



Application for Corrected Tax Roll

RP-554
(12/19)

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

Names of owners Allen D. VanAlstyne, Jr.					
Mailing address of owners (number and street or PO box) 129 Kings Rd.			Location of property (street address) 6 Jani Ln Pr		
City, village, or post office West Coxsackie		State NY	ZIP code 12192		City, town, or village Guilderland
					State NY
				ZIP code 12186	
Daytime contact number		Evening contact number		Tax map number of section/block/lot: Property identification (see tax bill or assessment roll) 013089 61.00-1-31.14	
Account number (as appears on tax bill) 10604			Amount of taxes currently billed 3,334.80		
Reasons for requesting a correction to tax roll: Property was assessed for a value of a completely constructed building. The building consisted of a foundation only as of March 1, 2019. Board of Assessment Review signed the change 12/6/19. The approval was too late to change property tax bills.					

I hereby request a correction of tax levied by Town of Guilderland for the year(s) 2020.
(County, city, village, etc.)

Signature of applicant <u>Karen M. VanDerGheyn, Assessor</u>	Date 12-13-2019
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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 <u>1/17/2020</u>	Period of warrant for collection of taxes <u>01/01/2020</u>
Last day for collection of taxes without interest <u>01/31/2020</u>	Recommendation Approve application <input checked="" type="checkbox"/> Deny application <input type="checkbox"/>
Signature of official <u>[Signature]</u>	Date <u>1/23/20</u>

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 Guilderland 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 3,334.80	Corrected tax 1,000.43
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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GUILDERLAND 2020 PROPERTY TAX

Fiscal Year 01/01/2020 to 12/31/2020

Warrant Date 12/31/2019

Bank # 008

Bill #010604

Mail Payments/Checks payable to:**In Person Payment:****Collection information:****Property Description and Location**

LYNNE M. BUCHANAN
RECEIVER OF TAXES
PO BOX 339
GUILDERLAND, NY 12084-0339

GUILDERLAND TOWN HALL
5209 WESTERN TURNPIKE
518-356-1980

AT G'LAND TOWN HALL
MONDAY Through FRIDAY
9:00AM - 4:30PM
EXTRA JANUARY HOURS:
WEDNESDAYS ONLY
9:00am to 6:00pm

Town 013089 School 013403
Location: 6 Jani Ln Pr
Class 210 Roll Sect. 1
Account No. 2019
Mortgage No. EOY Nat B
Front 0.00 Depth 0.00
Acres 3.29

ONLINE TAX PAYMENT
www.TownofGuilderland.org

Property Taxpayer's Bill of Rights

The Assessor estimates the FULL MARKET VALUE OF THIS PROPERTY as of 07/01/2018 was 540,000
The assessed value of this property as of 03/01/2019 was 540,000. The UNIFORM PERCENTAGE OF VALUE to establish assessments was 100.0 %. If You feel your assessment is inequitable, you have the right to seek a review. A publication entitled 'Contesting Your Assessment' is available at www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.
Est County Aid 91,269,848 Est State Aid 135,398

(STAR exemptions apply only to school taxes.)

Exemption/Purpose	Value	Full Value	Exemption/Purpose	Value	Full Value	Exemption/Purpose	Value	Full Value
Levy Description								
County		540000.00		3.47654700M	15189491	6.500	563,201,877.34	
Alt-gc ambulance dst	162,000	540000.00		0.23169700M	202196	3.700	37,53125.12	
Town General		540000.00		0.18571700M	816142	0.000	30,09100.29	
NYS Retirement		540000.00		0.11036400M	485000	131.300	17.88 59.60	
Highway		540000.00		0.85144900M	3612135	9.100	127.93 459.78	
Alb Co Election		540000.00		0.01489000M	65436	58.000	2.41 8.04	
Guilderld center fd		540000.00		1.30486500M	665772	3.200	211.39 704.63	

Total Tax Due 3334.80

1,000.43

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School 013403

Bank 008

(for receipt, check the box [] and return entire bill with payment)

