

## **BOARD OF ASSESSMENT REVIEW**

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The Town of Royalton Board of Assessment Review held their meeting on Wednesday, May 24, 2023, at the Royalton Town Hall, 5316 Royalton Center Road Middleport, New York.

Chairman Scott Little called the meeting to order at 4:04 PM. In attendance are board members Laurie Scott, LaRoy Aiken, Michael Drum, and Allen Neuroth.

First on the agenda is to elect a chairman. Scott Little is nominated. All are in favor of electing Scott Little. Motion carries.

Also in attendance is Mike Hartman, Town Assessor. Scott Little swears Mike in.

With no cases in attendance, they go to recess.

The Board of Assessment Review is back in session from recess. Lena Villella is present representing her daughter Amber Villella. Lena's address is 7687 Highland Drive. Her daughter purchased the lot next door which is 7685 Highland Drive. The board is discussing 7685 Highland Drive which is a vacant lot.

Amber Villella has a contract for sale which is attached to the paperwork. She is closing in June. The owner had it listed for between \$10,000 and \$20,000. He previously purchased it for \$11,000. Amber offered him \$11,000 but the purchase price is \$13,250. Previous sales and listings are attached to the paperwork. Lena believes this is an unequal assessment. The town's equalization rate is 62 percent. Lena states that \$13,250 equalized at 62 percent brings it down to \$8200 assessed value. She states that Amber is allowed to grieve with a contract for sale as a purchaser.

Scott Little asked what the property is currently assessed at. Lena stated that it is \$28,700. This is on the assessment roll. She thinks this value has been there since the subdivision was put into place. Scott believes that is correct. He asked when the previous owner purchased it. Mike Hartman stated that it was February 3, 2020.

Scott Little states that the sale contract date is 10/28/2019 and the sale date is 2/3/2020. The size of the lot is 100 X 285.

Lena notices that Amber made a typing mistake and put 200 instead of 100. She corrects this and initials it.

The board asks Lena why no one wants this property. Lena answers for a lot of reasons probably. She cannot answer a lot of people. Amber has no plans for the property right now.

With no more questions from the board they will deliberate.

Lena asks if the assessor has anything to add. She would like him to add while she is there.

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Mike Hartman states that he has the history and it sold in 2011 for \$20,000. The Clary's got an area variance to build there. The lot has been pre-approved for anything like that. The Clary's have a full set of building plans in his office that they never picked up.

The board is all set and thanks Lena for coming in.

Scott Little states that at 8:10 PM the Board of Assessment Review concludes its deliberations. With no further business, he will accept a motion to adjourn the meeting. A motion to adjourn is made by La Roy Aiken, seconded by Mike Drum and Laurie Scott. All are in favor. Motion carries. The meeting is adjourned.

Respectfully submitted,  
Jennifer Donner, Zoning Board Clerk