

**WARREN COUNTY
REAL PROPERTY TAX SERVICES AGENCY**

Michael R. Swan
Director

Lexie Delurey
Deputy Director

AGENDA

REAL PROPERTY TAX SERVICES

COMMITTEE MEETING

MARCH 1, 2010

- 1) Corrections from the Treasurers Office.
- 2) Mr. Emerson concerning the Fair Grounds Bid.
- 3) Lake Luzerne Diner bids.
- 4) RFP for an Auctioneer.
- 5) Real Property Web Page update.

- ITEM 1) Attached is a list of corrections from the Treasures Office that will require a Board resolution.
- ITEM 2) Mr. Emerson wishes to address the committee concerning the rejected sealed bid on the Fair Grounds Property in Warrensburg.
- ITEM 3) Supervisor Merlino has requested that this committee review the possibility of selling Lake Luzerne parcel 298.15-1-5. This is a diner in the hamlet of Lake Luzerne that was in the 2009 land auction. The bid at the auction was \$ 25,000. The high bidder did not want the property as the condition of the building makes it unusable. It was offered to the second highest bidder for their bid of \$ 24,000. That person also decided not to purchase the building. The county has taken title to the property and the structure is no longer sound. If the town declares the building unsafe, the county could be responsible for the cost of demolition. Supervisor Merlino has been approached by an adjoining land owner about purchasing the parcel. I am of the opinion that the committee should consider this offer. Outstanding taxes on the parcel are \$ 17,084.10. The current unpaid taxes are \$ 785.34, and we have also kept the \$ 2,500 deposit from the high bidder. If a reasonable price can be worked out for this parcel, I think we should try and find a way to sell the property.
- ITEM 4) Attached is the Tabulation Sheet for responses we received from the RFP sent out for an Auctioneer for the October 2010 auction. The buyers premium will be paid by the highest bidder, but the withdraw fee would be paid by the county for any parcel pulled from the auction after the auctioneer has posted the property. In 2007 we had one parcel pulled and in 2009 there were no parcels pulled after posting. I recommend we use Auctions International. We have worked with them for the last 5 auctions and I am very happy with the results. In addition, they have the lowest buyers premium and the lowest withdrawal fee.
- ITEM 5) With the help of the county IT Department, the Real Property Web Page is being redone to include the follow information. The names and phone numbers of all the Real Property Staff, links to important State Web Pages for exemption and assessment information, and the names, phone numbers and addresses for all local assessors. Links to each assessor's web page, if they have one, will be included, plus important dates that taxpayers need to know regarding the assessment process. We are also working on putting assessment information on this page to replace the assessment rolls now on our site.

RESOLUTION REQUEST FORM NO. 20

MISCELLANEOUS

****Please List All Other Requests Not Covered by Previous Resolution Request Forms Here.
Please attach any backup information available and be as detailed as possible.***

DEPARTMENT NAME: Real Property

DATE: March 1, 2010

(a) Purpose of Request:

To correct attached assessment and tax correction from the
Treasurers' Office

(b) Details:

(c) Previous Resolution Number:

(d) Where are the Funds (if required)? List Budget Code, Object Code, Full Title* and
Amount:

Sample: A.8021 470 Planning & Community Development – Contract

* as listed in budget and LOGOS

RESOLUTION REQUEST FORM NO. 3

Request for New Contract

DEPARTMENT NAME: Real Property

DATE: March 1, 2010

- (a) Is this a Result of a Bid or Request for Proposal?
Request for Proposal
- (b) Purpose of Contract: To get an auctioneer for the October 17, 2010 tax sale auction.
- (c) Name of Contractor: Auctions International Inc
- (d) Address of Contractor: 808 Borden Road
Buffalo NY 14227
- (e) Contractor's Contact Person and Telephone Number: Teri Abrams
716-656-1438
- (f) Has or will the Contract be provided, if so, please attach: No
- (g) Commencement Date of Contract: Auction Date with option for two additional years
- (h) Termination Date of Contract: One year from Commencement Date
- (i) Payment Provisions: i) lump sum amount No payment required
ii) hourly rate amount
iii) total amount not to exceed
iv) how will payments be made (i.e. monthly, quarterly, upon completion of the project, etc.
- (j) Where are the Funds for this Contract? List Budget Code, Object Code, Full Title* and Amount: OR Capital Project OR Capital Reserve Project Number, Title, and Amount:

Sample: A.1010 470 Legislative Board – Contract \$xx.xx
Capital Project No. H289.9550 480 – Old Jail Renovations \$xx.xx

