



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 Suite 100			Location of property (street address) 164 Livingston Avenue		
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) 65.74-1-18	
Account number (as appears on tax bill)			Amount of taxes currently billed 1,712.13		
Reasons for requesting a correction to tax roll: School taxes incurred after Albany County Land Bank acquisition.					

I hereby request a correction of tax levied by Albany for the year(s) 2023-2024
(County, city, village, etc.)

Signature of applicant 	Date 05-08-2024
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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 5/9/2024	Period of warrant for collection of taxes 9/1/2023
Last day for collection of taxes without interest 9/30/2023	Recommendation Approve application <input checked="" type="checkbox"/> Deny application <input type="checkbox"/>
Signature of official 	Date 5/9/2024

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 1,712.13	Corrected tax 0
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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Albany County Real Property Tax Service Agency
Tax Bill Correction Worksheet

Date: 5/9/2024
Municipality: City of Albany
Property Address: 164 Livingston Ave
Tax ID Number: 65.74-1-18
Tax(s) to be corrected: 2023/2024 School Tax

Original Bill

Levy Description	Taxable Value	Rate	Tax Amount
School	69,000	21.959799	\$ 1,515.23
Library	69,000	1.672036	\$ 115.37
Total Tax Due			\$ 1,630.60

Correct Bill

Levy Description	Taxable Value	Rate	Tax Amount
School	-	21.959799	\$ -
Library	-	1.672036	\$ -
Total Tax Due			\$ -

Correction

Original Amount Due	\$ 1,630.60
Correct Amount Due	\$ -

City School District of Albany

518 - 475 - 6035

Notice of 2023 School Tax

SBL: 65.74-1-18
ADDR: 164 LIVINGSTON AVE
SWIS: 010100 Albany
Bill #: 2023-014195

ALBANY COUNTY LAND BANK C
111 WASHINGTON AVE
ALBANY, NY 12210

MAIL PAYMENT WITH REMITTANCE STUB TO:

City School District of Albany
PO Box 15133

Albany, NY 12212 - 5133

ASSESSMENT INFORMATION

Full Market Value as of July 01, 2023 \$97,416.00
Total Assessed Value as of July 01, 2023 \$69,000.00
Uniform Percentage of Value 70.83

Exemption

Ex Amt

PROPERTY TAXES				
	Taxable Assessed		Non-Homestead	
	<u>Before STAR</u>	<u>Rate per \$1000</u>	<u>Rate per \$1000</u>	<u>Taxes Due</u>
Sch	\$69,000.00	21.959799	29.061638	\$1,515.23
Lib:	\$69,000.00	1.672036	2.212776	\$115.37
Total Tax Due:				\$1,630.60

SEND STUB WITH PAYMENT 2023 - 2024 SCHOOL TAX INSTALLMENT #1 65.74-1-18

Mark here [] for receipt City School District of Albany

DUE WITHOUT PENALTY BY Oct 02, 2023



2023-014195-1

<u>If Paid Between</u>	<u>Penalty Amt</u>	<u>Total Due</u>
Sep 01 - Oct 02	\$0.00	\$1,630.60
Oct 03 - Oct 31	\$48.92	\$1,679.52
Nov 01 - Nov 15	\$65.22	\$1,695.82

COUNTY OF ALBANY



Real Estate Tax Statement

Parcel: 06507400010180000000

Location: 164 LIVINGSTON AVE

Owner:
 ALBANY COUNTY LAND BANK
 111 WASHINGTON AVE STE 100
 ALBANY NY 12210

Status:
 Square 0

Land Valuation: 69,000
 Building Valuation: 0
 Exemptions: 0
 Taxable Valuation: 69,000
 Interest Per Diem: 195.67

Legal Description:

