

Albany County Real Property Tax Service Agency
 Tax Bill Correction Worksheet

Date: 4/3/2024
 Municipality: City of Albany
 Property Address: 260 Washington Ave
 Tax ID Number: 65.80-2-29
 Tax(s) to be corrected: 2024 Property Tax

Original Bill

Levy Description	Taxable Value	Rate	Tax Amount
County Tax	1,803,000	4.080263	\$ 7,356.71
City Tax	1,502,400	14.138373	\$ 21,241.49
Total Tax Due			\$ 28,598.21

Correct Bill

Levy Description	Taxable Value	Rate	Tax Amount
County Tax	1,803,000	4.080263	\$ 7,356.71
City Tax	901,200	14.138373	\$ 12,741.50
Total Tax Due			\$ 20,098.22

Correction

Original Amount Due	\$ 28,598.21
Correct Amount Due	\$ 20,098.22



CITY OF ALBANY
DEPARTMENT OF ASSESSMENT
24 EAGLE STREET-ROOM 302
ALBANY, NEW YORK 12207
TELEPHONE (518) 434-5155

KATHY SHEEHAN
MAYOR

TREY KINGSTON
CITY ASSESSOR

April 3, 2024

Andrew Corcione
21 Lodge Street
Albany, New York 12207

Re: 260 Washington Ave

The property located 260 Washington Ave in the city of Albany received the mixed use exemption under RPTL 485A in 2014. The exemption amount was miscalculated because at the time of the exemption being granted the initial year was entered incorrectly. As a result the exemption amount of \$300,600 was on the 2023 assessment role and use for 2024 city taxes but should have been \$901,800. Therefore an additional \$601,200 should have been exempt.

This exemption only applies to taxes for this property. Therefore the city taxes should be reduced by \$8499.99 to an amount of \$12,741.

Sincerely,

Handwritten signature of Trey Kingston, Esq.

Trey Kingston, Esq.
Assessor, City of Albany



Department of Taxation and Finance
Office of Real Property Tax Services

Application for Corrected Tax Roll

RP-554
(12/19)

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

Names of owners Packard Apartments LLC		
Mailing address of owners (number and street or PO box) 42 Sunset Ave		Location of property (street address) 260 Washington Ave
City, village, or post office Kinderhook	State NY	ZIP code 12106
City, town, or village Albany	State NY	ZIP code 12206
Daytime contact number	Evening contact number	Tax map number of section/block/lot: Property identification (see tax bill or assessment roll) 65-80-2-29
Account number (as appears on tax bill)		Amount of taxes currently billed 30,028.11
Reasons for requesting a correction to tax roll: See cover letter		

I hereby request a correction of tax levied by City of Albany for the year(s) 2024.
(County, city, village, etc.)

Signature of applicant TB 182	Date 4/3/2024
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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 4/3/2024	Period of warrant for collection of taxes 1/1/2024
Last day for collection of taxes without interest 2/31/2024	Recommendation Approve application <input checked="" type="checkbox"/> Deny application <input type="checkbox"/>
Signature of official <i>[Signature]</i>	Date 4/3/2024

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 28,598.20	Corrected tax 20,098.22
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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CITY OF ALBANY - 2024 PROPERTY TAXES

FISCAL YEAR: 1/1/2024 to 12/31/2024 WARRANT: 12/30/2023 ESTIMATED COUNTY STATE AID: \$111,509,350

BANK	BILL	TAX MAP NUMBER
	264335	65-80-2-29

MAKE CHECKS PAYABLE TO: **TO PAY IN PERSON:** **PROPERTY INFORMATION:**

CITY OF ALBANY City Hall Room 110
 24 Eagle Street
 Albany, NY 12207
 (518) 434-5035

ACCOUNT #: 06678
 DIMENSION: 66.31 X 145.45
 ROLL: 1
 LOCATION: 260 Washington Ave
 SCHOOL: 010100

PROPERTY OWNER:
 Packard Apartments, LLC
 42 Sunset Ave
 Kinderhook, NY 12106

FULL MARKET VALUE: 2,545,532
 UNIFORM % OF VALUE: 70.83%
 TOTAL ASSESSMENT: 1,803,000
 TAXABLE VALUE: 1,502,400
 EXEMPTION VALUE FULL VALUE TAX PURPOSE
 Mix-use Pr 300,600 424,396 CITY/SCHOOL

PROPERTY TAX PAYERS BILL OF RIGHT

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	20,149,052	2.6%	1,803,000	4.080263	7,356.71
City Tax	61,747,000	1.6%	1,803,000	14.138373	24,244.49
TOTAL BASE TAXES DUE:					28,601.20

Date Paid Amount Paid

Pay By 4/30/2024 Tax Amount Interest Total Due
 \$28,598.20 \$1,429.91 \$30,028.11

TOTAL TAX DUE: 30028.11

Handwritten notes:
 12,741.50
 209,048.22