*as listed in budget and LOGOS

**WARREN COUNTY
 BID TABULATION SHEET**

<p>BID NO.: WC 27-10</p> <p>ITEM(S): RFP FOR PROFESSIONAL AUCTIONEER/BROKER TO CONDUCT LAND AUCTION</p> <p>DATE: FEBRUARY 11, 2010</p> <p>TIME: 3:00 P.M.</p>	<p>NAME & ADDRESS OF BIDDER</p> <p>Auctions International, Inc. Attn: Teri Abrams 808 Borden Road Buffalo, NY 14227 Ph: 800-536-1401 Fax: 716-656-1438</p>	<p>NAME & ADDRESS OF BIDDER</p> <p>Collar City Auctions Realty and Management, Inc. Attn: Randy Passonno 9423 Western Turnpike Delanson, NY 12053 Ph: 895-8150 Fax: 895-8152</p>	<p>NAME & ADDRESS OF BIDDER</p> <p>The NYS Auctions.com Team Haroff Auction & Realty, Inc. and Absolute Auctions & Realty, Inc. Attn: Edward Haroff PO Box 71 Schroon Lake, NY 12870 Ph: 532-9600 Fax: 532-7621</p>
DESCRIPTION OF ITEM	BID PRICE	BID PRICE	BID PRICE
Buyers Premium Land Auction - % over bid:	5%	9%	10%
Withdrawal Fee:	\$50.00/parcel	\$150.00/parcel	\$120.00/parcel
BID AWARDED TO:			
JULIE A. PACYNA, PURCHASING AGENT			

REFUND OF TAXES

Town	Year	Assessed to & Tax Map No.	Location	Breakdown	Coding	Reason
Queensbury	2008 & 2009	Glens Falls Country Club, Inc. 296.6-1-12 296.10-1-20	Pond Road	County <u>7,650.00</u> TOTAL 7,650.00		Parcels: 289.18-1-37 235,800 296.5-1-6 37,900 296.7-1-19 175,700 Had no change in assessment Parcels: 296.6-1-12 3,528,900 to 1,763,000 296.10-1-20 1,398,600 to 887,600 Difference: 2,276,900 AV

CHARGEBACK OF TAXES

Schedule "A"

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CHARGEBACK OF TAXES

Town	Year	Assessed to & Tax Map No.	Location	Breakdown	Coding	Reason
Bolton	2010	Robert & Sylvia Phillips 171.19-2-22	23 Anchorage Rd.	County 485.75 Town 79.56 Fire Protection 45.37 Light 11.07 TOTAL 621.75		Small Claims Excessive Assessment
Bolton	2010	Steven M. Lynch 186.15-1-30	177 Homer Pt. Rd.	County 799.09 Town 130.87 Fire Protection 74.64 TOTAL 1,004.60		Small Claims Excessive Assessment
Chester	2010	John Sullivan 69.-1-50	Ben Culver Rd.	County 243.49 Town 88.41 Chestertown Fire 62.61 TOTAL 394.51		Failure to enter forest exemption of 73,920
Hague	2010	Ronald Hintze 25.2-1-28	157 West Hague Rd.	County 60.04 TOTAL 60.04		Was not given the alternative veteran's exemption.
Lake George	2010	Co. of Warren/Vill. of Lk. George 264.06-3-29 R/S 8	Westbrook Rd.	Caldwell Sewer 347.09 Caldwell Capital Impr. (275.94) TOTAL 71.15		Property is exempt from district
Lake George	2010	Co. of Warren/Vill. of Lk. George 264.06-3-30 R/S 8	Westbrook Rd.	Caldwell Sewer 173.54 Caldwell Capital Impr. (339.09) TOTAL (165.55)		taxes but not exempt from chgs. levied for capital costs of
Lake George	2010	Co. of Warren/Vill. of Lk. George 264.06-3-31 R/S 8	14 Westbrook Rd.	Caldwell Sewer 6305.40 Caldwell Capital Impr. (405.11) TOTAL 5,900.29		sewer systems.

CHARGEBACK OF TAXES

Lake George	2010	Co. of Warren/Vill of Lk. George 264.06-3-32 R/S 8	Rt. 9	Caldwell Sewer Caldwell Capital Impr. TOTAL	57.85 (28.74) 29.11	Exempt from district taxes but not from chgs levied for capital costs of sewer systems.
Lake George	2010	Lake George Lodging LLC 264.10-1-49	2191 Rt. 9	Caldwell Sewer TOTAL	462.79 462.79	Charged for 58 units and should have only been for 50 units.
Lake George	2010	George McGowan 264.12-1-7	Bloody Pond Rd.	Caldwell Sewer TOTAL	115.69 115.69	Charged for 3 units and should have only been for 1 unit.
Lake George	2010	Victoria Eastwood 264.15-1-14	2110 Rt. 9	Caldwell Sewer TOTAL	115.69 115.69	Charged for 3 units and should have only been for 1 unit.
Queensbury	2010	John F. Hoffman 226.15-1-8	146 Lake Pkwy.	County Fire Protection Crandall Lib. EMS TOTAL	858.76 164.63 107.57 32.09 1,163.05	Small Claims reductions not entered into computer.
Queensbury	2010	George Arakelian 227.10-1-26	1249 Pilot Knob Rd.	County Fire Protection Crandall Lib. EMS TOTAL	943.29 180.82 118.15 35.25 1,277.51	Same as Small Claims above
Queensbury	2010	Rochelle Adams 239.7-1-5	129 Assembly Pt. Rd.	County Fire Protection Crandall Library EMS TOTAL	1,115.12 213.76 139.68 41.68 1,510.24	Same as Small Claims above