Deed Date: Book/Page: Interest Date: 05/31/2024

Year	Type	Bill				
2023	RE-E	5062				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY SCH	1,630.60	1,630.60	163.06	1,793.66	
	5% PERCENT	81.53	81.53	0.00	81.53	
		1,712.13	1,712.13	163.06	1,875.19	
Year Totals		1,712.13	1,712.13	163.06	1,875.19	
Grand Totals		1,712.13	1,712.13	163.06	1,875.19	

** End of Report - Generated by SFOX **



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 Suite 100		Location of property (street address) 453 Elk 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) 65.55-2-58	
Account number (as appears on tax bill)		Amount of taxes currently billed 3,276.37	
Reasons for requesting a correction to tax roll: School taxes incurred after Albany County Land Bank acquisition.			

I hereby request a correction of tax levied by Albany for the year(s) 2023-2024
(County, city, village, etc.)

Signature of applicant 	Date 05-08-2024
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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 5/9/2024	Period of warrant for collection of taxes 9/1/2023
Last day for collection of taxes without interest 9/30/2023	Recommendation Approve application <input checked="" type="checkbox"/> Deny application <input type="checkbox"/>
Signature of official 	Date 5/9/2024

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 3,276.37	Corrected tax 0
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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Albany County Real Property Tax Service Agency
 Tax Bill Correction Worksheet

Date: 5/9/22024
 Municipality: City of Albany
 Property Address: 453 Elk St
 Tax ID Number: 65.55-2-58
 Tax(s) to be corrected: 2023/2024 School Tax

Original Bill

Levy Description	Taxable Value	Rate	Tax Amount
School	132,000	21.959799	\$ 2,898.69
Library	132,000	1.672036	\$ 220.71
Total Tax Due			\$ 3,119.40

Correct Bill

Levy Description	Taxable Value	Rate	Tax Amount
School	-	21.959799	\$ -
Library	-	1.672036	\$ -
Total Tax Due			\$ -

Correction

Original Amount Due	\$ 3,119.40
Correct Amount Due	\$ -

COUNTY OF ALBANY



Real Estate Tax Statement

Parcel: 0650550002058000000

Location: 453 ELK ST

Owner:
ALBANY COUNTY LAND BANK
111 WASHINGTON AVE
ALBANY NY 12210

Status:
Square 0

Land Valuation: 132,000
Building Valuation: 0
Exemptions: 0
Taxable Valuation: 132,000
Interest Per Diem: 3,409.55

Legal Description:

Deed Date:		Book/Page:		Interest Date: 06/31/2024		
Year	Type	Bill				
2023	RE-E	5021				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY SCH	3,119.40	3,119.40	311.94	3,431.34	
	MAILING CH	1.00	1.00	0.00	1.00	
	5% PERCENT	155.97	155.97	0.00	155.97	
		3,276.37	3,276.37	311.94	3,588.31	
Year Totals		3,276.37	3,276.37	311.94	3,588.31	
2023	RE-1	6467				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY PRO	2,003.99	2,003.99	380.76	2,384.75	
	ALBANY WAT	359.63	359.63	68.33	427.96	
	OTHER CHAR	103.50	103.50	19.67	123.17	
	5 PERCENT	123.36	123.36	0.00	123.36	
		2,590.48	2,590.48	468.76	3,059.24	
Year Totals		2,590.48	2,590.48	468.76	3,059.24	
2022	RE-E	5005				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY SCH	3,119.80	3,119.80	686.36	3,806.16	
	5% PERCENT	155.99	155.99	0.00	155.99	
		3,275.79	3,275.79	686.36	3,962.15	
Year Totals		3,275.79	3,275.79	686.36	3,962.15	
2022	RE-1	7232				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY PRO	1,967.76	1,967.76	610.01	2,577.77	
	MAILING CH	1.00	1.00	0.00	1.00	
	5 PERCENT	98.39	98.39	0.00	98.39	
		2,067.15	2,067.15	610.01	2,677.16	
Year Totals		2,067.15	2,067.15	610.01	2,677.16	

