

Fulton County Board of Review

Julie A. Russell, Clerk/CCAO

Members: Samantha Braden, Steve Derenzy & Sam Swickard



Fulton County Board of Review

Meeting Place: Room 313, Fulton County Courthouse

Meeting Time: 8:30am

Date: February 25th, 2025

Call to Order– Meeting called to order at 8:20am by Member Derenzy

1. Roll Call – Member(s) Sam Swickard & Steve Derenzy, CCAO/Clerk Julie Russell.
2. Call for Additions/Deletions to and Approval of Agenda– Motion to approve the agenda by Member Derenzy, seconded by Member Swickard, all ayes followed.
3. Announcements, Communications and Correspondence - None
4. Public Comments - None

Members of the Public who wish to address the Board must provide the Chairperson with prior written notice of their intent to speak. The written notice shall identify the name and address of the speaker, as well as a short statement indicating the speaker's topic. Each citizen is limited to five (5) minutes. Citizen's remarks shall not exceed 30 minutes per meeting. One citizen per topic.

5. Approval of Previous Minutes - None
6. Old Business - None
7. New Business
 - a) Discussion/Action: 2024 Assessment Year Complaints (See Attached Docket of Hearings)

b) RECESS: The Board of Review will recess for lunch at approximately 12:00pm and resume hearings at approximately 1:00pm. – **Motion to Recess by Member Swickard, seconded by Member Derenzy. Hearings recessed at 12:00pm.**

Motion to resume hearings by Member Swickard, seconded by Member Derenzy. Hearings resumed at 12:46pm.

8. Adjournment – **Motion to adjourn by Member Swickard, seconded by Member Derenzy. Hearings adjourned at 3:47pm.**

February 25th, 2025				
Time	Docket #	Parcel Number	Appear?	Notes
8:45 AM	2024-000018	13-13-04-204-043	Yes	Lot has a 60' foot drop off/ravine to a drainage ditch. It is evident from the aerials, that the center of the lot is a drainage area, to the big lake. Roll value back to \$2,720
9:00 AM	2024-000169	06-05-36-100-004	Yes	Feels the access to the property, is the reason the property is not worth very much; Claims there are no ways to access the property, other than the one he has; Says he paid \$3,200 per acre in 2009 for the property. (16 Years ago) Board of Review is entertaining removing the equalization factor from the property, to roll it back to the value at the Supervisor of Assessments Level. \$113,610
9:15 AM	2024-000053	09-08-15-402-011	RESCHEDULED	RESCHEDULED TO 2/28/25 @ 11:15AM
9:15 AM	2024-000054	09-08-15-400-032	RESCHEDULED	RESCHEDULED TO 2/28/25 @ 11:15AM
9:30 AM	2024-000051	14-14-09-100-002	AGREED	AGREED; CANCELED HEARINGS
9:45 AM	2024-000148	09-08-26-120-027	RESCHEDULED	RESCHEDULED TO 2/24/25 @ 8:45AM
10:00 AM	2024-000195	24-26-26-400-007	Yes	Quoted Joseph Stalin; Asked for an overall assessed value of \$18,500. Does not want to do CRP, wants to create "habitats" for pollinators. Property has not been pastured in a few years, cattle used to run on it.
10:15 AM	2024-000057	05-04-01-305-022	Yes	Property value changed due to equalization factor; No evidence submitted
10:15 AM	2024-000058	05-04-01-306-003	Yes	Property value changed due to equalization factor; No evidence submitted
10:30 AM	2024-000201	13-13-03-104-026	Yes	Lot was revalued & house was raised by the equalization factor (13.56%); Board's decision: No Change
10:45 AM	2024-000260	18-19-22-201-037	DID NOT SHOW	DID NOT SHOW
11:00 AM	2024-000092	09-08-27-320-019	DID NOT SHOW	DID NOT SHOW
11:00 AM	2024-000093	09-08-27-320-021	DID NOT SHOW	DID NOT SHOW
11:15 AM	2024-000072	13-13-02-309-004	AGREED	AGREED; CANCELED HEARINGS
11:30 AM	2024-000056	13-13-24-300-002	Yes	Family has owned the property since the 1800's, owner stated the assessment has gone up 80%; Land was part of the County-wide land revalue; No change
11:45 AM	2024-000016	13-13-10-101-001	Yes	Property has no actual usable land; move to an assessment of \$300

