

State of New York
County of Fulton
Town of Stratford

A meeting of the Stratford Town Board held on Tuesday, April 16, 2012 at the municipal building located at 120 Piseco Rd for the purpose of interviewing the bidders for the reevaluation.

Present:

Robert Johnson Jr.	---	Supervisor
Allan Perkins	---	Councilman
Dawn Youker	---	Councilwoman
Lorraine Rumrill	---	Councilwoman
Diana Massicotte	---	Town Clerk
Leigh Anne Loucks	---	Assessor

Late arrival 6:40 pm:

Bernard Leavitt	---	Councilman
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Supervisor Johnson called the meeting to order at 6:00.

The following Appraisers were interviewed:

<i>Maxwell Appraisal Service</i> Liverpool, NY	\$43,700 (10% reduction if awarded both towns – St Johnsville and Stratford, St. Johnsville did not receive bid in time)
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Data Collection:

- Review Old Data Cards in the field and update with current information.
- Complete new property record cards with updated sketch/information.
- One visit per site during data collection phase.
- Digital photos taken of main structure and major improvements.
- On site interior inspection when asked by property owner.

Mailings:

- Introduction mailing with meeting notice and data inventory request.
- Data Mailers with toll free number to call.
- Impact/New Assessment notices with stuffer letter and toll free number to call.
- Access to website to fill out inventory and for information.

Valuation:

- Land tables set up for all properties.
- Cost tables modified by sales information.
- Comps run for all residential/200 series properties.
- Farm structures valued at market values with tables that match.
- All tables will assist the Assessor with future valuation.

Personnel:

- Rich Maxwell and Mike Maxwell will do the data collection.
- They will complete the valuation phase with Mike doing any commercial properties.
- They will conduct all meetings with property owners.

All work will be completed using ORPTS guidelines and recommendations. Only cost to Town is for space to hold informal meetings and for the determination letters mailed in early May 2013. All mailings/printing/postage is included in our bid. Project time table is from May 1, 2012 through April 30, 2013.

<i>Appraisal Consultants</i> Rochester, NY	\$40,000 (If town covers postage, then the total cost would be \$38,000)
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While Appraisal Consultants have many years in the field, it was felt that they would not be doing as thorough a job as Maxwell.

<i>Fitts Appraisal Company</i> Homer, NY	\$53,000
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Mr. Fitts declined because he had too many ongoing projects and felt in order to do a thorough job, the timeframe should be two years instead of one year.

After much discussion, a motion made by Councilwoman Rumrill and seconded by Councilman Perkins to accept Maxwell Appraisal Service's bid.

ADOPTED	Ayes	5	Johnson, Perkins, Rumrill, Youker, Leavitt
	Nays	0	

Meeting was adjourned at 7:50 pm.

Respectfully submitted,

Diana Massicotte
Town Clerk