COUNTY OF ALBANY



Real Estate Tax Statement

Year	Type	Bill			
2021	RE-E	4906			
Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	3,108.35	3,108.35	1,056.84	4,165.19
	5% PERCENT	155.42	155.42	0.00	155.42
		3,263.77	3,263.77	1,056.84	4,320.61
Year Totals		3,263.77	3,263.77	1,056.84	4,320.61
Grand Totals		14,473.56	14,473.56	3,133.91	17,607.47

** End of Report - Generated by SFOX **

City School District of Albany

518 - 475 - 6035

Notice of 2023 School Tax

SBL: 65.55-2-58

ADDR: 453 ELK ST

SWIS: 010100 Albany

Bill #: 2023-000658

KASSIM PROPERTY LLC
423 HOWE AVE
BRONX, NY 10473

MAIL PAYMENT WITH REMITTANCE STUB TO:

City School District of Albany
PO Box 15133

Albany, NY 12212 - 5133

ASSESSMENT INFORMATION

Full Market Value as of July 01, 2023 \$186,362.00
Total Assessed Value as of July 01, 2023 \$132,000.00
Uniform Percentage of Value 70.83

Exemption

Ex Amt

PROPERTY TAXES				
	Taxable Assessed	Non-Homestead		
	<u>Before STAR</u>	<u>Rate per \$1000</u>	<u>Rate per \$1000</u>	
			<u>Taxes Due</u>	
Sch	\$132,000.00	21.959799	29.061638	\$2,898.69
Lib	\$132,000.00	1.672036	2.212776	\$220.71
			Total Tax Due:	\$3,119.40 0.00

SEND STUB WITH PAYMENT 2023 - 2024 SCHOOL TAX INSTALLMENT #1 65.55-2-58

Mark here [] for receipt City School District of Albany

DUE WITHOUT PENALTY BY Oct 02, 2023



2023-000658-1

<u>if Paid Between</u>	<u>Penalty Amt</u>	<u>Total Due</u>
Sep 01 - Oct 02	\$0.00	\$3,119.40
Oct 03 - Oct 31	\$93.58	\$3,212.98
Nov 01 - Nov 15	\$124.78	\$3,244.18



ALBANY COUNTY
LAND BANK CORPORATION

May 8, 2024

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

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,

A handwritten signature in black ink, appearing to read "Sean M. Maguire".

Sean M. Maguire, AICP CECD

BARCLAY DAMON LLP

MEMORANDUM

TO: New York Land Bank Association
FROM: John P. Sidd, Esq.
DATE: February 1, 2019
RE: §1608(a) of the Land Bank Act

=====

On December 28, 2018 Governor Cuomo signed into law the latest amendment to §1608(a) of the Land Bank Act. Section 1608(a) has now been amended on four occasions since its original passage in 2011 and, as such, this memorandum is intended to summarize the current version of this important section of the Land Bank Act. The current version of §1608(a) is inserted at the end of this memorandum for your convenience.

Section 1608(a) begins by setting forth the fundamental tax exempt status of land banks by exempting the real property of a land bank and its income and operations from all taxation by the State of New York and by any of its political subdivisions. No additional filings are necessary or required with the State of New York or any of its political subdivisions, including local real property assessors, to implement the tax exemption applicable to income, operations or real property.

The real property tax exemption set forth in the first sentence of §1608(a) is applicable to the general purpose local tax levy. The general purpose local tax levy finances the activity of local government by an ad valorem levy upon taxable real property within the jurisdiction of the local government to provide a general benefit to the entire jurisdiction. The ad valorem general purpose local tax is a tax that is imposed proportionately based upon the assessed value of real property. In addition to the general purpose local tax, real property is often subject to additional fees which generally fall into the following three categories: special ad valorem levies, special assessments or user charges (please note there are no special ad valorem levies in cities). These additional fees may be ad valorem or unit/usage-based and are imposed on real property located within a special district for municipal improvements or services benefitting the particular real property assessed.

