



**WARREN COUNTY**  
REAL PROPERTY TAX SERVICES AGENCY  
County Municipal Center  
1340 State Route 9  
Lake George, New York 12845

Tel. 518-761-6464  
Fax 518-761-6559

MICHAEL R. SWAN  
*Director*

LEXIE A. DELUREY  
*Deputy Director*

## THURMAN INVENTORY REVIEW

PRESENTED TO THURMAN TOWN BOARD

MAY 19, 2009

**PURPOSE:** To complete a review of a random sample of the Thurman Assessment Inventory to determine if a Town Wide Data Collection is necessary before a Town Wide Revaluation is undertaken.

**THURMAN TOWN STATISTIC:** Thurman has 1185 total parcels.  
52% are Residential  
26% are Vacant Land  
17% are Forest Parcels  
1% are Commercial  
4% are Wholly Exempt or Public Service

**SAMPLE SIZE:** 112 parcels were inspected, or 9% of the total town parcels. Of those sampled,  
57% were Residential  
25.5% were Vacant Land  
16.5% were Forest Parcels  
1% were Commercial

**RESULTS:** Physical Inventory; Found where one garage had been removed and not taken off the inventory and two porches were added to homes that did not show on the inventory.

Data; 2 Log Homes were found with a " C " grade when similar Log Homes in the area had a " B " grade. This is 3% of the sample and could affect the assessed value of the parcels.

10 Parcels were found to have Water Front as part of their land valuation, when in my opinion there was no water on the property that would affect the value of the property. This amounts to 8.9% of the sample that could have an incorrect assessment

40% of the sample parcels did not have an effective on the file. Most of them were newer homes which is not a problem, however on older homes it may a concern.

**RECOMMENDATIONS:** There is no need to do a data collection project prior to doing a new revaluation. Any problems such as missing garages and porches will be picked up in filed review. The water front issue and the effective age problem do need to be corrected. Both of these issues are not difficult to review and correct.