



Application for Corrected Tax Roll

Part 1 – General information: To be completed in duplicate by the applicant.

Names of owners Albany County Land Bank Corporation					
Mailing address of owners (number and street or PO box) 111 Washington Ave Ste. 601			Location of property (street address) 260 Bradford Street		
City, village, or post office Albany		State NY	ZIP code 12210	City, town, or village Albany	
Daytime contact number 518 407 0309		Evening contact number		Tax map number of section/block/lot: Property identification (see tax bill or assessment roll) 65.46-2.9.2	
Account number (as appears on tax bill) 33167			Amount of taxes currently billed 9,642.21		
Reasons for requesting a correction to tax roll: Rec date: 06/13/2023 ; it was approved in 2024, Res. #139, Deed date: 06/17/2023 ; introduced 3.11.24, File Attached R2023-10486					

I hereby request a correction of tax levied by Albany County for the year(s) 2025.
(County, city, village, etc.)

Signature of applicant 	Date 2/3/25
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Part 2 – To be completed by the County Director or Village Assessor. Attach a written report including documentation and recommendation. Specify the type of error and paragraph of subdivision 2, 3, or 7 of Section 550 under which the error falls.

Date application received 2/3/25	Period of warrant for collection of taxes 1/1/25 - 12/31/25
Last day for collection of taxes without interest 1/31/25	Recommendation Approve application <input checked="" type="checkbox"/> Deny application <input type="checkbox"/>
Signature of official 	Date 2/19/25

If approved, the County Director must file a copy of this form with the assessor and board of assessment review of the city/town/village of _____ who must consider the attached report and recommendation as equivalent of petitions filed under section 553.

Part 3 – For use by the tax levying body or official designated by resolution _____ (insert number or date, if applicable)

Application approved (mark an X in the applicable box):

Clerical error Error in essential fact Unlawful Entry

Amount of taxes currently billed	Corrected tax
Date notice of approval mailed to applicant	Date order transmitted to collecting officer

Application denied (reason): _____

Signature of chief executive officer, or official designated by resolution	Date
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Instructions

General information

Where to send

Submit two copies of this application to the County Director of Real Property Tax Services (in Nassau and Tompkins Counties, submit to Chief Assessing Officer).

When to send

Submit the application only **before** the collection warrant expires.

Wholly exempt parcel

Attach statement signed by assessor or majority of board of assessors substantiating that assessor obtained proof that parcel should have been granted tax exempt status on tax roll.

Payment requirements

You may pay without interest and penalties **only** if:

- the application was filed with the County Director on or before the last day that taxes may be paid without interest (see *Date application received* in Part 2); **and**
- you pay the corrected tax within eight days of the date on which the notice of approval is mailed to the applicant (see Part 3).

If either of these conditions is not satisfied, interest, penalties, or both must be paid on the corrected tax.

For use by Collecting Officer:

Order from tax levying body received on _____
Date

Corrected tax due	Date tax roll corrected
Interest and penalties (if applicable)	Date tax bill corrected
Total corrected tax due	Date application and order added to tax roll
Date payment received	

Signature of collecting officer	Date
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Albany County Real Property Tax Service Agency
 Tax Bill Correction Worksheet

Date: 2/19/2025
 Municipality: City of Albany
 Property Address: 260 Bradford St
 Tax ID Number: 65.46-2-9.2
 Tax(s) to be corrected: 2025 County / City Tax

Original Bill

Levy Description	Taxable Value / U	Rate	Tax Amount
County Tax	728,700	2.769957	\$ 2,018.47
City Tax	728,700	10.46211	\$ 7,623.74
Total Tax Due			\$ 9,642.21

Correct Bill

Levy Description	Taxable Value / U	Rate	Tax Amount
County Tax	-	2.769957	\$ -
City Tax	-	10.46211	\$ -
Total Tax Due			\$ -

Correction

Original Amount Due	\$ 9,642.21
Correct Amount Due	\$ -

CITY OF ALBANY - 2025 PROPERTY TAXES

FISCAL YEAR: 1/1/2025 to 12/31/2025 WARRANT 12/31/2024 ESTIMATED COUNTY STATE AID: \$116,009,296

MAKE CHECKS PAYABLE TO:
 CITY OF ALBANY
 CITY HALL, RM. 110
 24 EAGLE ST.
 ALBANY, NY 12207

TO PAY IN PERSON:
 City Hall Room 109
 24 Eagle Street
 Albany, NY 12207
 (518) 434-5035

