

BOARD OF ASSESSORS MINUTES
April 18, 2019
CITY HALL – CONFERENCE ROOM 200B
5:30 P.M.

CALL TO ORDER: Chairman Lenny Miner called the meeting to order at 5:30 pm.

RECORDING SECRETARY: Tara Baker

SALUTE TO THE FLAG

ROLL CALL: Present were, board members Robin Mooney, Karen Mudgett and Lenny Miner.

STAFF IN ATTENDANCE: Tara Baker and Stephan Hamilton

ACCEPTANCE OF MINUTES OF PREVIOUS MEETING(S): With no corrections, the minutes of March 21, 2019 are considered accepted.

PUBLIC HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS:

Edward & Gloria Blancato, 321-452-11.4: Mr. & Mrs. Blancato filed an abatement request on property located at 103 Hickory Stick Lane. The property was assessed for \$398,700 for 2018. The property is a single-family home having an effective area of 2,923 sf, and living area of 2,249 sf. The property was last visited in March 2019 and the building was inspected as part of the sale verification process. Provided with the abatement application was a copy of the Settlement Statement from the recent purchase of their property for \$356,000 on 4/30/2018.

In addition to the recent sale of the subject property, there were two other very similar properties that sold on the same street with very similar attributes:

	Sale Date	Style	Age	*Size	Cond	Sale Price	Assessment
Subject	4/30/2018	Contemp.	2006	2249	AVG	\$356,000	\$398,700
117 Hickory Stick Lane	7/10/2018	Contemp.	2006	2249	AVG	\$352,000	\$397,100
119 Hickory Stick Lane	12/18/2017	Contemp.	2007	2156	AVG	\$337,900	\$387,800

While other examples can be found in the Country Club Shores subdivision, they represent properties that are much closer to Lake Opechee, and have much better views.

It appears that the grade (representing the quality of construction of the property) is slightly overstated. After changing the grade for the subject property to Average +20 from Good, the resultant value is \$361,000. While not perfectly matched to the selling price, this value appears to be much more representative of the value of the property. After reviewing the sales and the abatement application, K. Mudgett made a motion to grant the request for abatement reducing the value to \$361,000. The motion was second by R. Mooney and passed unanimously.

David H & Judy S. Bastian, 321-452-11.5: Mr. & Mrs. Bastian filed an abatement request on property located at 119 Hickory Stick Lane. The property was assessed for \$387,800 for 2018. The property is a single-family home having an effective area of 2,801 sf, and living area of 2,156 sf. The property was last visited in January 2018 and the building was inspected as part of the sale verification process. Provided with the abatement application was a copy of sales of similar style, and reference to the recent purchase of their property for \$337,900 on 12/18/2017. In addition to the recent sale of the subject property, there were two other very similar properties that sold on the same street with very similar attributes:

	Sale Date	Style	Age	*Size	Cond	Sale Price	Assessment
Subject	4/30/2018	Contemp.	2006	2156	AVG	\$337,900	\$387,800
117 Hickory Stick Lane	7/10/2018	Contemp.	2006	2249	AVG	\$352,000	\$397,100
103 Hickory Stick Lane	12/18/2017	Contemp.	2007	2249	AVG	\$356,000	\$398,700

While other examples can be found in the Country Club Shores subdivision, they represent properties that are much closer to Lake Opechee, and have much better views.

It appears that the grade (representing the quality of construction of the property) is slightly overstated. After changing the grade for the subject property to Average +20 from Good, the resultant value is \$350,900. While not perfectly matched to the selling price, this value appears to be much more representative of the value of the property. After considering the information provided L. Miner made a motion to grant the request for abatement by reducing the value to \$350,900. The motion was second by R. Mooney and passed unanimously.

Cheryl K. Wooley Revocable Trust, 321-452-11.4: Ms. Wooley filed an abatement request on property located at 103 Hickory Stick Lane. The property was assessed for \$397,100 for 2018. The property is a single-family home having an effective area of 2,923 sf, and living area of 2,249 sf. The property was last visited April 2019 and the building was inspected as part of the sale validation process. Provided with the abatement application was a copy of an Appraisal Report from the recent purchase of the property for \$352,000 on 7/10/2018. In addition to the recent sale of the subject property, there were two other very similar properties that sold on the same street with very similar attributes:

	Sale Date	Style	Age	*Size	Cond	Sale Price	Assessment
Subject	7/10/2018	Contemp.	2006	2249	AVG	\$352,000	\$397,100
103 Hickory Stick Lane	4/30/2018	Contemp.	2006	2249	AVG	\$352,000	\$397,100
119 Hickory Stick Lane	12/18/2017	Contemp.	2007	2156	AVG	\$337,900	\$387,800

While other examples can be found in the Country Club Shores subdivision, they represent properties that are much closer to Lake Opechee, and have much better views. It appears that the grade (representing the quality of construction of the property) is slightly overstated. After changing the grade for the subject property to Average +20 from Good, the resultant value is \$359,000. While not perfectly matched to the selling price, this value appears to be much more representative of the value of the property. After considering the information provided R. Mooney made a motion to grant the request for abatement reducing the value to \$359,000. The motion was second by K. Mudgett and passed unanimously.

NON-PUBLIC SESSION:

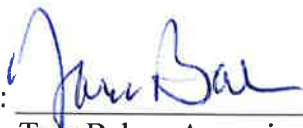
OTHER

The board voted on a motion made by L. Miner and second by K. Mudgett to grant authority to Stephan Hamilton to negotiate abatement appeals on their behalf. It was agreed that final offers will be brought to the board for final approval. The motion passed unanimously.

On a motion made by K. Mudgett and second by R. Mooney, the board voted unanimously to unseal the sealed portion of the minutes from the February 7, 2019 meeting.

Abatement slips, Timber Tax warrants and Gravel Tax warrants were all signed.

ADJOURNMENT: L. Miner made a motion to adjourn, seconded by R. Mooney. The meeting was adjourned at 5:50 p.m.

Submitted by: 
 Tara Baker, Assessing Technician/BOA Clerk