



ENGINEERS OFFICE
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520.2501

Mayor
Brian Pugh
Trustees
Ann Gallelli
Sherry Horowitz
Nora M. Nicholson
Len Simon
Manager
Bryan Healy
Treasurer
Daniel Tucker
Engineer/Building Inspector
Daniel F O'Connor, P.E., CEO
Asst. Engineer/Asst. Building Inspector
Ronald Wegner, P.E., CEO
Assessor
Roger Miller
Fire Inspector
Peter Anfiteatro, CEO

Date: October 30, 2023

To: Brian Healy, Village Manager

From: Roger Miller, Village Assessor

Re: 2023 Village Scar Cases

There were two SCAR settlements this year, summarized as follows:

11 Newton Court – Jamie Fosgate – 67.10-2-4.27

The assessment was reduced from \$25,543 to \$24,400; the implied market value was reduced from approximately \$890,000 to \$850,000. The property was purchased in 2021 for \$809,250. The Town of Cortlandt recently settled their grievance with value set at \$850,000. Based on this reduction and the tax rate of \$278.435 per \$1,000, the indicated tax refund is \$363.76.

34 Lounsbury Road – Casey Raskob – 67.20-2-38

The assessment was reduced from \$21,500 to \$19,583; the implied market value was reduced from approximately \$750,000 to \$682,000. The issue was not market value, but the increase in value due to construction of a garage with attic storage structure. Based on the reported cost of the improvements, the assessment had been increased by \$4,500, or approximately \$155,000 in market value. The settlement reflects an increase in value of approximately \$90,000 due to the construction. Based on this reduction and the tax rate of \$278.435 per \$1,000, the indicated tax refund is \$533.76.

The signed stipulations of settlement are attached.