PROPERTY OWNER:
 ACLB Holdings, LLC
 111 Washington Ave Ste 100
 Albany, NY 12210

BANK	BILL	TAX MAP NUMBER
	251522	65.46-2-9.2

PROPERTY INFORMATION:
 ACCOUNT #: 33167
 DIMENSION: 60.00 X 109.00
 ROLL SECTION: 1 CLASS: 614 - SPEC. SCHOOL
 LOCATION: 260 Bradford St
 SCHOOL: Albany
 FULL MARKET VALUE: As of 3/1/24 728,700
 UNIFORM % OF VALUE: 100.00
 LAND ASSESSMENT: 93,000
 TOTAL ASSESSMENT: 728,700

EXEMPTION	VALUE	FULL VALUE	TAX PURPOSE

PROPERTY TAX PAYERS BILL OF RIGHTS

If you feel the assessment on your property is too high, you have the right to file a grievance to lower it for future tax bills. For information, please contact your assessor for the booklet "How to File a Complaint on Your Assessment" and to inquire about exemptions. Any reduction in assessment will NOT be reflected on this bill. The filing date for this assessment has passed.

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE FROM PRIOR YEAR LEVY	TAXABLE VALUE OR UNITS	RATE	TAX AMOUNT
COUNTY TAX	20,746,477	3.0	728,700.00	2.76995700	2,018.47
CITY TAX	62,981,000	2.0	728,700.00	10.46211000	7,623.74
TOTAL TAXES/FEES DUE BY: JANUARY 31, 2025:					\$9,642.21

Full Payment Options

PAY BY	TAX AMOUNT	INTEREST	TOTAL DUE
01/31/2025	9,642.21	0.00	9,642.21
02/28/2025	9,642.21	385.69	10,027.90
03/31/2025	9,642.21	482.11	10,124.32

-OR-

Installment Payment Options

First Installment Due On or Before January 31st			
PAY BY	TAX AMOUNT	INTEREST	TOTAL DUE
01/31/2025	4,821.11	0.00	4,821.11
Second Installment			
PAY BY	TAX AMOUNT	INTEREST	TOTAL DUE
07/31/2025	4,821.10	433.90	5,255.00

The Treasurer's office may now accept installment payments for this bill as shown above. This may be a change from any prior bills. For more information, see the reverse.
 Note: Please refer to reverse side for important information.

RECEIVER'S STUB MUST BE RETURNED. FOR A RECEIPT OF PAYMENT, RETURN THIS ENTIRE BILL.

**CITY OF ALBANY - 2025 PROPERTY TAXES
 RECEIVER'S STUB**

CITY OF: ALBANY
 PROPERTY ADDRESS: 260 BRADFORD ST
 ACLB Holdings, LLC
 111 Washington Ave Ste 100
 Albany, NY 12210

SCHOOL: ALBANY

ACCOUNT #: 33167
 BILL NUMBER: 251522
 Tax Map #: 65.46-2-9.2
 BANK CODE:

	Tax Amount	Interest	Total Due
01/31/2025	9,642.21	0.00	9,642.21
02/28/2025	9,642.21	385.69	10,027.90
03/31/2025	9,642.21	482.11	10,124.32

TOTAL INSTALLMENT #1
\$4,821.11
OR TO PAY IN FULL
\$9,642.21

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ALBANY COUNTY
LAND BANK CORPORATION

BOARD OF DIRECTORS

Charles Touhey, Chair
Touhey Associates

Joseph J. LaCivita, Vice Chair
City of Watervliet

Natisha M. Alexander, Treasurer
Resident

Samuel Wells, Secretary
Resident

Mark Bobb-Semple
Resident

Anthony Capece
*Executive Director, Central
Avenue BID*

Juanita Nabors
Resident

Joseph Seman-Graves
Resident

David C. Rowley
*Managing Partner, Cooper
Erving & Savage*

EXECUTIVE DIRECTOR

Sean M. Maguire, AICP CEcD

January 27th, 2025

Albany County Real Property Tax Service Agency
Michael McGuire, Director
Harold L. Joyce Albany County Office Building
112 State St., Room 1340
Albany, NY 12207