GUILDERLAND 2020 PROPERTY TAX

010604

Tax Map ID #61.00-1-31.14

Check _____ Cash _____ Town 013089 Bill # 010604

*** Checks Subject to Collection ***

Paid by _____ circle amount paid

Returned Check Fee 20.00

VanAlstyne Allen D Jr
129 Kings Rd
West Coxsackie, NY 12192

Tax	Penalty	2ND NOTICE Svc Chg Fees	Pay on or before	Pay This Amount
3334.80	0.00	0.00	01/31/2020	3334.80
3334.80	33.35	0.00	03/02/2020	3368.15
3334.80	66.70	0.00	03/31/2020	3401.50

2020 Town County Rates

	Tax tcd	Rate/1000	New Assessed		Rate/1000	Old Assessed	
	General Fund	0.185717	\$162,000.00	\$30.09	0.185717	\$540,000.00	\$100.29
	NYS Retirement	0.110364	\$162,000.00	\$17.88	0.110364	\$540,000.00	\$59.60
	Highway	0.851449	\$162,000.00	\$137.93	0.851449	\$540,000.00	\$459.78
	Alb Co Election	0.014890	\$162,000.00	\$2.41	0.014890	\$540,000.00	\$8.04
	County Purposes	3.476547	\$162,000.00	\$563.20	3.476547	\$540,000.00	\$1,877.34
	SPECIAL DISTRICTS						
AD501	Alt-Gld Ctr Amb	0.231697	\$162,000.00	\$37.53	0.231697	\$540,000.00	\$125.12
AD502	Guiderland	0.087870	\$0.00	\$0.00	0.087870	\$0.00	\$0.00
DL501	Town Demo Lein			\$0.00			\$0.00
FD501	Altamont Fire	0.625423	\$0.00	\$0.00	0.625423	\$0.00	\$0.00
FD502	Guiderland Fire	1.504431	\$0.00	\$0.00	1.504431	\$0.00	\$0.00
FD503	Guild Ctr Fire	1.304865	\$162,000.00	\$211.39	1.304865	\$540,000.00	\$704.63
FD504	Guild Fire Prot	1.003769		\$0.00	1.003769		\$0.00
FD505	Elmwood Pk	1.973343		\$0.00	1.973343		\$0.00
FD506	Fort Hunter Fire	0.962939	\$0.00	\$0.00	0.962939	\$0.00	\$0.00
FD507	McKownville Fire	1.507564	\$0.00	\$0.00	1.507564	\$0.00	\$0.00
FD508	Westmere Fire	0.936894	\$0.00	\$0.00	0.936894	\$0.00	\$0.00
FD509	Rotterdam Fire	0.907087		\$0.00	0.907087		\$0.00
LT501	McKownville Light	0.118347	\$0.00	\$0.00	0.118347		\$0.00
LT502	Guiderland Light	0.184391	\$0.00	\$0.00	0.184391	\$0.00	\$0.00
LT503	Pres. Est. Light	0.457423			0.457423		
LT504	Pine Hill Light	0.094777		\$0.00	0.094777		\$0.00
LT505	Weatherfield Light	0.022651			0.022651		
LT506	Railroad Ave Light	0.000000			0.000000		
SW501	Zone A P&I Sewer	11.446600	5	\$0.00	11.446600	5	\$0.00
SW502	Zone B P&I Sewer	3.765400			3.765400		
	Total Sewer Debt						
SW505	O&M	79.066500	3	\$0.00	79.066500	3	\$0.00
WD501	Guiderland Water	0.673582	\$0.00	\$0.00	0.673582	\$0.00	\$0.00
WD505	West End Water	1.000000			1.000000		
WD599	Unpaid Water Tax	1.000000			1.000000		
OT501	Omitted Tax Cnty			\$1,000.43			\$3,334.79
OT502	Omitted Tax Town						
OT505	Agri Penalty Town				Difference	\$2,334.35	
OT506	Agri Penalty Cnty						

The owner of 6 Jani Lane submitted a building permit in 2008 for construction of a 3772 square foot home with a porch and three-car garage. Construction started and a foundation exists. In 2008, the inventory was added to the parcel in the RPS computer program and on the data card. The total assessment has remained from 2008 to 2019 at a land value \$40,900.

