



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 <u>Albany County Land Bank Corporation</u>			
Mailing address of owners (number and street or PO box) <u>111 Washington Ave Suite 601</u>		Location of property (street address) <u>157 Homestead Ave</u>	
City, village, or post office <u>Albany</u>	State <u>NY</u>	ZIP code <u>12210</u>	City, town, or village <u>Albany</u>
Daytime contact number <u>(518) 407-0309</u>	Evening contact number	Tax map number of section/block/lot; Property identification (see tax bill or assessment roll) <u>64.35-2-31</u>	
Account number (as appears on tax bill) <u>26256</u>		Amount of taxes currently billed <u>\$2,861.83</u>	
Reasons for requesting a correction to tax roll: <u>Acquisition Date: 02/24/2017</u> <u>Deed Date: 02/23/2017</u> <u>R# 2017-4835</u>			

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

Signature of applicant <u>[Signature]</u>	Date <u>3/31/25</u>
--	------------------------

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>3/31/25</u>	Period of warrant for collection of taxes <u>9/1/24</u>
Last day for collection of taxes without interest <u>9/30/2024</u>	Recommendation Approve application <input checked="" type="checkbox"/> Deny application <input type="checkbox"/>
Signature of official <u>[Signature]</u>	Date <u>4/1/25</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 _____ 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 <u>2,501.61</u>	Corrected tax <u>0</u>
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
--	------

Albany County Real Property Tax Service Agency
Tax Bill Correction Worksheet

Date: 4/1/2025
Municipality: City of Albany
Property Address: 157 Homestead Ave
Tax ID Number: 64.35-2-31
Tax(s) to be corrected: 2024 School Tax

Original Bill

Levy Description	Taxable Value / Un	Rate	Tax Amount
School Tax	162,000	14.332145	\$ 2,321.81
Library Tax	162,000	1.109852	\$ 179.80
Total Tax Due			\$ 2,501.61

Correct Bill

Levy Description	Taxable Value / Un	Rate	Tax Amount
School Tax	-	14.332145	\$ -
Library Tax	-	1.109852	\$ -
Total Tax Due			\$ -

Correction

Original Amount Due	\$ 2,501.61
Correct Amount Due	\$ -

City School District of Albany

518 - 475 - 6035

Notice of 2024 School Tax

SBL: 64.35-2-31

ADDR: 157 HOMESTEAD AVE

SWIS: 010100 Albany

Bill #: 2024-006475

TAYLOR ELLEN R
157 HOMESTEAD AVE
ALBANY, NY 12203

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, 2024 \$162,000.00

Total Assessed Value as of July 01, 2024 \$162,000.00

Uniform Percentage of Value 100.00

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 \$162,000.00	14.332145	19.629521	\$2,321.81
Lib: \$162,000.00	1.109852	1.52007	\$179.80
Total Tax Due:			\$2,501.61

SEND STUB WITH PAYMENT

2024 - 2025 SCHOOL TAX INSTALLMENT #1 64.35-2-31

Mark here [] for receipt City School District of Albany

DUE WITHOUT PENALTY BY Sep 30, 2024



2024-006475-1

<u>If Paid Between</u>	<u>Penalty Amt</u>	<u>Total Due</u>
Sep 01 - Sep 30	\$0.00	\$2,501.61
Oct 01 - Oct 31	\$75.05	\$2,576.66
Nov 01 - Nov 15	\$100.06	\$2,601.67

COUNTY OF ALBANY



Real Estate Tax Statement

Parcel: 06403500020310000000

Location: 157 HOMESTEAD AVE

Owner:

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

Status:

Square

0

Land Valuation:

162,000

Building Valuation:

0

Exemptions:

0

Taxable Valuation:

162,000

Interest Per Diem:

182.12

Legal Description:

Deed Date:

Book/Page:

Interest Date: 04/30/2025

Year	Type	Bill				
2024	RE-E	6136				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALBANY SCH	2,601.67	2,601.67	130.08	2,731.75	
	5% PERCENT	130.08	130.08	0.00	130.08	
		2,731.75	2,731.75	130.08	2,861.83	
Year Totals		2,731.75	2,731.75	130.08	2,861.83	
Grand Totals		2,731.75	2,731.75	130.08	2,861.83	

PARTIAL PAYMENTS ARE NOT ACCEPTED WITHOUT AN INSTALLMENT AGREEMENT
IF ANY PARCEL REMAINS SUBJECT TO ONE OR MORE DELINQUENT TAX LIENS,
THE PAYMENT YOU HAVE MADE WILL NOT POSTPONE THE ENFORCEMENT OF THE
OUTSTANDING LIEN OR LIENS. CONTINUED FAILURE TO PAY THE ENTIRE
AMOUNT OWED WILL RESULT IN THE LOSS OF THE PROPERTY(IES).