Re: New York State Land Bank Statutory Exemptions

Dear Mr. McGuire:

The Albany County Land Bank was established in 2014 by Albany County to facilitate the process of acquiring, improving, and redistributing tax-foreclosed, vacant, or abandoned properties. As a New York State Land Bank established under Article 16 of the New York State Not-For-Profit Corporation Law (the Land Bank Act) all income, operations and real property of the Albany County Land Bank Corporation is exempt from taxation by the State of New York and by any of its political subdivisions. New York State Land Banks are also exempt from all special ad valorem levies, special assessments, sewer rents and user charges. In accordance with §1608(a) of the Land Bank Act, the tax-exempt status of all land bank property, inclusive of all statutory exemptions, is effective upon the date of transfer of title to a land bank.

Enclosed, please find tax correction forms pertaining to property taxes levied on real property owned by the Albany County Land Bank Corporation. I respectfully request these corrections be reviewed and corrected in accordance with the exemptions provided to us under New York State law.

I have attached more information pertaining to the statutory exemptions provided to New York State Land Banks for your reference. Should you have any questions, please do not hesitate to contact our office at (518) 407-0309 or via email at info@albanycountylandbank.org. Thank you for your time and consideration.

Regards,

Sean M. Maguire, AICP CEcD



ALBANY COUNTY – STATE OF NEW YORK
 BRUCE A. HIDLEY COUNTY CLERK
 16 EAGLE STREET, ALBANY, NEW YORK 12207

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: R2023-10486
 Receipt#: 20230621407
 Clerk: LF
 Rec Date: 06/13/2023 02:41:20 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 7
 Rec'd Frm: ALBANY COUNTY DEVISION OF FINANCE

Party1: ALBANY COUNTY DEPT OF MANAGEMENT & BUDGET COMMISSIONER
 Party2: ACLB HOLDINGS LLC
 Muni: ALBANY CITY

Recording:

Cover Page	0.00
Recording Fee	0.00
Cultural Ed	0.00
Records Management - Coun	0.00
Records Management - Stat	0.00
TP584	0.00
Notice of Transfer of Sal	0.00
RP5217 Residential/Agricu	0.00
RP5217 - County	0.00

Sub Total:	<u>0.00</u>
Transfer Tax	
Transfer Tax - State	0.00
Sub Total:	<u>0.00</u>

Total:	<u>0.00</u>
**** NOTICE: THIS IS NOT A BILL ****	

***** Transfer Tax *****
 Transfer Tax #: 6913
 Transfer Tax
 Total: 0.00

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Record and Return To:

SASE/ALBANY COUNTY

Bruce A. Hidley
 Albany County Clerk

6 LP
A15.

RECORD AND RETURN TO:
ALBANY COUNTY DIVISION OF FINANCE
112 State Street, Room 1340
Albany, New York 12207

DEED

THIS INDENTURE, made the 7th day of June 2023, between

M. DAVID REILLY, JR., Commissioner of the Albany County Department of Management and Budget, as **ENFORCING OFFICER OF THE COUNTY OF ALBANY, NEW YORK, TAX DISTRICT**, having its principal office located at 112 State Street, Albany, New York 12207 ("Grantor") and

ACLB HOLDINGS, LLC, a subsidiary of the Albany County Land Bank Corporation having its principal office located at 111 Washington Ave, Suite 100, Albany, New York 12210 ("Grantee"),

WHEREAS, pursuant to Article Eleven, Title 3, of the Real Property Tax Law the Tax District heretofore brought a proceeding in the County Court of the State of New York, County of Albany, under **Index No. 05418-16** entitled "In the Matter of the Foreclosure of Tax Lien "In Rem" Delinquent Proceeding brought pursuant to Article Eleven, Title 3 of the Real Property Tax Law by THE COUNTY OF ALBANY, NEW YORK, TAX DISTRICT, against the Parcels of Real Property included in the **LIST OF DELINQUENT TAXES filed on December 8, 2016 covering the CITY OF ALBANY, Albany County**", and

