

MINUTES - TOWN OF ALLEGANY BOARD MEETING, FRIDAY MARCH 10, 2006
TOWN HALL 7:00 PM

PRESENT: Supervisor Eaton
Councilman Potter
Councilman Higgins
Councilman Wolf
Councilman Hitchcock
Comptroller C. Hemphill

ABSENT: Mary Peck, Town Clerk
Wendy Tuttle, Attorney
John Moshier, Hwy Supt.

ALSO PRESENT: Assessor Robin Pearl-Lamphier, Cindy Baire of GAR Associates

Salute to the flag at 7:00 pm opened the meeting.

Cindy Baire from GAR Associates distributed a summary report on the Town's annual assessment program for 2006. She explained to the Board the analysis, processes, resources, procedures and results undertaken to improve and maintain the Town's assessment performance in compliance with the NYS Office of Real Property Services standards.

Ms. Baire said they first worked with sales verifications on all property sales from January 2004 through July 2005. Secondly, they looked at market analysis to determine current sales ratios and to establish the current level of assessment. Thirdly, market valuation was performed. New construction and all active building permits were physically inspected. Also, newly created parcels (splits) were inspected, verified, and valued. Next, the decisions of the Board of Assessment review for the year 2004 were scrutinized to determine the cause of reductions, which were granted. Ms. Baire discussed the public relations efforts that were extended to property owners. In conclusion, her analysis revealed that the Town's assessment performance town wide was deficient at the outset, with an indicated level of assessment of 87%. Corrective measures were taken to return the Town level of assessment to 100%. Approximately 880 parcels will see changes in their assessments. The major increase will be seen in private forest lands which increased 208%. Robin Pearl-Lamphier said the reason that these increased so much is that she has enforced the State Forest Land Values that the previous assessor never used. Ms. Pearl-Lamphier will discuss these rates and other values with Councilman Potter and a representative from the Office of Real Property.

Ms. Baire indicated that the informational meeting that was held last week was well attended and that there are more meetings scheduled.

Councilman Higgins made a motion to adjourn the meeting, seconded by Councilman Hitchcock. Higgins-aye, Hitchcock-aye, Wolf-aye, Potter-aye, Eaton-aye. Motion carried.

Respectfully submitted,

Carolyn Hemphill
Acting Secretary