



Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501

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Brian Pugh

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Village Manager
Bryan T. Healy

Treasurer
Daniel Tucker

Village Clerk
Pauline DiSanto

To: Board of Trustees
From: Bryan Healy, Village Manager
Date: September 2, 2022
Re: Village Assessor

This memo is a follow-up to my original memo of August 18, 2022, regarding the Village Assessor position.

Based on the discussion that took place at the August 22, 2022, work session, Village Engineer Daniel O'Connor identified approximately 816 parcels with a higher town assessment than village assessment. Of these parcels, approximately 83% are single-family homes, 8% are two- or three-family homes and the remaining 11% are other categories (commercial, vacant land, apartment buildings, etc.). These properties would likely see an increase in the village portion of their total tax bill (approximately 30%).

Approximately 2,058 parcels were identified with a higher village assessment than town assessment. These properties would likely see a decrease in the village portion of their total tax bill (again, approximately 30%).

In terms of dollars and cents, the Village's average assessment is 15,800. If your assessment was to go up by 10%, your 2022-2023 village tax bill would increase by \$439.93. Likewise, if your assessment was to go down by 10%, your 2022-2023 village tax bill would decrease by \$439.93.

It is very important to remember that 70% of a property's total tax bill is already generated from the town assessment roll. This includes town, county and school taxes.

It is also important to remember that if a resident feels their property is assessed incorrectly, they can annually file a grievance with the assessor and present their case on Grievance Day. Currently, a resident would need to attend two separate Grievance Day hearings (one in February for the Village and one in June for the Town). If the Village were to cease being an assessment unit, there would only be one Grievance Day for all tax purposes in June.