WHEREAS, a Summary Final Judgment of Foreclosure by Default was granted to the Tax District in said proceeding on May 26, 2023 and entered on May 26, 2023 directing the Grantor to execute and cause to be recorded a Deed conveying to the Tax District title to the parcels of real property located in the City of Albany, County of Albany, State of New York described in said List of Delinquent Taxes as "**PARCEL No. ALBANY 05418-16-432 (260 Bradford Street, City of Albany [Tax Map No. 65.46-2-9.2])**", a more particular description of which parcel is annexed hereto as Exhibit "A", and

WHEREAS, the Albany County Legislature, the governing body of the Tax District, by Resolution No. 501 for the Year 2022 adopted December 5, 2022 has approved and authorized the sale and conveyance of said parcel by the Tax District to the Grantee for the sum hereinafter set forth as the consideration for this Deed, and

WHEREAS, by the Assignment annexed hereto simultaneously herewith being recorded, the Tax District has assigned to the Grantee the Tax District's right pursuant to the said Judgment of Foreclosure to have the Grantor execute and cause to be recorded a Deed conveying title to said parcel to the Tax District and authorized the Grantor to by virtue of said assignment execute and cause to be recorded a Deed conveying title to said parcel to the Grantee, instead of to the Tax District,

NOW, THEREFORE, WITNESSETH that the Grantor pursuant to said Judgment of Foreclosure, Resolution and Assignment in consideration of payment by the Grantee of the sum of FIVE THOUSAND DOLLARS (\$5,000.00) AND NO CENTS to the Tax District does hereby grant, release and convey title to said parcel unto the Grantee, its successors and assigns, instead of to the Tax District.

TO HAVE AND TO HOLD, all and singular, said parcel hereby granted, released and conveyed unto the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF the Grantor has hereunto set his hand on the date above written.



**M. DAVID REILLY, JR., ENFORCING OFFICER
COUNTY OF ALBANY, NEW YORK, TAX DISTRICT**

ACKNOWLEDGMENT

STATE OF NEW YORK)
) SS.:
COUNTY OF ALBANY)

On the 7th day of June 2023, before me, the undersigned, personally appeared M. DAVID REILLY, JR., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Enforcing Officer of the County of Albany, New York, Tax District, and that by his signature on the instrument the individual, or the person upon behalf of which he acted, executed the instrument.



NOTARY PUBLIC - STATE OF NEW YORK

EUGENIA K. CONDON
Notary Public, State of New York
Registration No: 02CO4969817
Qualified in Albany County
Commission Expires July 23, 2026

LIST OF DELINQUENT TAXES
FOR
CITY OF ALBANY, ALBANY COUNTY

PARCEL FORCLOSURE NO: 0000556
FORECLOSURE PROCEEDING INDEX NO: 5107-13
PARCEL LOCATION: 260 BRADFORD ST. CITY OF ALBANY
PARCEL TAX MAP NUMBER: 06504600020090020000
PARCEL PROPERTY CLASS CODE: 614
OWNER LISTED ON DELINQUENT TAX BILL: PROJECT STRIVE.
REPUTED PARCEL OWNER(S): PROJECT STRIVE
AS OF 10/3/2013
MAILING ADDRESS: 135 ONTARIO ST
ALBANY, NY 12206

DELINQUENT TAXES

<u>YEAR</u>	<u>TYPE OF TAX</u>	<u>AMOUNT DUE</u>
2012	PROPERTY	389.51

Exhibit "A"

ASSIGNMENT

ASSIGNMENT, made this 7th day of June 2023, by the COUNTY OF ALBANY, NEW YORK, TAX DISTRICT, having its principal office located at 112 State Street, Albany, New York 12207, ("Tax District") to the ACLB HOLDINGS, LLC, a subsidiary of the Albany County Land Bank Corporation having its principal office located at 111 Washington Ave, Suite 100, Albany, New York 12210 ("Assignee").

WHEREAS, pursuant to Article Eleven, Title 3, of the Real Property Tax Law the Tax District heretofore brought a proceeding in the County Court of the State of New York, County of Albany, **Index No. 05418-16** entitled "In the Matter of the Foreclosure of Tax Lien "In Rem" Delinquent Proceeding brought pursuant to Article Eleven, Title 3 of the Real Property Tax Law by THE COUNTY OF ALBANY, NEW YORK, TAX DISTRICT, against the Parcels of Real Property included in the **LIST OF DELINQUENT TAXES filed on December 8, 2016 covering the CITY OF ALBANY, Albany County**", and