In 2019, the Town of Guilderland conducted a mass reevaluation of the entire town using the RPS program and data base. The parcel inventory of 61.00-1-31.14, 6 Jani Lane, consisted of a house. The program calculated a total assessed value of \$540,000 including the building. Land value is calculated at \$108,000. Inventory and Disclosure Notices were sent to the owner. The Town of Guilderland did not receive any response for any correspondence sent to the owner. The owner brought the discrepancy to our attention after they received the Voorheesville 2019-20 School Tax bill.

Currently, the house is still a foundation only. The value of the 3.29 acres of land and the 1904 square feet of foundations should be \$162,000 total assessment and \$108,000 land value. The \$162,000 would be a partial assessment for the current year.

The Board of Assessment Review considered the correction and approved the corrected value on 12/6/2019. The approval was submitted after all necessary materials had been submitted to the Town of Guilderland and to Albany County for preparation of January 2020 tax bills. Calculations for a corrected Town of Guilderland and Albany County Tax bill is attached.

I am requesting on behalf of the owner, Allen D. VanAlstyne, Jr., for a correction of the Town of Guilderland and Albany County Tax Roll. The correction should be approved based on *Error in essential fact (RPTL section 550, subdivision 3)(b)*.



**NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES**

**NOTICE AND PETITION OF ASSESSOR TO THE BOARD OF ASSESSMENT
REVIEW FOR THE Town of Guilderland (assessing unit) FOR
CORRECTION OF THE 20 19 FINAL ASSESSMENT ROLL**

To be completed in duplicate by assessor, or designated member of the Board of Assessors. Assessor is to transmit copy by certified mail, return receipt requested, to individual named in Part 2, item 1, EXCEPT where the proposed correction will result in a lower assessment. Transmit original to Chairman of Board of Assessment Review

PART 1: NOTICE OF PETITION

You are hereby notified that the Board of Assessment Review for Town of Guilderland will convene at _____
Assessing Unit
_____ (a.m./p.m.) on _____ at Guilderland Town Hall for the purpose of acting on
Time Date Location
the Assessor's or Board of Assessor's petition (see below) to correct the 2019 final assessment roll.
Year

Note: You may appear at the meeting and present any information relevant to the petition below. The Board of Assessment Review will notify the tax levying body of any changes to be made. The tax levying body will then notify you of any such change.

PART 2: PETITION

Allen D. VanAlstyne, Jr.

1a. Name of Owner
129 Kings Rd.

West Coxsackie, NY 12192

1b. Mailing Address

1c. E-mail Address (optional)

61.00-1-31.14 PC 210

Day () Evening ()

2. Telephone Number

6 Jani Ln Pr

3. Parcel Location (if different than 1b.)

4. Description of real property as shown on tax roll or tax bill (Include tax map designation)

5. Account No. 2019-003494-1

6a. Entry appearing on final assessment roll:

Land Value 108,000

Total Value 540,000

Exempt Value _____

6b. Entry on final assessment roll should be:

Land Value 108,000

Total Value 162,000

Exempt Value _____

7. Type of error (see definitions on reverse side):

- ☐ Clerical error, as defined in Sec. 550 (2), para. _____
☒ Error in essential fact, as defined in Sec. 550 (3), para. b _____
☐ Unlawful entry, as defined in Sec. 550(7), para. _____
☐ Omitted parcel of taxable real property or an omitted improvement on current or preceding year's assessment roll.
☐ Incorrect grant of partial exemption on preceding year's assessment roll; no transfer of title has occurred.

_____ An entry of assessed valuation of taxable State-owned land on current or preceding year's roll which is less than amount approved by the Office of Real Property Tax Services.