PAYMENT MADE TO:

ALBANY COUNTY DIVISION OF FINANCE
112 STATE ST. ROOM 1340
ALBANY, NY 12207
TEL: 447-7082

\$35.00 WILL BE CHARGED FOR ANY RETURNED CHECK
INTEREST WILL INCREASE ON THE 1ST OF THE MONTH

** End of Report - Generated by Stone, Isabella **

FOR COUNTY USE ONLY

C1. SWIS Code

C2. Date Deed Recorded

C3. Book

C4. Page

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
 * STREET NUMBER 157 * STREET NAME Homestead Ave
 Albany 12203
 * CITY OR TOWN * VILLAGE * ZIP CODE

2. Buyer Name
 Albany County Land Bank Corporation
 * LAST NAME/COMPANY * FIRST NAME

3. Tax Billing Address
 Indicate where future Tax Bills are to be sent (if other than buyer address(at bottom of form))
 Albany County Land Bank Corporation
 111 Washington Ave, Suite 100 Albany NY 12210
 * STREET NUMBER AND NAME * CITY OR TOWN * STATE * ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel (Only if Part of a Parcel) Check as they apply:
 4A. Planning Board with Subdivision Authority Exists ☐
 4B. Subdivision Approval was Required for Transfer ☐
 4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size
 * FRONT FEET * X * DEPTH * OR * ACRES *
 Taylor Ellen
 * LAST NAME/COMPANY * FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:
 A. One Family Residential ☐
 Check the boxes below as they apply:
 8. Ownership Type is Condominium ☐
 9. New Construction on a Vacant Land ☐
 10A. Property Located within an Agricultural District ☐
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date 08/28/2024
 *12. Date of Sale/Transfer 08/29/2024
 *13. Full Sale Price 0.00
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale 0.00
 Deed in Lieu of Foreclosure

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
 *Comment(s) on Condition:

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

16. Year of Assessment Roll from which information taken(YY) 17 *17. Total Assessed Value 162,000
 *18. Property Class 210 *19. School District Name Albany
 *20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
 64.35-2-31

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

Ellen Taylor
 SELLER SIGNATURE DATE

BUYER SIGNATURE

Sean McGuire
 BUYER SIGNATURE DATE 8/29/24

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.)

McGuire Sean
 * LAST NAME * FIRST NAME
 (518) 407-0309
 * AREA CODE * TELEPHONE NUMBER (Ex: 999-9999)
 111 Washington Ave Suite 100
 * STREET NUMBER * * STREET NAME
 Albany NY 12210
 * CITY OR TOWN * * STATE * * ZIP CODE
 BUYER'S ATTORNEY
 Turner Raysheea
 * LAST NAME * FIRST NAME
 (518) 400-0672
 * AREA CODE * TELEPHONE NUMBER (Ex: 999-9999)

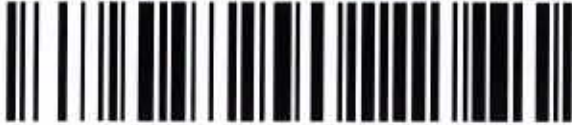




ALBANY COUNTY – STATE OF NEW YORK
BRUCE A. HIDLEY COUNTY CLERK
16 EAGLE STREET, ALBANY, NEW YORK 12207

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: R2024-14726

Receipt#: 20240727400

Clerk: HC

Rec Date: 09/04/2024 08:57:12 AM

Doc Grp: D

Descrip: DEED

Num Pgs: 6

Rec'd Frm: Wallace Turner Law, LLP

Party1: TAYLOR ELLEN R

Party2: ALBANY COUNTY LAND BANK CORP

Muni: ALBANY CITY

Recording:

Cover Page	5.00
Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 210.00

Transfer Tax

Transfer Tax - State 0.00

Sub Total: 0.00

Total: 210.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 687

Transfer Tax

Total: 0.00

Record and Return To:

WALLACE TURNER LAW, LLP
134 CENTRAL AVE
ALBANY, NY 12206-2901

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.

