

TOWN OF PORTLAND SPECIAL MEETING
PROPERTY VALUATION
MAY 21, 2018 - 1:30 P.M.
PORTLAND TOWN HALL

BOARD MEMBERS PRESENT:

Daniel Schrantz	Supervisor
Jerry Boltz	Council
Gary Miller	Council
Patti Farrell	Council
Rick Manzella	Council

OTHERS PRESENT:

Cristina Banister	ORPTS
Melony Koch	ORPTS
James Caflich	Real Property Tax Director
Deanna Wheeler	Assessor
Roxane Sobecki	Clerk

Approximately 7 residents

Supervisor Schrantz opened the special meeting at 1:30 p.m. with the pledge to the flag.

Supervisor Schrantz stated the purpose of this meeting is to explain the REVAL process from ORPTS and County representatives and answer any questions the board may have.

Cristina Banister, Melony Koch and James Caflich gave a brief presentation, some of the items presented:

- REVAL is administered locally.
- All revenues go to support local services; none to the state or federal governments.
- Based on the value of real property.
- All real property in each assessing unit shall be assessed at a uniform percentage of value. (LOA) Value is defined as market value, the most probable sale price in a competitive and open market.
- Portland's level of assessment is 55% of market value.
- The assessor does not set market value, market value is determined by analyzing valid real estate sales.
- Some locations are less/more desirable than others, style, size, age, and condition of homes affect the value.
- After a period of time without systematic analysis of property values and reassessment, there is no longer equity; Portland's last reassessment was in 1991.
- Reassessment provides equity, transparency, tax neutral, and reduced litigation.

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- State Aid for reassessment is up to \$5/parcel in the year of a full reappraisal.
- If a REVAL is done the town should commit to conducting reassessment of all property at least every 4 years.
- Regular reassessment at market value is the only way to ensure that all taxpayers pay only their fair share.
- Assessment equity analysis were shown to the board.
- Discussion with residents on the shift in the equalization rate.
- Discussion on the cost and cost to keep rate at 100%.

Discussion followed with residents and the Town Board.

Supervisor Schrantz thanked everyone for coming.

The meeting adjourned at 3:20 p.m.

Respectfully submitted by,

Roxane Sobecki
Town Clerk