

> From: sherry berkowitz <sherryberkowitz@gmail.com>
> Sent: Wednesday, August 10, 2016 5:19 PM
> To: Mayor
> Cc: marc.samwick@verizon.net; debpekarekbot@gmail.com; jveron.villagetrustee@gmail.com; MJC49C@gmail.com; Bill Stern; Wayne Esannason
> Subject: Comparable Sales Data from 2016 Reval and 8/17 Ryan meeting
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> Dear Mr. Mayor,
> I am writing to you regarding the 2016 Ryan reval, specifically regarding the comparable sales data, and the format of the upcoming 8/17 meeting.
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> Comparable Sales Data
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> After I attended the 6/1 FMNA meeting I began compiling information about the value of my house in order to either prepare to meet with Nanette before 6/21, or for my grievance application. On 6/2 I emailed Nanette letting her know that I had been on the Scarsdale.com<<http://Scarsdale.com>> website and read Nanette Albanese's 8/20/15 press release with the "important things to know about the 2016 reassessment". <http://scarsdale.com/Portals/0/Assessor/2016%20PRESS%20RELEASE.PDF>
> The third bullet point reads "The sales used to value all properties for the June 1, 2016 tentative assessment roll will include valid transactions that transpired over the 2 year period. July 1, 2013 through June 30, 2015."
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> Since Ryan's final report states they used sales from 7/1/14-9/25/15 I was confused. I went back and forth with Nanette a few times via email in early June to no avail, but to be perfectly honest I stopped asking for clarification since she didn't have the time to discuss my home assessment before the grievance app file date of 6/21.
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> In preparing my grievance application I met with a local real estate agent to review sales comps in the area. Since we were both unclear as to the exact sales comp dates we should use, we covered our bases and looked at dates that included the press release and Ryan's final report: 7/1/13-9/25/15. All of this was done before the 2016 Revaluation Sales Base report was posted to the Scarsdale.com<<http://scarsdale.com>> website. Once I saw that report was posted I cross checked the comps we pulled against the 2016 Reval Sales Base report and immediately noticed the following sales were missing:
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> Press Release Dates 7/1/13-6/30/15
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> * 42 Tompkins Road sold 4/15/14 \$925,000
> * 1108 Post Road sold 2/2/14 \$820,000
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> Ryan's final sales base report 7/1/14-9/25/15
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> * 26 Ridgecrest East sold 9/8/15 \$825,000
> * 142 Boulevard sold 7/20/15 \$780,000
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> * 10 Dobbs Terrace sold 3/6/15 \$720,000

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> I don't think you have to review models for a living or have statistical background to know something seems very wrong here.

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> August 17th Ryan Meeting

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> I appreciate you and the trustees in your effort to have Ryan and Associates come to Scarsdale and answer resident questions. I understand that you want to be able to streamline the meeting for efficiencies, and avoid repetitive questions. However I do think it's unreasonable to expect us to write questions on a note card, and then have Board members vet them especially during the meeting and/or if we have follow up questions. I think it would be helpful for everyone if we could receive Ryan's response to all of the questions that have been asked over the course of the last 2 months prior to our meeting. That would probably be one good way to avoid repetitive questions. The meeting with Ryan is in a week, so I trust the residents will be given plenty of time to review Ryan's answers to residents questions in the next couple of days, giving all of us plenty of time to review and prepare for the meeting.

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> Best,

> Sherry Berkowitz