYS Rt. 177  
Rodman NY 13682  
Mailing address is PO Box  
Parcel No. 114.00-1-2.1

The Middlestate's provided the board with some documentation that may show that their property is overvalued (\$291,200). Mr. Stinson asked them to explain what the documentation is and what it shows. Mr. Middlestate asked why they had to prove what the property value is. The assessor explained that NY State law assumes he is correct and the burden is for the owner to prove him wrong. Mrs. Middlestate had trouble with her laptop, so she explained what the data on the excel spreadsheet shows. The spreadsheet has 56 properties with 24 columns of variable unique data for each property. Mr. Stinson stated, while there is a lot of data on the spreadsheet, but there is no way to break it down to use as "comparable data" to evaluate the specific value of their property. Mr. Stinson asked the Middlestate's if they brought a copy of the property assessment, as requested by Mr. Stinson, (purchased in 2018), they said no, they didn't have a copy. Per the complaint form they submitted the property was assessed for \$350,000 in 2018 (by the mortgage company). Based on the fact that no comparables were provided, in order to properly evaluate their claim, the board came to the conclusion that there would be no assessment change and the tentative assessment would remain at \$291,200.

Michael G. VanWaldick  
Property Location 13558 Whitford Rd  
Rodman, NY 13682  
Parcel No. 101.00-2-36.1  
Land Classified as Dairy Farm, Should be Vacant Land.  
Assessor Agreed – Stipulation, Vacant Land.  
House & Barn have been split (subdivided) from the vacant land.  
House & Barn classified as 240 rural res.

Jed Wall & Rob Feldman moved to adjourn at 7:50