_____ An entry of assessed valuation of a special franchise on current or preceding year's roll which is less than final assessment thereof made by the Office of Real Property Tax Services or the full value of that special franchise as determined by the Office of Real Property Tax Services adjusted by the final state equalization rate established by the Office of Real Property Tax Services for the assessment roll upon which that value appears.

8. Describe how error occurred (Be specific; do not repeat definitions on reverse side; attach documentation) Property was assessed for a value of a completely constructed building. The building consisted of a foundation as of March 1, 2019.

(Use additional sheets if necessary)

I, Karen M. Van Wagenen, Assessor or designated member of the majority of the Board of Assessors of the Town of Guilderland, hereby petition the Board of Assessment Review to correct the 20 19 final assessment roll as indicated above.
Assessing Unit

09/20/19

Date

Karen M. Van Wagenen
Assessor's signature



61.00-1-31.14

013089 Conway

Active

Base

Serial

New Scotland

VanAntwerp, Alan D Jr

Roll Year 2019

Parcel No

Land AV 108,000

6 VanAntwerp

Land Area 3.29 acres

Total AV 540,000



Parcel 61.00-1-31.14

Parcel

Assessment

51-2-0110

Description

Owner(s)

Imposed

Use

51-2-0110

51-2-0110

51-2-0110

51-2-0110

51-2-0110

51-2-0110

51-2-0110

51-2-0110

Assessment

Assessment Value

Market Value Survey

Land Assessed Value 108,000

Total Assessed Value 540,000

Residence Percent

Uniform Percent 100.00

Total Market Value 540,000

Transfer Declaration Fee

Taxable Value

County Taxable 540,000

Mill Taxable 540,000

School Taxable 540,000

Schools S & P 540,000

Schools S & P 540,000

Schools S & P 540,000

Schools S & P 540,000

Schools S & P 540,000

Schools S & P 540,000

AP Information

Equal Inv 499,100

Prop Inv

Hold AP Inv 540,000

Equal Dec

Prop Dec
















Split Merge No

Total 15 Roll Year

Roll Year	Land AV	Total AV	Million Inv	2.000/mill FY
2019	108,000	540,000	499,100	1,220
2018	108,000	540,000	0	0
2017	108,000	540,000	0	0
2016	108,000	540,000	0	0
2015	108,000	540,000	0	0
2014	108,000	540,000	0	0

Prints the screen



-  **Lesson**
-  **Assessment**
-  **Self-Diag**
-  **Help**
-  **Diagnosis**
-  **Help**
-  **Index**
-  **Doc**
-  **Software**
-  **Hard**
-  **Doc**
-  **Manual**
-  **Software**
-  **Software**
-  **Software**

Assessment		Classroom Value	Market Value Survey									
Market Assessed Value	<input type="text" value="108,000"/>											
Land Assessed Value	<input type="text" value="162,000"/>											
Residential Percent	<input type="text" value=""/>											
Uniform Weight	<input type="text" value="100.00"/>											
Ex. Market Value	<input type="text" value="162,000"/>											
Rate Construction	<input checked="" type="checkbox"/>											
		<table border="1"> <thead> <tr> <th colspan="2">Taxable Values</th> </tr> </thead> <tbody> <tr> <td>Exempt Excess</td> <td><input type="text" value="162,000"/></td> </tr> <tr> <td>Market Value</td> <td><input type="text" value="162,000"/></td> </tr> <tr> <td>School Excess</td> <td><input type="text" value="162,000"/></td> </tr> <tr> <td>State and State</td> <td><input type="text" value="162,000"/></td> </tr> </tbody> </table>	Taxable Values		Exempt Excess	<input type="text" value="162,000"/>	Market Value	<input type="text" value="162,000"/>	School Excess	<input type="text" value="162,000"/>	State and State	<input type="text" value="162,000"/>
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Taxes												
School Rate	<input type="text" value=""/>											

