



THE SCARSDALE CITIZENS' NON-PARTISAN PARTY

**Voting takes place TUESDAY, MARCH 21 from 6 AM - 9 AM and 12 PM - 9 PM  
at Scarsdale Public Library - 54 Olmsted Rd.**

*A fair path forward on the Reval...*

The 2016 Revaluation has been a source of deep division within our Village, and inaccurate rhetoric is proliferating as part of this election. While there is work to be done, the difficulties are not an indictment of our system of government or our sitting and past trustees. We present the following points for your consideration:

**1.) The goal should be a fair, predictable, and sustainable tax roll.**

Let's remember the big picture – the Village (like many other communities) had not done a property revaluation in over 40 years. We poked a sleeping giant, and it is not an easy fix. But fairness is an attainable goal.

**2.) Both the 2014 and 2016 revals had flaws.**

Critics of the 2016 revaluation have cited the fact that the NYS Office of Real Property Tax Services had to institute an "equalization rate" on property taxes as proof that the 2016 revaluation is uniquely flawed. But the Village has been clear that the equalization rate would also have applied to the 2014 reval. Grievances were filed in large and nearly equal numbers for both revaluations. But, it turns out...

**3.) The 2016 revaluation is closer to the sales price data than the 2015 tax roll.**

Dr. Brian Nottage, a Scarsdale resident who holds a Ph.D. in economics and had been critical of the 2016 revaluation process, studied and analyzed the reval's results in light of 185 recent sales. Dr. Nottage found that although both have flaws, the 2016 Final Assessment Valuation is more accurate at every price tier based on sale prices. The NYS Dept. of Taxation & Finance advises that, "The single most important piece of market information is the sale price of a property."

**4.) Process is important, mistakes were made, but results are essential.**

We are very aware that some residents feel unfairly treated by the process and take issue with consultant John Ryan's conduct during this process. You will get no argument from us on Mr. Ryan's conduct. Lessons must be learned.

**5.) The solution sought by the Article 78 lawsuit is not the answer.**

There is no legal way for the Mayor and Trustees to disregard or reverse the 2016 revaluation and return to the 2014 reval, as the suit demands. And considering the sales data, it is not fair to go backward. Furthermore, accusations of corruption are uniformly unfounded, and this slander must stop. The Village, on behalf of all 5000-plus households, acted justly and in the best interest of the whole community by filing an application to have this lawsuit dismissed.

**6.) We can act to improve the process for the next reval.**

We must take the appropriate, lawful steps to restore the community's faith in the Town Assessor's office. We will develop a thoughtful timeline for the next Village-wide revaluation. We must ensure that all homeowners are apprised of their rights to grieve individual assessments to the Board of Assessment Review later this Spring. The grievance process must be made simple, fair and compassionate. And our resources should be directed to providing quality service, communications, efficiencies and listening – not lawsuits, conspiracy theories, and self-serving rancor.

**7.) The reaction of our opponents to new data should raise questions.**

Dr. Nottage provided thoughtful quantitative analysis and openly shared the data that generated his results. And yet, our opponents' quickly dispensed with his data in favor of *ad hominem* attacks on Dr. Nottage's motives. This is not good for Scarsdale and suggests a closed-minded approach to Village government that is concerning.

We believe your Mayor and Trustees should approach their roles with humility and open minds.



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*Governing the Village is more than the Reval...*

We have laid out our vision for moving Scarsdale forward.

We will focus on

- maintaining the balance between keeping property taxes low and providing the high quality services that Scarsdale residents expect and deserve;
- maintaining our coveted AAA bond rating;
- building the Scarsdale of the future through prudent investment;
- building on the work of the ad hoc Communications Committee to better serve Village residents; and
- we will provide experienced, ethical, and responsible leadership.

As residents with proud records of volunteerism and taking action for the community, we have the experience and open-minded approach to lead and effectuate change for all 17,000+ residents. We will try to bring everyone to the table as neighbors and friends, and not adversaries.

**We ask for the privilege and responsibility of serving you, and ask for your vote on March 21.**

## **SCARSDALE CITIZENS' NON-PARTISAN PARTY**



**Over 100 Years of  
Non-Partisan Good Government**



**Vote Row A — Tuesday, March 21**



**Dan Hochvert  
for Mayor**



**Matthew J. Callaghan  
for Trustee**



**Carl L. Finger  
for Trustee**



**Seth Ross  
for Trustee**

**Representing All Scarsdale with Integrity**

★ ★ **Your best choice for experience, fairness & character** ★ ★