For most real property tax exempt owners, their tax exemption begins and ends with exemption from the general purpose local tax and they remain responsible for all special ad valorem levies, special assessments and user charges. Fortunately, the

second sentence of §1608(a) entitles land banks to a complete exemption from special ad valorem levies, special assessments, sewer rent (a type of user charge imposed by Article Fourteen-F of the General Municipal Law) and all other user charges imposed by any municipal corporation, special district or other political subdivisions of the state.

The exemption to user charges, however, is not applicable to real property for which a land bank receives rent, fees, or other charges for the use of such real property. While this limitation will most often impact land bank real property which is occupied by a rent paying tenant, please keep in mind that onetime event use of land bank real property for a fee could jeopardize this additional exemption. Land banks should be prepared to demonstrate to their local assessors which of its properties generate rent, fees, or other charges and, more importantly, which do not.

The December 2018 amendment provides that the tax exempt status of land bank property, which includes all of the exemptions discussed above, shall be effective upon the date of transfer of title to a land bank. There is no longer a need to wait until the next taxable status date as land bank property will now be transferred to the tax exempt roll immediately upon acquisition. An immediate real property tax exemption upon acquisition is uncommon and, therefore, land banks should be prepared to bring this exemption to the attention of local assessors and taxing jurisdictions.

The exemption to the general purpose local tax has been in place since the original adoption of the Land Bank Act in 2011. The exemption to special ad valorem levies and special assessments has been in place since November of 2016. The exemption to user charges, including sewer rent, has been in place since October of 2017. All of the above exemptions being effective upon the date of transfer of title to a land bank was immediately effective as of December 28, 2018.

Section 1608(a) concludes by providing land banks with an exemption to all filing and recording fees imposed by County Clerks. Land banks join only the State of New York and County Governments in being exempt from such recording fees. While the exemption applies to any and all documents either filed or recorded with a County Clerk, land banks will most frequently enjoy the benefit in relation to the recording of deeds, mortgages, mortgage discharges and the filing of Transfer Tax Returns (TP-584) and Real Property Transfer Reports (RP-5217).

§1608(a) of the Land Bank Act

The real property of a land bank and its income and operations are exempt from all taxation by the state of New York and by any of its political subdivisions. The real property of a land bank shall be exempt from: (i) all special ad valorem levies and special assessments as defined in section one hundred two of the real property tax law; (ii) sewer rent imposed under article fourteen-F of the general municipal law; and (iii) any and all user charges imposed by any municipal corporation, special district or other political subdivisions of the state, provided, however, that real property of a land bank for which such land bank receives rent, fees, or other charges for the use of such real property shall not be exempt from subparagraphs (ii) and (iii) of this paragraph. Such exempt status shall be effective upon the date of transfer of title to a land bank, notwithstanding the applicable taxable status date. Notwithstanding any other general, special or local law relating to fees of clerks, no clerk shall charge or collect a fee for filing, recording or indexing any paper, document, map or proceeding filed, recorded or indexed for a land bank, or an officer thereof acting in an official capacity, nor for furnishing a transcript, certification or copy of any paper, document, map or proceeding to be used for land bank purposes.

Assessor Manual, Exemption Administration: NPCL section 1608

Exemption Administration Manual—Part 2: Private Community Service and Social Organizations

Section 4.05, NPCL section 1608: Land Banks

Exemption code: 25900

Year originally enacted: 2011

Related statutes: NPCL Art. 16; RPTL §1102(6)

Summary:

If a city, town, village or county adopts a local option to create a land bank under Not-for-Profit Corporation Law Article 16 for purposes of acquiring, holding, managing and developing tax-delinquent, tax foreclosed, vacant, and abandoned property for the eventual return of such property to productive use, such property acquired or transferred to the land bank or a lawfully organized subsidiary becomes exempt from all taxation, special ad valorem levies and special assessments. Each land bank created must be a Type-C not-for-profit corporation, with the power to design, develop, construct, demolish, reconstruct, rehabilitate, renovate, relocate and otherwise improve real property or rights or real property rights and interests. The term of the exemption benefit for an acquired property extends up to when the land bank transfers the property, or until the land bank dissolves, whichever comes first.