9. Information:

Entity No.	[REDACTED]	Filing Date	[REDACTED]	GA AP# Amt	
Code Desc	[REDACTED]	Filing Due	378,000	Spl Mergs Ac	[REDACTED]

Total 16 Roll Year				
Roll Year	Lowway	Total AV	\$ Diff from Pa	% Diff from Pa
2020	108,000	162,000	-378,000	-70
2019	108,000	162,000	-153,000	-122
2018	40,900	40,900	0	0
2017	40,900	40,900	0	0
2016	40,900	40,900	0	0
2015	40,900	40,900	0	0

Parcel Information

Curr Owner: VanAlstyne, Allen D Jr
Location: 6 Jani Ln Pr
Guilderland, NY

Acct #: 2019
School Cd: 013403 New Scotland 3
Roll Sect: 1 Taxable RS/S:
Prop Class: 210 1 Family Res

Parcel Land Size

Front: 0.00 Acres: 3.29
Depth: 0.00 Sq Ft: 0

Grid Coordinates
East: 604619 North: 971493

File Maintenance Info

Created: 04/18/2002
Modified: 09/17/2019 04:32 PM
By: vanwagen
Folder: Residential Building

Site Characteristics

Site No: 1
Site Type: R Residential
Prop Class: 210 1 Family Res
Route No:
Nbhd Cd: 34
Sewer Type: 2 Private
Water Supply: 3 Comm/public
Utilities: 3 Electric
Site Desire: 2 Typical
Nbhd Type: 1 Rural
Nbhd Rating: 2 Average
Road Type: 3 Improved
DC Entry Type: 1 Inter inspect
Zoning Cd: RA3 Rural Ag

Economic Obs: 0
Data Mailer: Yes
Last Phy Insp:
Reappraisal: 02/01/2019

Residential Building Information

Bldg Style: 05 Colonial
No. Stories: 2.0
Ext Wall Mtrl: 02 Brick
Act Yr Blt: 2008
Eff Yr Blt:
Yr Remodel:
No. Kitchen: 0
Kitchen Qual: 4 Good
No. Bath: 0
No. Half: 0
Bath Qual: 4 Good
No. Bdms: 0
No. Rooms: 0
No. Fireplaces: 0
Fireplc Type:
Heat Type: 1 No central

Fuel Type: 1 None
Central Air: No
Bsmt Type: 4 Full
Bsmt Gar Cap: 0
Overall Cond: 4 Good
Ext Cond: 4 Good
Int Cond: 4 Good
Constr Grade: B Good
Grade Adjust: 0
Pct Good: 0
Func Obs: 0

Area in Sq. Ft.

1st Story: 0 Fin Bsmnt: 0
2nd Story: 0 Unfin 1/2: 0
Addl Story: 0 Unfin 3/4: 0
1/2 Story: 0 Unfin Rm: 0
3/4 Story: 0 Unfin Ovr Gar: 0
Over Garage: 0 SFLA: 0
Fin Attic: 0 Fin Rec Rm: 0

