

Minutes of Public Hearing on the 2011 Reassessment Revaluation held on April 19, 2010 by the Germantown Town Board, at the Germantown Town Hall, Germantown, NY, commencing at 6:00pm

Present: Supervisor Roy Brown
Councilwoman Graceann Lamberta
Councilwoman Joan Snyder
Councilman Joel Craig
Town Lawyer Sonja Smalefsky

Not Present: Councilman Jeremy Smith

Recorded by: Town Clerk Charlene Diehl

Supervisor Brown introduced Suzette Booy from the Columbia County Office of Real Property Services and Bob Jacobs, a Customer Relations Manager from the New York State Office of Real Property Services.

Mr. Jacobs described the Revaluation process that the town was undertaking along with the following highlights:

- the 2011 Reassessment Project will take effect for the 2011 school and property tax year;
- the process has started now, with a data collector visiting each property and checking it against information on file and make any changes necessary;
- the information gathered will be reflected on the Office of Real Property Services (ORPS) website;
- all property will be valued as of the same date to be fair and equitable – that date is July 1, 2010;
- disclosure notices will be sent to property owners by March 1, 2011, reflecting the information gathered by the data collector;
- the last revaluation was done in Germantown in 1994;
- no interior inspections will be done; it will be mostly from exteriors;
- the data will be collected by one individual and will include vacant properties, farms and commercial property;
- the data collection should be completed by August 1st;
- after the data has been collected, the Assessor (Ralph DePozzo) will do edits to make any changes and mail the information to the residents to confirm what was gathered. The property owner should correct any wrong information, sign it, and return it to Ralph.
- Even if the information is correct, the form should be signed and returned.
- Ralph will be setting up a land schedule which will determine different properties and values;
- The property values will come out with the disclosure notices;
- Except for vacant land, everything is based on total value;
- All property has to be assessed at the same value and for reassessment you want to use market sales – what the property would be on the open market;
- The systemic analysis of an entire assessment roll is done to maintain uniformity;
- All of the assessments will be put on-line – inventories and assessment information will be on the county website and current – columbiacountyny.com
- Property owners should pay close attention to the information they receive in the data mailers to make sure the information is accurate.
- Ralph is able to tell you if the data collector has visited your property.
- The Columbia County ORPS number is 828-7334 and Suzette is there to answer any questions from 9-5

Supervisor Brown thanked Ms. Booy and Mr. Jacobs for explaining the process.

Respectfully submitted,