

From: Max Grudin <mgrudin@gmail.com>
Sent: Friday, August 26, 2016 10:16 PM
To: Mayor
Subject: discussion of reval models

Dear Mayor Mark,

I have conversed with Mayra Rodriguez about various reval issues. She told me that she and a group of people have proposed that a board of quants is appointed by the village management to oversee models used for real estate valuation.

I believe that our village has tremendous resources for reviewing valuation models. I am not objecting to creating such an oversight board, but I have some concerns. We as a community seem to have many opinions how properties should be valued. I have heard conflicting opinions about how the land part of the property should be accounted for. These are fundamental issues and not just model calibration issues. We need more than just quants (I am one of them and I am interested in this stuff). Secondly, there is a question about who will be selected to join the board. Many residents are concerned about the work of our committees (such as the CNC that I have been a part of), though those concerns are unfounded.

I think it would be great to have a group of volunteers for reviewing such models. This group could be part of Forum and should be inclusive so that anyone could join - quants, real estate developers, other residents... The group does not need to achieve consensus; instead it is supposed to provide pros and cons of multiple models. Such analysis will be very useful if the group has many participants from all parts of Scarsdale - we would hear opinions from the broad community and that would allow to make an informed decision.

By the way, I have briefly discussed my idea with Lena Crandall, Bob Berg, several residents, and with the Scarsdale Inquirer.

Best regards

Max