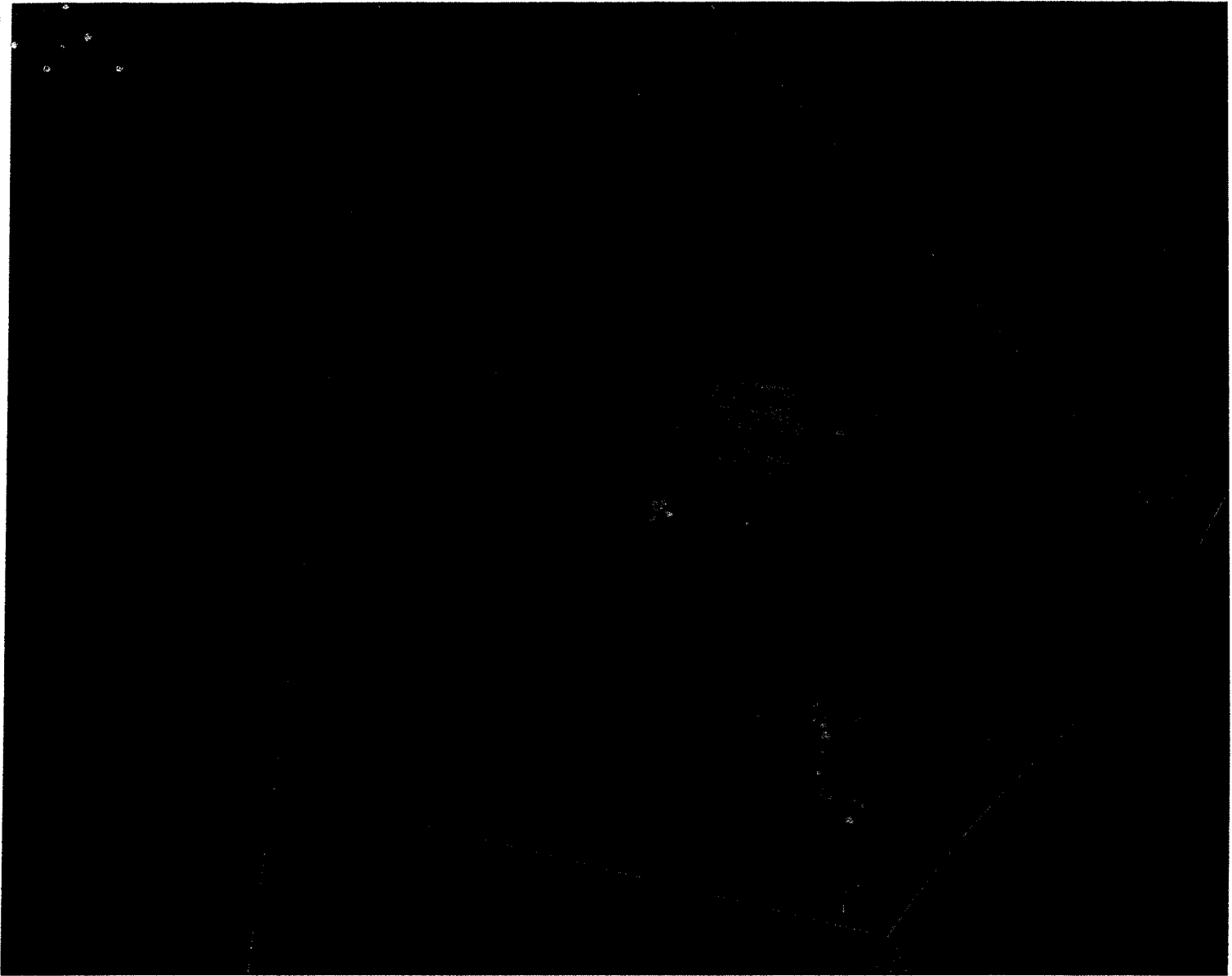
Land Breakdowns

Land Type	Front	Depth	Acres	Sq Ft	Soil Rating	Wtrft Type	Depth Factor	Infl Pct	Infl Cd 1	Infl Cd 2	Infl Cd 3	Land Value	Unit Price	Dim Code
01 Primary	0.00	0.00	3.29	0	0		0	0				239500	72796.353	

Additional Improvements

Structure Code	Measure Code	Dim1	Dim2	SQFT MISC	Qty	Grd Cond	Overall Act	Eff Yr	Pct Built	Func Gd	Srv Life	RCN	Unit No.	Bld No.	Sec
RG1 Garage, 1 Story Attached	Dimension 29.00	24.00		.00	1.00	B	Good	2008	0	0	0	42045	35739	0	0
RP2 Porch, Covered	Dimension 13.00	6.00		.00	1.00	B	Good	2008	0	0	0	5675	4596	0	0

Albany County



9/10/2019, 10:18:21 AM

 County Boundary

 Municipal Boundaries

 Tax Parcels (2018)

61.00 - 1-31.4

U.S. Fish and Wildlife Service, National !

appears to be foundation
only.