

Town of Volney Grievance Board
May 27, 2025

Attending: Chairperson David Grey, David Hutchins, Margaret LeVe, Mark Lancaster and Jeffrey Root.

The Grievance Board Members agreed that David Grey would be the chairperson.

Chairperson Grey swore each person in before they discussed their assessment.

Theodore Rowlee attended the Grievance Board Meeting to discuss the assessment for his property located at 891 County Route 6, Fulton, NY 13069. The tentative assessment for the property was \$270,000 but Mr. Rowlee would like it reduced to \$325,000. Rowlee stated that the back 66 acres of his property is flooded muck, and is listed on the county website as wasteland. Rowlee said that the county trail and metropolitan waterline also run through his property. Rowlee stated that he had obtained building permits 20 to 25 years ago to build a barn and a laundry room, but had not made any changes to the property since. Mr. Rowlee also stated that he has never had a pool or a sunroom, just an open deck. He said that he does not have public water or sewer.

Rowlee presented the board with a couple comparisons to show how he had arrived at the value of \$325,000 for his property. Mr. Rowlee stated that his property was assessed at \$240,000 in 2024 and increased to \$270,000 in 2025. The market value changed from \$375,000 in 2024 to \$465,517 in 2025. Mr. Rowlee believes that the market value should be \$325,000. He believes that the assessment increased because of the barn and laundry room, though both have been there for over 20 years. David Hutchins wanted to know how long he had owned the property. Mr. Rowlee stated that he had purchased the property in the early 90s. The board thanked Mr. Rowlee and let him know he would be hearing from them in the mail.

David Grey said that, according to the training guidelines, the current assessment may not exceed last year's assessment by more than 6%. He said that Rowlee's assessment was over that amount. Town Assessor Deborah O'Hern stated that the pole barn and decks, though built 20 years ago, were never added to the record. She said that the \$30,000 increase was due to those improvements on the property therefore, the 6% rule did not apply. Mr. Rowlee's paperwork showed that he wanted the assessment valued at \$325,000 which is \$54,000 more than the official assessment.

All board members agreed to leave the assessment for Theodore Rowlee's property located at 891 County Rte 6, Fulton, NY 13069 at \$270,000.

Stipulations

The packet submitted by John Lisi for his property located at 134 Rowlee Rd., Fulton, NY 13069, tax map number 203.00-0 4-23 was reviewed by the board. Town

Assessor Deborah O'Hern stated that the records show the residence to be 2,304 sq ft with 4 bedrooms and two bathrooms with a finished basement. MLS says the home is actually 1,443 sq ft. with two bedrooms due to the fact that there is no egress in the basement "bedroom" and no closet in one of the "bedrooms" upstairs.

All board members agreed to the reduction of the tentative assessed value of the property located 134 Rowlee Rd. from \$187,000 to \$157,000.

The packet submitted by Peter LaFrate for his property located at 187 Owens Rd., Fulton, NY 13069 tax map number 254.00-0 4-12.05 was reviewed by the board.

Town Assessor, Deborah O'Hern, stated that Mr. LaFrate had sold most of his land, to Bill Ingersoll, for farming. LaFrate kept 13 acres, but because of the creek and pond on the parcel, 10 of those acres are wetland.

All board members agreed to the reduction of the tentative assessed value of the property located at 187 Owens Rd. from \$20,000 to \$11,700.

These minutes were submitted by Karen Ridgeway.