

BCA HEARING
AUGUST 10, 2015
SANDGATE TOWN HALL
7PM

Meeting Started at 7:15 PM

Board Members Present: Julie Robertson, Nancy Tschorn, Suzanne dePeyster, Mike Hill, Celeste Keel, Valerie de Peyster, Phoebe Sheres, Sonja Jaffee, Valerie dePeyster, and Marge Peff

Board Members, absent: Edward Gust and Tom Santelli

Listers Present: Jeanne Zoppel and Nancy Henderson

Appellants Present: Sophia Miskel

Board of Civil Authority Oath was administered by Julie Robertson

BCA Witness Oath was administered by Nancy Tschorn

Listers presented parcel description: Parcel # 119000-00R, previously owned by Robert & Carol Potozney as Of 4/1/2015

2.5 Acres with 2 Story Building, square footage of 2250, 3 bedrooms, 3 bathrooms, Kit valued at 199,000.

Inn 14 room, 14 bath, 3 half bath, with commercial kitchen, bar, large deck.

The house and out buildings were residential, and the Inn with water valued at 10,000, sewer 18,000, building 112000 were commercial.

Total value for the property being 424,200 thousand. These values were arrived at with the help of the district representative and Brian Audy.

Listers Exhibit #1-containing Listers cards for 14 comparison properties were entered into the record.

Appellants presented their evidence supporting different values for the property. This was done by James Dunne representing Sophia Miskel, the new owner of the property.

Mr. Dunne thanked the Listers for the value reduction from 700,000 to 424,500. He stated through his job with New York State that he had some experience with property valuation. The listers had used a cost approach to the property without considering functional obsolescence. His main disagreement was with the house valuation and land value at 306,000. He felt that road set back, lot size, and proximity to the Inn limited the sale value. He felt it should be a total of 200,000 for the land and the house. He also said that comparable sales were difficult to use. It could not sell as a vacation home because the Inn would have to be taken down, the new owner would have to run an inn and that was not a vacation, and finally it could be taken over for some noxious use which would limit the sale.

Julie Robertson asked the Listers to respond.

Jeanne Zoppel stated that the property cards 5&6 in Listers Exhibit #1 were comparable sales organized by the district advisor. She stated that not everything was in foreclosure. She also noted that properties in Exhibit #1 were smaller, and sold around the listers evaluation. As an example in Sandgate, she stated that the Cook's House on the other side of the Church sold for 295,000 when it was assessed for 252,000 dollars. Appellant representative Mr. Dunne replied that the Cook house had been built in 1990 and was newer. J. Zoppel stated computer had taken the addition date not the original house building date which was earlier. Sophia Miskel said that bank loans were difficult to get for commercial property, holding price down for cash purchase.

Board members asked questions starting with S. dePeyster acknowledged that the Cook house, land and set back were different. Functionally different because of the distance from the road and parcel size. It showed functional obsolescence because of the age, but the placement was better for a personal home. Looking at the depreciation of the Potozney property the house on the property was more valuable than the Inn.

S. dePeyster then asked if Mr. Dunne had a figure in mind for assessed value? Mr. Dunne stated the house and property value on construction would be 250,000 in value. The Inn should be valued at 115,000. The difference in depreciation percentage would make a difference in the value of the Inn.

Julie Robertson wanted to clarify. The house and land currently valued at 306,000 should be 200,000 and the inn and everything else should be 115,000.

Celeste Keel asked if the land could be subdivided, but the small lot prevents the 2 acre minimum for the subdivision. Jeanne Zoppel states the 2 buildings, house and Inn, share water & sewer and has to have the same owner at present.

S. dePeyster asked if Mr. Dunne felt the house and land, septic & sewer were only worth 200,000 and that the Inn was the problem. Val dePeyster asked if it was valued at 315,000, would he take an offer to sell immediately. If it was a booming Inn, he would have to find someone to buy it. Val dePeyster noted that the Inn was the only commercial property in Sandgate and in the center of Town.

Julie Robertson asked if there were any more questions. She said that she thought the Inn was always the focus. She stated the house was already lowered in value and the Inn could become a personal home. Mr. Dunne stated again that the same owner had to own both properties because of the water and sewer.

Appellant Exhibit #1-Letter of July 24, 2015 presented at Town office Building.

Julie Robertson continued the meeting with a request for an inspection committee, at least 3 people from the BCA, but more if possible. The report had to be completed within 30 days, preferably earlier so there could be spare time. She stated that the inspection committee had to look at the evidence presented at the meeting, check the depreciation of the Green River Inn property property not comparable properties, and tell what was seen in the visit. This should be delivered in a formal report.

Celeste Keel, Sonja Jaffee, Phoebe Sheres, Val dePeyster, and Mike Hill are on the Committee. It was suggested that they go as a group so as not to inconvenience the owner. The owner was to remain silent as were any listers with the group. Julie proposed a different assessment method of depreciation. Sophia Miskel stated that friends hotel in beautiful condition could not sell and had to be auctioned.

Mr. Dunne stated work was being done and had improved the building, Julie state inspectors would report on what they saw. None of the BCA board should discuss the matter outside the meeting scheduled for Monday August 24, 2015.

The inspection of the property will be August 13, 2015 at 10 AM and the reconvened meeting will be on Monday, August 24, 2015 at 7PM

Val dePeyster made a motion to have the reconvened meeting on Monday, August 24, at 7PM at the Sandgate Town Hall.

S. dePeyster seconded and the motion was passed.

Respectfully submitted,

Marjorie Peff, Sandgate BCA Board Clerk