

## Full Value

To The Editor:

Full Value Assessments for town of Colton:

There is a small group of individuals who attend the town of Colton board meetings and generally expound on subjects which are of concern to those who live in the town of Colton. Many times they have no factual basis for what they say, on petitions they pass, letters to the editor, signs, etc.

In 2002, the town of Colton Board (Ford, Hawley, Seymour, Swatford, Watson) needed to know what would be the impact of a full revaluation of all properties bringing them to 100 percent fair market value for assessment purposes.

This project needed to be undertaken because of litigation pending against the town. Having assisted and completed several revaluations in other towns, the town board asked if I could do a revaluation to determine what would be the affect of going to full value.

The Colton Town Board was doing due diligent. It was necessary to find out what the actual impact in dollars to the Colton taxpayers would be going to full value.

A complete data collection was undertaken, copies of the inventories for each parcel mailed to the owner for verifications of the data. A value was placed on each parcel for land and another value for building; together they make up the full value assessment.

A report was prepared which indicated what the taxes would be based on the previous years tax rate for the new full value assessment for every parcel.

The town board and the two other assessors were given a copy of the report. My report indicated that would be a tax shift from utilities and large landowners to those with lower level of assessments.

The town board directed that the revaluation proceed no further. Four members of the town board returned their copies to me.

The Board of Assessors (Owens, McNamara and Wright) met at the town office and voted unanimously to proceed no further with the project. Owens and Wright retained their copies of the report.

This project was started in 2002 and completed in 2003. Since that time, neither the town board or the Board of Assessor discussed bringing the town of Colton to fair market (100 percent) assessments.

Those who have passed petition, erected signs and held meeting protesting that the town, assessors or Dan McNamara are going to 100 percent assessments are trying to affect the coming election based information they know is not accurate. They are entitled to their opinions and but not their facts.

Daniel C. McNamara  
Chairman,  
Board of Assessors  
Town of Colton