

TOWN OF LLOYD TOWN BOARD
SPECIAL MEETING
FEBRUARY 3, 2011

PRESENT: Supervisor Raymond Costantino
Councilmember Nancy Hammond
Councilmember Kevin Brennie
Councilmember Herbert Litts

ALSO PRESENT: Rosaria Peplow, Town Clerk

ABSENT: Councilmember Jeffrey Paladino

9:00 AM – Supervisor called the meeting to order and led the Pledge of Allegiance.

Elaine Rivera, Assessor, stated that the revaluation done for the 2010 assessment roll was at 100%; every year she looks at assessments versus sale prices, which determines equalization rate. Based on this information, the equalization rate for the 2011 assessment roll will be in excess of 100% unless assessed values are changed. The State has provided two reports. One of these reports is CAMA which is an analysis of the Lloyd market area encompassing Lloyd, Marlboro and Plattekill, using sales for three years. The other report is a Sales Ratio Report which is an analysis of sales within the Town of Lloyd for one year, June 30, 2009 to July 1, 2010. This report shows that values should be adjusted downward: residential properties 7%, commercial and industrial properties 6% and vacant land 2%. The other option is to adjust assessment by the average, all properties at between 10% and 6%. She would prefer to use the Sales Ratio Report.

Rivera added that she would like to leave the commercial vacant land on Route 9W at the same assessment and asked the Town Board for direction.

Supervisor said that Michael Dunham did a revaluation for the Town of Lloyd and people came in stating that their property was worth less. Rivera explained that the revaluation looks at three years of sales and that based on sales from 2007, 2008 and 2009, the 2010 revaluation was done accurately.

Litts commented that the CMA was 10% and Lloyd was 7%; he was in favor of using data specific to the Town.

Brennie feels that there is a conflict since they all own property.

Rivera explained that if changes are not made, any property owner filing a grievance will have their value lowered which will cause inequities in the assessment roll and those property owners that do not file a grievance will be paying more than their fair share of taxes.

Litts stated that you cannot grieve taxes; you grieve the value of your property. Tax rates are based on budgets. If values are lowered and the budgets remain the same, the tax rates will increase and people could pay the same amount in taxes.

Costantino felt that the Town should do a revaluation every year.

Rivera explained that this was not considered a revaluation; however, her office looks at sales and makes every effort to keep a handle on values.

Based on the plan submitted to the State, the Town will receive \$5.00 per parcel for last year and \$2.00 for this year and \$2.00 for next year. She looks at building permits that are issued and evaluates if the property value has changed based on the type of renovation or construction.

The tentative assessment roll must be available on the Town's website May 1, 2011. Taxable status date is March 1, whatever is on the property on that date is assessed on the assessment roll filed on May 1.

RESOLUTION made by Litts, seconded by Hammond, to authorize Elaine Rivera, Assessor, to reassess the Town of Lloyd properties based on last year's sales in the Town of Lloyd and to leave the assessment of vacant commercial properties on Route 9W at the present assessment.

Roll call: Costantino, aye; Hammond, aye; Litts, aye; Brennie, aye

Four ayes carried.

02.03.2011

Rivera felt that because of the economy more property owners are questioning assessments. She will send a notice of a change in assessment the first week in May and will ask Ulster County to prepare tentative tax rates based on current budgets so that an estimate of taxes can be given to those property owners requesting it.

This is the first year that a new law requires that the tentative assessment roll is to be available online. Ulster County will give a link to the Town's website to make this available.

She met with Steven Perry, Business Administrator of the Highland Central School District. He wanted to know about expected growth in the community. David Barton, Building Department, also gave him a list of proposed projects. The School District also paid an attorney regarding the Lowe's assessment lawsuit. She advised him that she would keep him informed of any certioraris in an effort to avoid taxpayers paying for legal fees twice.

MOTION made by Hammond, seconded by Brennie, to go into executive session regarding litigation with Elaine Rivera, Assessor, at 9:15 AM.

Four ayes carried.

MOTION made by Litts, seconded by Hammond, to move out of executive session at 9:50 AM.

Four ayes carried.

MOTION made by Hammond, seconded by Brennie, to adjourn the meeting at 9:51 AM.

Four ayes carried.

Respectfully submitted,

Rosaria Schiavone Peplow
Town Clerk