Bruce A. Hidley
Albany County Clerk

RECORD AND RETURN TO:

Wallace Turner Law, LLP
134 Central Ave
Albany NY 12206

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made the 28th day of August, Two-Thousand and Twenty Four,
BETWEEN

ELLEN R. TAYLOR, currently residing at 60 North Allen Street, Albany, NY 12203,
party of the first part, and

THE ALBANY COUNTY LAND BANK CORPORATION, a not-for-profit
corporation organized and existing pursuant to the laws of the State of New York, currently
having a principal place of business located at 111 Washington Ave, Suite 100, Albany NY
12210,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ---ZERO DOLLARS--
-- and other valuable consideration paid by the party of the second part, does hereby grant and
release unto the party of the second part, the heirs or successors and assigns of the party of the
second part forever,

ALL that certain lot, piece, or parcel of land situate, lying and being in the City of
Albany, County of Albany and State of New York, described as "**PARCEL No. ALBANY
6100-11-100, 157 Homestead Avenue, City of Albany (Tax Map No. 64.35-2-31)**" in the
Deed in Foreclosure conveying said premises to the party of the first part executed by the
Enforcing Officer of the County of Albany, New York, Tax District on 6/24/2016 and recorded
in the Albany County Clerk's Office on 6/24/2016 as Instrument No. R2016-13506 made
pursuant to the Final Judgment of Foreclosure with respect to said premises granted to said Tax
District by the Albany County Court on 6/13/2016 and entered in the Albany County Clerk's
Office on 6/15/2016 in the proceeding commenced in that Court under Index No. 6100-11
entitled "In the Matter of the "In Rem" Delinquent Tax Lien Foreclosure Proceeding brought
pursuant to Article Eleven, Title 3, of the Real Property Tax Law by THE COUNTY OF
ALBANY, NEW YORK, TAX DISTRICT against Those Parcels of Real Property described in
the **LIST OF DELINQUENT TAXES filed on 12/2/2011** covering the City of Albany, Albany
County"

This deed is given in lieu of foreclosure of the mortgage executed, acknowledged, and
delivered by the Grantor, as mortgagor, to Albany County Land Bank Corporation, as
mortgagee, dated July 24, 2017, recorded in the Office of the County Clerk of the County of
Albany on August 8, 2017 as Instrument #R2017-18634.

IT BEING the intention of the parties that the aforementioned mortgage shall not merge into the fee interest conveyed hereby, but that such mortgage shall remain as a good and valid mortgage, separate and apart from any other interest of the party of the second part in the fee.

THIS DEED is an absolute conveyance of title in effect as well as form and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefor is the full release of the parties of the first part from all debts, bonds, notes, obligations, costs, and charges heretofore subsisting on account and by the terms of the aforementioned mortgage, and by acceptance of this deed the party of the second part automatically grants such release.

TOGETHER with all right, title, and interest, if any, of the party of the first part in and to any streets and roads abutting the above-described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.


AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, except as aforesaid.

AND the party of the first part, in compliance with *Section 13 of the Lien Law*, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

A handwritten signature in cursive script, appearing to read "Ellen R. Taylor", written over a horizontal line.

Ellen R. Taylor

STATE OF NEW YORK

SS

COUNTY OF ALBANY

On the 29 day of August in the year 2024, before me, the undersigned, personally appeared **ELLEN R. TAYLOR**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that they executed the same in their capacity(ies) and that by their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public



COUNTY: Albany

TOWN/CITY: Albany

PROPERTY ADDRESS: 157 Homestead Avenue, Albany NY 12203

SECTION: 64.35

BLOCK: 2

LOT: 31

**RELEASE OF DEVELOPMENT ENFORCEMENT
NOTE AND MORTGAGE AGREEMENT**

The undersigned, ~~Sean McGuire~~ ^{Maquire}, Executive Director of and for **ALBANY COUNTY LAND BANK CORPORATION**, a New York not-for-profit corporation, having its principal place of business at **111 Washington Ave, Albany NY 12210**, hereby certifies and declares that the Development Enforcement Note And Mortgage Agreement, dated 8-29-2024, and executed by **Ellen Taylor**, with an address of 60 North Allen Street, No.1, Albany, New York 12203 as the Developer/Mortgagor, to the **ALBANY COUNTY LAND BANK CORPORATION**, as the Land Bank/Mortgagee, and recorded in the office of the Clerk of the County of Albany, State of New York, as **Instrument# R2017-18634** on the 8th day of August, 2017, encumbering certain real property known as **157 Homestead Ave, Albany, New York 12203, (Tax Map#: 64.35-2-31)**, has been **FULLY PAID, SATISFIED, RELEASED AND DISCHARGED**, and that the property secured thereby has been released from the lien of such mortgage.

IN WITNESS WHEREOF, the undersigned has executed this release on August 29, 2024.

ALBANY COUNTY LAND BANK CORPORATION

By: ~~Sean McGuire~~ ^{Maquire}, Executive Director
Maquire

STATE OF NEW YORK

: ss.:

COUNTY OF ALBANY

Maquire On this 29th day of August, 2024, before me, the undersigned, personally appeared ~~Sean McGuire~~ ^{Maquire}, known 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, and that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.



X
Notary Public-State of New York