

**From:** [proscars@aol.com](mailto:proscars@aol.com) <[proscars@aol.com](mailto:proscars@aol.com)>

**Sent:** Wednesday, August 17, 2016 5:31 PM

**To:** Mayor; [jmark58@aol.com](mailto:jmark58@aol.com); [bill.stern@yahoo.com](mailto:bill.stern@yahoo.com); [dpekarek@verizon.net](mailto:dpekarek@verizon.net); [carlfingerscarsdaletrustee@gmail.com](mailto:carlfingerscarsdaletrustee@gmail.com); [marc.samwick@verizon.net](mailto:marc.samwick@verizon.net); [MJC49C@gmail.com](mailto:MJC49C@gmail.com); [jveron.villagetrustee@gmail.com](mailto:jveron.villagetrustee@gmail.com); Steve Pappalardo; Wayne Esannason; Clerk's Department

**Subject:** Questions for Meeting 8/17 with J.F. Ryan and Assessor Albanese

To Mayor Mark and Scarsdale Village Board :

A number of the questions below have asked in previous public comment periods without answers.

We would the following questions answered by J. F. Ryan and Assessor Albanese in detail.

1. The assessor's FINAL Copy of the Sales Report initialed and dated by the assessor 7/20/16 shows 506 Sales with 396 valid sales and 110 invalid sales. Where are the written detailed explanations for the invalid sales /
2. Did JF Ryan and the assessor have access and examine the MLS sales report for the Scarsdale School District from 7/1/2014 to 9/25/2015 ?  
The report indicates that there were 338 bona fide sales through real estate brokers.
3. Why did JF Ryan and the assessor use only 220 sales during the sales base period ?  
Why and for what detailed reasons were each of the 118 sales from the MLS sales report deleted from the Ryan and assessor sales report of only 220 sales .
4. The MLS Sales Report shows 81 of the 338 sales were under \$ 1,000,000 or about 24 % of the total sales. The 220 Sales Base shows only 31 sales under \$ 1,000,000 of 17.7 % of the total . Therefore lower valued houses were under represented in the 220 Sales Base Sales list . Why and who decided to under represent lower valued houses in the 220 sales Base ?
5. What is the exact number of the 5,298 Scarsdale Homes that had their June 1, 2016 tentative assessments increased , how many stayed the same and how were decreased by actual numbers not percentages ?

We may present further questions at the Ryan presentation.

Bob Harrison, Chairman  
Scarsdale Taxpayer Alert

914 725-0962  
914 646-4054 (cell)