11:45 AM	2024-000017	13-13-03-305-001	Yes	Agrees with preliminary proposed value.
1:00 PM	2024-000194	13-13-10-203-001	Yes	House is in process of being remodeled; Foundation has been dug out; Water/mold/termite damage; Two roofs have been put on, lives on a hill; Mine issue under foundation; BOR lowered.
1:15 PM	2024-000142	15-15-11-101-009	Yes	"Appraised Value" of \$170,000; He feels like it's worth \$150,000. Claims it was on a 10-30 exchange. Discussed selling it and putting it into the name of another company for "less" to "get the taxes down".
1:15 PM	2024-000143	15-15-11-101-010	Yes	"Appraised Value" of \$170,000; He feels like it's worth \$150,000. Claims it was on a 10-30 exchange. Discussed selling it and putting it into the name of another company for "less" to "get the taxes down".
1:30 PM	2024-000130	13-13-03-403-013	DID NOT SHOW	DID NOT SHOW
1:45 PM	2024-000090	13-13-03-403-003	Yes	Assessed value \$74,870 (\$224,632 in Market Value) prior to hearing; Mr. Shipman believes private taxes are unfair and wrong; Believes since property value is just a "guess", it should be a guess in favor of the property owner, not the government. Mr. Shipman has prepared a statement and read it. He believes once mortgages are paid off, property should be tax free. Discussed that the "Founding Fathers" risked their lives to avoid unfair taxation. He claims there is not evidence to back up the valuation. He asked for one of us to answer "why" values raised the way that they did, and claimed those things were not done. He then asked for clarification, and the Board of Review told him that the studies he was requested are completed, he said they were not, the CCAO then stated that they are completed yearly. Mr. Shipman then told me to "stop talking" because this is "his time" to speak. He stated there is more drawbacks to living in Wee-ma-tuk, than there are to actually living there. Claimed there are radon issues. Also stated that the Sheriff's department does not get there in an adequate amount of time, there is no striping on the roads, and they have to have septic systems, which run the risk of backing up into basements. There are "Questionable Lake Usage Rights" due to a "ruling" that happened somewhere at some point. He claims that this shows you can only use the portion of the lake that is "above your property". "Golf Course and Clubhouse solvency" is a topic of discussion, and that they may close the golf course and clubhouse. He claims this would lower the value of property significantly. Mr. Shipman states that the government is supposed to be a "friend" to its constituents, but that the Supervisor of Assessments is working against the people of the County. "It's one thing to raise assessed values and taxes, but not that much in three years." "Our local government is working against the local people." Mr. Shipman also states that he will give to charity any amount that this is lowered. Which is technically a bribe to a County Official. Mr. Shipman claimed that the CCAO is the reason "native born people" to Wee-ma-tuk can no longer afford their property, and why people from Chicago are coming in from out of town to buy our property. When BOR member Derenzy explained that these multipliers are not "pulled out of thin air", Mr. Shipman thanked him for explaining the same fact that he just told me to "Shut up" over. He then told us to let the "State be the bad guy, and let us be the good guys." Mr. Shipman asked the names of the BOR members and wrote them down. "When I see you around town, you won't be a marked man, other than hey how are you, nice to see you."
2:00 PM	2024-000137	13-13-03-105-020	AGREED	AGREED; CANCELED HEARINGS
2:15 PM	2024-000138	13-13-03-203-007	Yes	Presented their evidence, and the Board does believe that they are overvalued; They are discussing the valuation. Final determination of value: Roll back to S/A Level.
2:30 PM	2024-000167	24-26-23-232-005	Yes	House is in very rough shape; Mother has passed away, and never paid attention to the value due to have the Senior Freeze Exemption; Has recent sold comps of similar homes in Astoria; Slab foundation; Presented photos of the inside at the hearing. Has hollowcore, entry doors.
2:45 PM	2024-000095	18-19-22-366-003	AGREED	AGREED; CANCELED HEARINGS

3:00 PM	2024-000163	09-08-35-123-002	DID NOT SHOW	DID NOT SHOW
3:00 PM	2024-000164	09-08-35-123-003	DID NOT SHOW	DID NOT SHOW
3:15 PM	2024-000065	09-08-25-301-033	AGREED	AGREED; CANCELED HEARINGS
3:30 PM	2024-000131	09-08-22-214-022	N/A	Hearing was rescheduled to 2/21/25 at 9:45am
3:45 PM	2024-000147	09-08-22-410-016	DID NOT SHOW	DID NOT SHOW