

The minutes of the Board of Assessment Review by the Village of Haverstraw Board of Trustees on Monday, February 21st, 2012, beginning at 5:00 PM.

ROLL CALL	Trustee Batista	- Present (late)
	Trustee Bueno	- Present
	Trustee Watson	- Present (late)
	Trustee Dominguez	- Present
	Mayor Kohut	- Present

Mayor Kohut: The Mayor opened the Tax Grievance session explaining to the public that by law the first Tuesday of February is set aside for villages to hear grievances or petitions for assessment challenges from the public with regard to their taxes. The Mayor turned the meeting over to the Village Tax Assessor, Edye McCarthy.

Edye McCarthy: Ms. McCarthy mentioned that at this point she has received 43 applications commercial, residential and vacant land.

Barry Berman, Berman Real Estate, 21 Broadway (27.45-2-49) - He asked how the Village determined the increase on his building and when they were there to appraise his property?

Edye McCarthy: Ms. McCarthy explained that this meeting was not about how and when the increases were determined, but for the taxpayers wishing to express their feelings about their assessments; whether they feel they were over-assessed or an inaccurate assessment was made on their property.

Barry Berman – Mr. Berman mentioned that he looked into a couple of buildings similar to his, specifically 20-30 Broadway assessed at \$596,000.00 and 37 Main Street, which has 8 apartments and 3 storefronts, also assessed at \$596,000.00. The assessment on his property is \$646,000.00, which he feels is too high and should be based in the same assessment category as the two buildings he mentioned.

Mayor Kohut: The Mayor inquired if Mr. Berman's assessment went up this year.

Barry Berman: Mr. Berman read his tax assessment, which he believed went up approximately \$436.00.

Trustee Batista joined the meeting at this point.

Mayor Kohut: The Mayor believes that the increase may be due to the cell tower recently installed on his building.

Barry Berman: Mr. Berman wanted to know how much of the increase is from the cell tower.

Edye McCarthy: Ms. McCarthy responded that the increase was due to the cell tower installation. She also asked Mr. Berman to submit to the Board of Assessment any work that was done on the building in during the 2010-2011 fiscal year, including a copy of the lease for the cell tower antenna.

Barry Berman: Mr. Berman responded that the only work done was the installation of the cell tower and was pleased with the response from Ms. McCarthy and thanked her because he can now forward that part of the bill to the cell tower company for payment.

BREAK for Workshop.

TAX ASSESSMENT REVIEW CONTINUED

Sandra Bullock, 125 Coolidge Street: Ms. Bullock did not previously submit a request for re-assessment, but brought her information with her.

Mayor Kohut: The Mayor explained that she can discuss her feelings with the Board, who will in turn review her assessment with the Village Assessor and get back to her in April.

Sandra Bullock: Ms. Bullock read figures from the tentative tax roll that indicated the market value on her property was \$227,376.00, where as others in the same area were lower, she gave examples. She feels her assessment should be approximately \$200,000.00.

Mary Jean & Frederick Grau, 69 Sharp Street: Mr. & Mrs. Grau previously submitted their petition to the Board stating that they had their property re-assessed because they were refinancing their mortgage. That assessment came back at \$191,500.00, which they submitted to the Town, who reduced their assessment to \$204,000.00.

Edye McCarthy: Ms. McCarthy explained to Mr. & Mrs. Grau that the Town and Village assessments are different and this meeting is strictly for a change to Village taxes, which now list the property at \$228,000.00. She explained there might be a spread of 5% between the Village and the Town assessments. The Board will review their application and get back to them some time in April.

Mayor Kohut: The Mayor inquired if they did any comparables.

Mary Jean & Frederick Grau: Mrs. Grau stated that the comparables are actually a part of the new appraisal and that the statement from the Town with their new change in assessment is also attached to their grievance form.

BREAK for Workshop

CONTINUATION OF BOARD OF ASSESSMENT REVIEW

Trustee Watson joined the meeting at this point.

Mia & Peter Marsh, 54 New Main Street: Ms. Marsh reviewed village records and found several different properties comparable to hers which had a lesser assessed value and market value, including commercial properties, 3 families, and professional buildings. She also included sales over the past year. She explained that from 2010 to 2011 her assessed value went up approximately \$150,000.00 for a one year period and went up again this year. She quoted the comparables. They bought the house for \$420,000.00 in 2008. She also wanted the Board to know that they have

not been able to rent out the commercial space since 2009 when a pipe burst and damaged the back end of the building.

Francisco Batista: Trustee Batista thought that this was a commercial building, which would be assessed differently.

Mia Marsh: Ms. Marsh stated that according to the Village records, her property is a converted residential building with office space on the ground floor and a single family home on top, stating that the Village did not extend the property to a complete commercial. She also noted that none of the properties in the two block area of her home have gone up. Her concern is that they do not want to be singled out because of her run for office.

Edye McCarthy: Ms. McCarthy then stated that she knew nothing about when she ran for office, but that certainly had nothing to do with the assessment given to Ms. Marsh's property. Ms. McCarthy explained, according to New York State Code, that the property was a residential property converted to a commercial space, meaning that it is considered retail first and a residence second.

Francisco Batista: Trustee Batista asked if any of the houses had the same status as hers.

Mia Marsh: Ms. Marsh stated that there was not another converted residence in her area to compare assessment values.

Edye McCarthy: Ms. McCarthy asked what work has been done to the property since they purchased it in 2008. She also asked the approximate cost of construction to date. She requested Mr. and Mrs. Marsh stop by and see Damaris that night about submitting additional information. She also suggested that they get a market analysis on the property and forwarded to Damaris by February 28th. In determining assessed values they do not compare one property to another. After reviewing the assessment with the Board, a final review response would be forthcoming in April. She also mentioned that there were properties along New Main Street that have gone up over the years.

Mia Marsh: Ms. Marsh stated that they are in the middle of restoring the back section of the house. They will have spent approximately \$100,000.00 by the end of the project. The contractor would have all the records. The insurance company put a value of \$125,000.00 on the cost of repairing the damage to the back of the house. She just can't imagine how their assessment has increased so drastically when homes around her have not gone up.

BREAK for Workshop

CONTINUATION OF BOARD OF ASSESSMENT

Giovanni Saravia, 114 Hudson Avenue: Mr. Saravia wants to have his assessment reduced. He brought in documentation including his appraisal from 2010 and comparables on the property. Since he purchased the house in 2001, he claims to have done extensive renovations outside and inside, including new kitchens and bathrooms.

Mayor Kohut: With no further business to be conducted by the Board of Assessment, the Mayor entertained a motion to adjourn the meeting.

Mayor Kohut entertained a motion to that effect.

RESOLUTION #

Motion by:

Seconded by:

Motion Carries: All

Respectfully submitted by,

Beverly A. Swift
Senior Steno Clerk