

Johnsburg reassessment John Stack, IAO NYS Office of Real Property Tax Services  
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## My credentials

I have worked for ORPTS for 31 years

Main focus has been reassessment projects/valuation

Worked on dozens of projects where I helped do everything from initial meetings, final meetings, data mailers, data collection training, valuation training, land and cost creation, comparable assessment training, reviewed thousands of parcels in the field, or by photo such as Google earth, pictometry

I've taught and designed many classes on land valuation, cost/depreciation, comparable valuation, data collection, model creation and application, trend analysis

Worked with many towns and counties to help train assessors/county staff and to help them run valuation/reassessment projects without me doing all the data work for them

1. Why was reassessment even done?
  - a. The assessments in the town bore little resemblance to market value, or a percent of market value
  - b. Different property types at different levels
    - a. Res – 1.75%
    - b. Commercials – 2.54%
    - c. Vacant – 1.96 %
    - d. State Land – 2.15%
    - e. Overall – 1.9%
  - c. Sales ratio had a COD of 33.3
    - a. \$100,000 home could be anywhere from 67,000 to 133,000
      1. That's average – many were much worse

- b. PRD of 1.20 – very regressive -higher valued homes were underassessed compared to the lower valued homes (good is between .98 and 1.03)

- 2. I came twice between 2000 and 2010 to convince town to do reval
  - 1. My predecessor came before me

- 3. Project started early 2020

- a. Inventory was recollected by assessor and data collector
  - a. Reviewed what was on file – building style, size, etc
  - b. Land tables created by reviewing land sales
    - a. NBHD were created based upon comparable market forces

Neighborhood Code	Description
99	Mfg Housing
1	Comm/Business
11	Bakers Mills
43	Johnsburg
53	North Creek
56	North River
62	Riparius
86	Wevertown
88	Garnet Lake
100	Lakefront
101	Lakeright Assoc
102	Association

NYS - Real Property System		Neighborhood Listing 2022	
County of Warren		Summary Report	
Town of Johnsburg		Subjects - All Sites	
SWIS Code - 523000			
	Nbhd	Total	
	00001	129	
	00011	665	
	00043	439	
	00053	747	
	00056	486	
	00062	175	
	00086	339	
	00088	229	
	00100	79	
	00101	209	
	00102	129	
	Town Totals:	3,634	
	Town Grand Totals:	3,634	
	Report Totals:	3,634	

- b. No parcels were valued more because they were in a certain neighborhood
    - 1. Comp sales were mostly kept within the neighborhood
    - 2. Values mostly influenced by other sales in that nbhd
  - c. Were there enough sales? Never enough – but Johnsborg has more than most for a town this size
    - 1. Too many nbhds and not enough sales to defend values in each NBHD
    - 2. Not enough – and you get too general
      - a. Individual parcels were influenced within their nbhds
        - i. Undersized lot, great location, bad location, etc
  - c. Cost tables were calibrated and applied
  - d. Comparable options were created, and cost and/or comp sheets created
  - e. Documents were value reviewed by assessor in a combination field review and photos
    - a.
  - f. Assessment disclosure (Impacts) docs sent out
    - a. Probably did more harm than good with prior values so bad
      - 1. But is a legal requirement
4. Why is comparison to 2021 and prior impractical
- a. Values were so unreliable, that any comparison or ratio completely useless
  - b. A lot of inventory had changed in data collection
  - c. Homes and land trends were 12% and 10 %, therefore not apples to apples
5. “But a bunch of commercial properties went down”

1. The prior assessments were hardly valid
  2. On average, they (commercials) were over assessed compared to the rest of the town
  3. Only thing that matters is what the current value is
  4. Example:
    - a. 3 properties market value 100,000 market value (2022 roll)
      - i. In 2021
        1. Residential assessed at \$1,750
        2. Commercial assessed at 2,540
        3. Vacant assessed at 1,960
      - ii. Equalized value in 2021
        1. Residential = \$92,100
        2. Commercial = \$133,700
        3. Vacant = \$103,150
      - iii. And these are all +/- 30 percent or more!
    - b. Comparisons between the 2 rolls is a fool's errand!!
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6. Some areas and types of parcels went up at different rates
  - a. Commercial properties on a whole were overvalued relative to the rest of the town
  - b. Higher value homes on average were undervalued compared to lower valued homes
  - c. Different areas over the last 50 years have appreciated at much different rates
  - d. Different property types of appreciate at different levels
    - a. Residential property usually increase in value faster than commercials and vacants
  - e. This over the last 50+ years, not just between 2021 and 2022
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7. Preliminary spreadsheet– was more incomplete than preliminary for many parcels

- a. Some data hadn't been received from the State
  - a. State owned land
  - b. Special franchise
  - c. State aggregates and transitions
  - d. Some were incomplete such as many tax exempt parcels
- 8. More tax dollars aren't created just spread differently
  - a. Tax rate makes up for difference in total value
  - b. NYS reviews only the town tax levy, not rates
    - a. Still under the cap
- 9. "Being taxed out of town"
  - a. Johnsbury taxes are low relative to rest of state
    - a. Lots of state land that doesn't use any services/no school children
    - b. Lots of second homes – again, use very little local services, no school children
    - c. Vacation townhouses like Front Street and the like – vacationers, few services,
- 10. Where is town now?
  - a. CAMA 98.10. Sales 1 year 96%, 3 year 97 percent, cost and comp ratios were 99 and 96
- 11. Homestead?
- 12. 400-500 informals, 50-80 BAR, less than 10 small claims
- 13. Should a contractor be hired to redo the project?
  - a. Taxpayers would have someone else to blame
  - b. Not guaranteed a contractor would do a good job
    - a. Some contractors are very good and meticulous and hard working
    - b. Some contractors will do as little as possible to get the job done.
    - c. Contractors run the gamut from single person shops to large companies with dozens of employees
      - 1. Size doesn't matter
        - a. Some small contractors are great, some not so great

- b. Some big contactors may have never worked in Adirondacks, and have no local knowledge
- 2. Town board has to be vigilant in who they hire, and what they ask for
  - a. Most town boards aren't sure what questions to ask, and exactly what they are looking for (until its too late)
- 3. Assessor still has final say on ALL values – cannot be taken from assessor
- 4. Assessor would need to work closely with contractor in every phase of project