CHARGEBACK OF TAXES

Queensbury	2010	Errol & Lynn Silverberg	33 Old Assembly Pt. Rd.	County Fire Protection Crandall Library EMS <u>33.24</u>	889.54 170.52 111.42 33.24	1,204.72	Small Claims
Queensbury	2010	Joanne & Mark Mueller 239.12-2-21	65 Assembly Pt. Rd.	County Fire Protection Crandall Lib. EMS <u>34.15</u>	913.82 175.17 114.46 34.15	1,237.60	Small Claims reductions not entered into computer.
Queensbury	2010	Linda Weinman James Wagar, Jr. 239.12-2-23	71 Assembly Pt. Rd.	County Fire Protection Crandall Lib. EMS <u>19.25</u>	515.00 98.72 64.51 19.25	697.48	Small Claims
Queensbury	2010	Margaret & Robert Vanderhye 239.12-2-24	73 Assembly Pt. Rd.	County Fire Protection Crandall Lib. EMS <u>40.91</u>	1,094.59 209.82 137.10 40.91	1,482.42	Small Claims
Queensbury	2010	Thomas Harding 239.12-2-79	15 Harding Lane	County Fire Protection Crandall Lib. EMS <u>25.61</u>	685.36 131.38 85.85 25.61	928.20	Small Claims
Queensbury	2010	Joseph Shay 239.12-2-83	61 Brayton Lane	County Fire Protection Crandall Lib. EMS <u>39.03</u>	1,044.31 200.19 130.80 39.03	1,414.33	Small Claims
Queensbury	2010	Denise Freilhofer 239.18-1-10	12 Big Slide Dr.	County Fire Protection Crandall Lib. EMS <u>52.91</u>	1,415.81 271.40 177.34 52.91	1,917.46	Small Claims

CHARGEBACK OF TAXES

Queensbury	2010	Jill & David Baker 289.12-1-26	15 Berry Patch Dr.	County Fire Protection Crandall Lib. EMS TOTAL	69.79 13.38 8.75 <u>2.61</u> 94.53	Small Claims
Queensbury	2010	Kerry & Nicholas Giumarra 301.9-1-40	38 Western Reserve Trl.	County Fire Protection Crandall Lib. EMS Qsby. Water TOTAL	67.20 12.88 8.41 2.51 <u>13.71</u> 104.71	Small Claims reductions not entered into computer.
Queensbury	2010	Laurie & Larry Blanchard 301.13-2-88	4 Chippewa Circle	County Fire Protection Crandall Lib. EMS Qsby. Water TOTAL	144.79 27.76 18.14 5.41 <u>29.54</u> 225.64	Small Claims
Stony Creek	2010	State of New York 904-4-1 R/S 3 State Lands	Transition Assessment	Fire Protection TOTAL	<u>2,157.12</u> 2,157.12	State approved 331,780 in assessment not 365,010
Stony Creek	2010	State of New York 904-4-2 R/S 3 State Lands	Transition Assessment	Town TOTAL	<u>13,462.10</u> 13,462.10	State approved 256,250 in assessment not 287,320
Stony Creek	2010	State of New York 904-4-5 R/S 3 State Lands	Transition Assessment	County TOTAL	<u>10,182.17</u> 10,182.17	State approved 255,810 in assessment not 286,860
Stony Creek	2010	State of New York 905-1-1 R/S 3 State Lands	Aggregate Assessment	County Town Fire Protection TOTAL	(14,123.86) (18,661.50) <u>(2,795.89)</u> (35,581.25)	State approved a higher assessment of 311,390 not 268,320

CHARGEBACK OF TAXES

Thurman	2010	Sheila & Gary Palmer 167.3-1-38	23 Huber Rd.	County Town Fire Protection	85.74 76.55 <u>10.74</u>		Fire destroyed home. The wrong assessment was used.
				TOTAL	173.03		
Warrensburg	2010	National Grid 905.-1-3.2 R/S 5	Special Franchise R/S 5	County Town Fire Protection	61.84 57.09 <u>12.28</u>		Assessment Change: Final 09 Eq. rate of 94% wasn't used to calculate spec. franchise.
				TOTAL	131.21		