Eligibility requirements:

Ownership requirements:

Property must be owned by a land bank created under Article 16 of the NPCL, which for purposes of this exemption is defined as a Type-C not for profit corporation, and created by a foreclosing governmental unit or units (defined as a taxing district of a city, town, village or county). Or the property must be owned by a lawfully organized subsidiary of such land bank.

Property location requirements: Property acquired or held by a land bank must be located within the foreclosing governmental unit or units which created the land bank, unless the land bank is granted authority under an Intergovernmental cooperation agreement with another municipality (city, town, village, or county) to manage and maintain the property located within such other municipality. If a county creates a land bank, such land bank's power to acquire real property is limited to those portions of the county located outside of the geographic boundaries of any other land bank created by other foreclosing governmental units located partially or entirely within such county.

Note: A school district partially or wholly located in a foreclosing governmental unit or units which created the land bank may participate in such land bank under an intergovernmental cooperation agreement concerning the land bank's operation.

Property use requirements:

Property acquired by the land bank must be limited to real property that is tax-delinquent, tax foreclosed, vacant or abandoned. However, a land bank may enter into an agreement to purchase other real property that is consistent with a redevelopment plan approved by the foreclosing governmental unit or units which created the land bank. In any event, the land bank must maintain all of the real property according to the laws and ordinances of the jurisdiction in which the property is located.

Certification by state or local government:

Creation of a land bank must be approved by the New York State Urban Development Corporation (doing business as the Empire State Development Corporation). No more than thirty-five land banks may exist at any given time across the state. Furthermore, each land bank that produces a redevelopment plan must submit such a plan to the foreclosing governmental unit or units for approval.

Required construction start date or other time requirement:

Exempt status is effective upon the date of transfer of title to a land bank.

Local option:

Yes - Each foreclosing governmental unit may choose whether or not to create a land bank under Article 16 of the Not-for-Profit Corporation Law. The option must be exercised through adoption of a local law, ordinance or resolution after a public hearing. Once the option to create the land bank is adopted, exemption from taxation becomes available to property acquired by the land bank.

Limitation on exemption:

Limitation on exemption by amount, duration, and taxing jurisdiction

Type of limitation	General municipal taxes	School district taxes	Special ad valorem levies	Special assessments
Amount	No limit*	No Limit*	No limit*	No limit*

Duration	No limit**	No limit**	No limit**	No limit**
Taxing jurisdiction: county or county special district	Exempt***	Not applicable	Exempt***	Exempt***
Taxing jurisdiction: city	Exempt*	Not applicable	Not applicable	Exempt*
Taxing jurisdiction: town or town special district	Exempt*	Not applicable	Exempt*	Exempt*
Taxing jurisdiction: village	Exempt*	Not applicable	Not applicable	Exempt*
Taxing jurisdiction: school district	Not applicable	Exempt****	Not applicable	Not applicable

*If land bank is created by municipal option;

**Unless and until sold or transferred by land bank, or until dissolution of land bank, whichever occurs first

***Exemption by county-created land bank is limited to areas outside of land banks created by other municipalities located partially or wholly within such county

****If property is located in portion of school district that is part of land bank

Payments in lieu of taxes:

None required.

Calculation of exemption:

General municipal and school district taxes: 100% of assessed value.

Special ad valorem levies and special assessments: 100% of assessed value.

Assessment roll section:

Exempt (RPS Roll Section 8)

Filing requirements (owner or occupant of property):

None.

Reporting requirements (Assessor):

None.

Similar exemptions:

None.

Updated: January 02, 2019