

## **Advisory Council on Scarsdale Senior Citizens**

November 17, 2015

Dear Members of the Scarsdale Board of Trustees,

At the September 8, 2015 meeting of the Advisory Council on Scarsdale Senior Citizens, the Council voted unanimously to recommend to the Scarsdale Board of Trustees that taxes on the 42 Christie Place condominium apartments be assessed at their fair market value, instead of their commercial rental value.

This is particularly a “senior” issue because many seniors have lived in Scarsdale in older homes for decades and were significantly impacted by the 2014 revaluation, which was designed to assure the “equitable distribution of the property tax burden”. Scarsdale Seniors have had no choice but to pay higher taxes if their assessment was raised. It is unfair that 42 seniors at Christie place get special tax treatment and get a tax break of approximately two thirds of what owners of single family houses pay for the same market value.

Basically, house owners are subsidizing 42 condo owners at approximately \$1,000,000 (One Million Dollars) per year. This unfair practice has gone on too long and needs to be remedied with the ‘Homestead Tax Option’ in the 2016 revaluation.

(Ms.) Carol Silverman

Chair of the Advisory Council on Scarsdale Senior Citizens