


**Reassessment
Outreach Forum
Pocantico Hills School District**


Town of Greenburgh
May 7, 2013

Edge McCarthy, IAO
Town Assessor
177 Hillside Avenue, Greenburgh, NY 10607
emccarthy@greenburghny.com




ULTIMATE GOAL

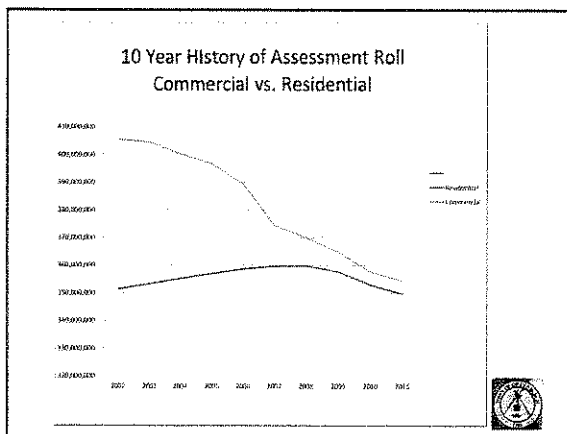
Everyone to pay fair share of taxes

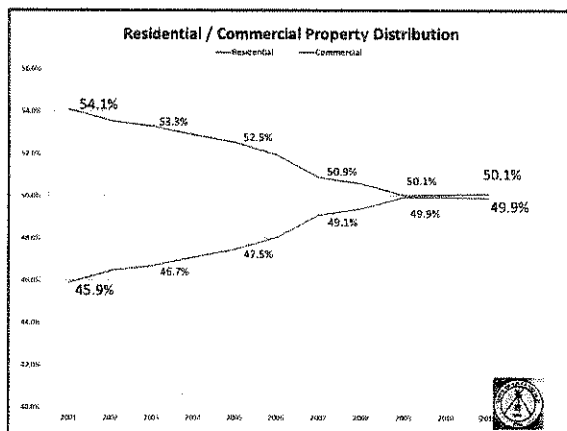


History of Assessments

- Town of Greenburgh has not completed a town-wide reassessment since mid-1950's
 - Like most other municipalities in Westchester County
 - Resulting in significant inequities in the Assessment Roll







Financial Impact Certiorari / Small Claims

- Drives property tax rates in two ways:
 - Reduced Assessment Rolls
 - Tax rate increases
 - Property Tax Refunds
 - Pass through operating budgets
 - Tax rate increases
 - Estimated at more than **\$10 million** per year between the Town, Schools, Villages, and County
 - Uncertainty to budget process

Reassessment

- Reassessment will not increase the overall amount of money raised in property taxes
 - It will only bring equity to the way the property tax burden is distributed
- Higher assessment will not necessarily lead to higher taxes



Cost of Reassessment

- Reassessment estimated to cost about \$4.5 million - First Year
- Maintenance costs -



Benefits of Reassessment

Maintaining equitable assessments after initial town wide revaluation will provide:

- Equity among taxpayers
- Reduction in the level and cost of certiorari proceedings over time,
- Increased control of budgeting process for taxing districts



Challenges of Reassessment

- Educating Taxpayers regarding
 - Assessment Changes
 - Tax shifts
- Addressing taxpayer concerns and anxieties
- Funding of Expenditure
- Political apprehension
- Commitment to maintain
- Homestead/Non-Homestead (impact on commercial and condominium sector)

10



Recent Westchester Reassessments

- Bronxville
 - Sleepy Hollow
 - Rye Town
 - Pelham
-
- Mamaroneck
 - Scarsdale

11



Coordinated Reassessment Project

- How it was started
- Process
- Next Steps

12



Coordinated Reassessment Project

- City of Yonkers
- Town of Greenburgh
- Town of North Castle
- Village of Pleasantville
- Town of North Salem
- Mt. Kisco
- City of Peekskill
- City of Mt. Vernon
- Town of Bedford
- Town of Ossining
- Village of Briarcliff
- New Castle

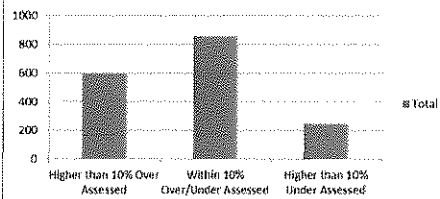


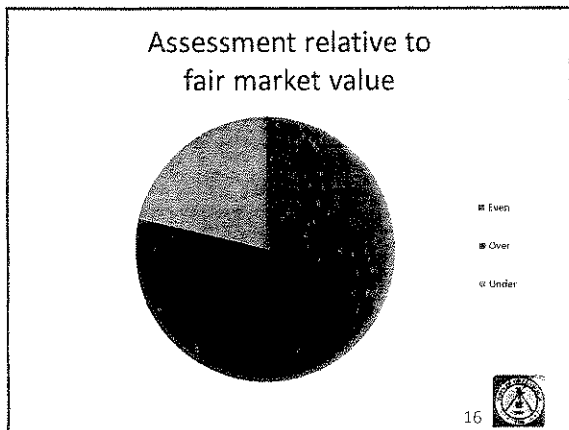
POTENTIAL IMPACTS

- State wide impacts – historical
– 1/3 increase – 1/3 decrease – 1/3 remain same
- Municipal wide impacts current – Mamaroneck
– 1/3 increase – 1/3 decrease – 1/3 remain same
- Town of Greenburgh potential impacts
–?-?-?




Breakdown of Assessments Relative to Fair Market Value





Overall sales / market

- 1709 Sales within last 3 years
 - 32% over assessed by more than 35%
 - 17% under assessed by more than 15%
 - 50% fall within +/- 10%
- Pocantico Hills School District Area
 - 10 Sales within last 3 years
 - 10% under assessed
 - 60% over assessed
 - 30% fall within +/- 10%

17 

Contact Information

Edye McCarthy, IAO
 Town Assessor
 177 Hillside Avenue
 Greenburgh, NY 10607
 914-993-1520
emccarthy@greenburghny.com

18 