

Donna Conkling

From: proscars@aol.com
Sent: Friday, February 19, 2016 12:50 PM
To: Clerk's Department; jmark58@aol.com
Subject: Scarsdale Village Board Should Pass The Homestead Tax Option

Dear Mayor Mark and Scarsdale Village Board of Trustees ,

We strongly urge the Scarsdale Village Board of Trustees to pass the Homestead Tax Option at the Tuesday , February 23 Village Board Meeting. The whole idea of Scarsdale's first Reval in 45 years in 2014 was for the purpose that every residential property should be assessed at its Fair Market Value at a cost to our taxpayers of \$ 1,100,000.

Now your Board is spending an additional \$ 245,000 plus costs which amounts to almost a one percent increase in our taxes to do a second drive by Reval for the purpose of correcting any inaccuracies in the first Reval and to insure that ALL residential properties are assessed at Fair Market Value.

For your information the following Westchester Communities and their School Districts have passed the Homestead Tax Option : Town of Rye and the School Districts of Blind Brook and Rye Neck; Town of Pelham and the Village of Pelham and the Village of Pelham Manor and their School District; and the Village of Sleepy Hollow.

Two years ago the 42 condo apartment owners at Christie Place were put on notice that they could be assessed at Fair Market Value if the Homestead Tax Option was passed. The condo owners have enjoyed more than a 50 % discount in their assessed values and their property taxes for the past 8 years . These condo owners have been subsidized by the 5,300 single family home owners in Scarsdale now paying property taxes based on their property's Fair Market Value. It is time for Christie Place condo owners to pay their FAIR SHARE of Scarsdale taxes.

The 42 condo units at Christie Place are one of a kind, high end luxury apartments with many amenities including underground parking , concierge service and a prime location next to Village stores and the train station. The age restriction of 55 only applies to one resident in the unit and there is NO restriction to school age children to living in the unit. The condo offering document states that the sponsor did NOT make any representations on property taxes.

The 13 active members of the Village Board's OWN appointed Advisory Council on Scarsdale Citizens presented a statement to your Board UNANIMOUSLY recommending that your Board pass the Homestead Tax Option to have the 42 Christie Place condo apartments be assessed at their Fair Market Value , instead of their commercial rental value.

Based on the latest Scarsdale School District mail labels , 57 % of Scarsdale residences do NOT have children in the school and only 43 % of Scarsdale residences do have children in Scarsdale schools. This ratio has been steady over the last ten years and beyond. Therefore, we have many, many residences in Scarsdale paying their Village and School property taxes at Fair Market Value with NO children in the school district.

We see NO reason why the 42 Christie Place unit owners should not pay their taxes based on the Fair Market Value of their condo units. If Christie condo owners were assessed based on the Homestead Tax Option , the average tax increase per unit would be \$ 13,409 according to the Scarsdale assessor. Compare that amount with many of are older residents in large homes who had their property taxes increase by \$ 50,000 to \$ 100,000 in the 2014 Reval. Mr. Seymour Topping , who is 94 years old and lives at 5 Heathcote Road , came to a recent Village Board meeting and complained that his property taxes went up about \$ 50,000 in the 2014 Reval.

Looking at the future , the Village Board must be aware of future Scarsdale condo developments perhaps at the open Freightway parking lot that should be subject to the Homestead Tax Option. All Christie Place owners would have the opportunity to file a grievance on any new assessment just like the over 750 home owners who filed a grievance after the 2014 Reval.

Based on FAIRNESS to ALL residential taxpayers , the Scarsdale Village Board should pass the Homestead Tax Option. We plan to present a resident petition supporting the passage of the Homestead Tax Option at your Tuesday night meeting.

Thank you for your consideration in this very important matter of FAIRNESS to Scarsdale taxpaying residents.

Bob Harrison, Chairman
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