

## Donna Conkling

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**From:** Jimmy Fink <jimmyfink@gmail.com>  
**Sent:** Thursday, January 26, 2017 4:54 PM  
**To:** Mayor; Clerk's Department; Jane Veron; Marc Samwick; Matthew Callaghan; Deborah Pekarek; Bill Stern; Carl Finger  
**Subject:** Ryan revaluation, Article 78 et. al.

To the members of the governing community in the Village of Scarsdale:

I am Jimmy Fink, Scarsdale resident at 3 Deerfield Lane. I write to you today because I was not able to attend the public Board of Trustees meeting on January 24<sup>th</sup>. That day was my 68<sup>th</sup> birthday and I chose to spend it with family in New York City. I have been a resident of Scarsdale for almost 30 years, having lived at my current address since 1988. My wife and I put three children through the Scarsdale school system and we continue to live here as empty nesters. I am so disheartened and disappointed by the recent Ryan revaluation and the action, or lack thereof on the part of Village officials regarding this issue.

In the Tyler revaluation my home was valued at \$2,300,000. At that time I hired an attorney, paid for an appraisal by an outside certified NY State licensed appraiser and went through the grievance process. After both the Village and I agreed to a stipulation as a result of the ensuing court proceeding, my home was revalued at \$2,100,000. In the recent Ryan revaluation, the assessed value of my home increased by \$1,150,000 to a total of \$3,250,000. There was no logic whatsoever for this increase. No changes of any kind were made to my home since my original certified appraisal. How could my property value increase by over one million dollars just one year after an officially licensed NY State appraiser had just valued my home? It is obvious that estimating the value of a home is not an exact science, and that the only true market valuation can be what a home sells for on the open market. The fact that you even entered in to a new valuation process just two years after the Tyler valuation is incomprehensible. Those who were not satisfied with the results of that Tyler valuation all had the opportunity to grieve, as I did, and the Village could have simply moved forward knowing that a reassessment of all Scarsdale homes had taken place.

At the point when I received the valuation, as a result of Ryan's completely flawed process, I knew something was amiss. How could a certified assessor who came in to my home, walked through, saw the quality or lack thereof, measured every single room and did an intense examination of the entire property be so wrong, and someone who just did a "drive by" (if they actually drove by at all), be right and differ from the certified assessor by over one million dollars? I also realized that due to the outrageous and off the wall new valuation determined by Ryan, just the grievance process of hiring an attorney and getting a new appraisal had the potential to cost me over \$10,000 in fees, regardless of whether or not my grievance was successful. I immediately contacted the Village assessor without an attorney, came to an agreement, and again entered into a stipulation reducing my property valuation by \$950,000 to a final valuation of \$2,300,000, the exact amount I began at with Tyler, before my original valuation grievance.

It is clear that the Ryan valuation, after seeing all the flawed methodology and the revolt by my fellow residents in the Village, must be rescinded. The fact that Village officials have let it go this far is an egregious mistake. I signed on as part of the Article 78 effort and urge you, as Village officials to settle with our attorney and avoid any further expense. Anyone not satisfied with the outcome has the right to grieve going forward and I urge you to put this entire contentious issue behind us. After seeing the report on WCBS Channel 2 News and reading all the coverage this issue has garnered through various media outlets, you must be aware that none of this is good for Scarsdale or our property values. Right the wrong that you yourselves have admitted took place, and move on.

Sincerely,

Jimmy Fink

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