WHEREAS, a Summary Final Judgment of Foreclosure by Default was granted to the Tax District in said proceeding on May 26, 2023 and entered on May 26, 2023 directing the Enforcing Officer of the Tax District to execute and cause to be recorded a Deed conveying to the Tax District title to the parcel of real property located in City of Albany, County of Albany, State of New York described in said List of Delinquent Taxes as "**PARCEL No. ALBANY 0548-16-432 (260 Bradford Street, City of Albany [Tax Map No. 65.46-2-9.2])**", a more particular description of which parcel is annexed hereto as Exhibit "A", and

WHEREAS, the Albany County Legislature, governing body of the Tax District, by Resolution No. 501 for the Year 2022 adopted December 5, 2022 approved and authorized the sale and conveyance of said parcel by the Tax District to the Grantee for the sum of FIVE THOUSAND DOLLARS (\$5,000.00) AND NO CENTS.

NOW, THEREFORE, KNOW BY THESE PRESENTS, that in order to effectuate said sale and conveyance the Tax District in consideration of payment to it of said sum by the Assignee hereby without recourse assigns to the Assignee the Tax District's right pursuant to said Judgment of Foreclosure in said proceeding to have the Enforcing Officer of the Tax District execute and record a Deed conveying title to said parcel to the Tax District and hereby authorizes said Enforcing Officer to by virtue of said assignment execute and record a Deed conveying title to said parcel to said Assignee, instead of to the Tax District.

IN WITNESS WHEREOF, the undersigned has on behalf of the Tax District hereunto set his hand on the date above written.

THE COUNTY OF ALBANY, NEW YORK, TAX DISTRICT

By  _____

DANIEL P. McCOY, Albany County Executive

ACKNOWLEDGEMENT

STATE OF NEW YORK)
) SS.:
COUNTY OF ALBANY)

On the 7th day of June 2023 before me, the undersigned, personally appeared DANIEL P. McCOY, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same and that by his signature on the instrument, the individual, or the person upon behalf of which he acted, executed the instrument.


NOTARY PUBLIC - STATE OF NEW YORK

EUGENIA K. CONDON
Notary Public, State of New York
Registration No: 02CO4969817
Qualified in Albany County
Commission Expires July 23, 2026

FOR COUNTY USE ONLY

C1. SWIS Code 010100 A
C2. Date Deed Recorded 6, 13, 23
C3. Book R 2023 C4. Page 10486



New York State Department of Taxation and Finance
Office of Real Property Tax Services
RP- 5217-PDF
Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location: 260 BRADFORD STREET, ALBANY, NY 12206
2. Buyer Name: ACLB HOLDINGS, LLC
3. Tax Billing Address: Indicate where future Tax Bills are to be sent
4. Indicate the number of Assessment Roll parcels transferred on the deed: 1
5. Deed Property Size: X 0.15
6. Seller Name: ENFORCING OFFICER OF THE COUNTY OF ALBANY, NY
7. Select the description which most accurately describes the use of the property at the time of sale:
I. Community Service

SALE INFORMATION

11. Sale Contract Date
12. Date of Sale/Transfer: 6/12/23
13. Full Sale Price: 5,000.00
14. Indicate the value of personal property included in the sale: .00
15. Check one or more of these conditions as applicable to transfer:
A. Sale Between Relatives or Former Relatives
B. Sale between Related Companies or Partners in Business
C. One of the Buyers is also a Seller
D. Buyer or Seller is Government Agency or Lending Institution
E. Deed Type not Warranty or Bargain and Sale (Specify Below)
F. Sale of Fractional or Less than Fee Interest (Specify Below)
G. Significant Change in Property Between Taxable Status and Sale Dates
H. Sale of Business is Included in Sale Price
I. Other Unusual Factors Affecting Sale Price (Specify Below)
J. None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken (YY): 22
17. Total Assessed Value: 400,000
18. Property Class: 614
19. School District Name: ALBANY
20. Tax Map Identifier(s)/Roll Identifier(s): 65.46-2-9.2

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE: [Signature] DATE: 6/7/23
BUYER SIGNATURE: [Signature] DATE: 6/12/23

BUYER CONTACT INFORMATION
(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)
ACLB HOLDINGS, LLC
(518) 407-0309
111 WASHINGTON AVE, STE 100
ALBANY NY 12210
BUYER'S ATTORNEY

