



INCORPORATED VILLAGE OF
Plandome Heights

37 Orchard Street, Manhasset, New York 11030

Tel: (516) 627-1136

www.plandomeheights-ny.gov

May 7, 2021

RE: Nassau County Reassessment – First Year Effect on Village Tax Bills

Dear Residents,

Our Village is a “non-assessing” village and so we are bound to use the Nassau County Assessment values to allocate our total tax levy to individual residents. As you know, Nassau County has recently reassessed all properties. The effect of the County reassessment on our Village taxes will be reflected for the first time in the Village tax bill you receive June 1, 2021.

Under the County Executive’s Reassessment plan, your new assessed value is being phased-in over five years. So, if your taxes are going up due to reassessment, the current increase is meant to be 20% (one-fifth) of the total increase you will pay when the phase-in is complete. Similarly, if your taxes are going down due to reassessment, the current phase-in is meant to be 20% of the total decrease you will see.

As our Treasurer prepares our 2021 – 22 tax bills, we are seeing the following:

- 207 residents will experience reassessment increases: The average increase is 6.0% or approximately \$65/home for those households. These 207 homeowners will pay an aggregate of approximately \$13,500 more than 2021.
- 119 residents who will experience reassessment decreases: The average decrease is 9.3% or approximately \$115/home for those households. These 119 homeowners will pay an aggregate of approximately \$13,500 less than 2021.

And remember, the Village did not raise taxes this year. Under reassessment, some residents pay more, some pay less, but the total Village tax levy remains the same as follows:

- | | |
|--|------------------------------------|
| - 207 homeowners will pay a total of approximately | \$ 13,500 More tax |
| - 119 homeowners will pay a total of approximately | <u>\$(13,500)</u> Less tax. |
| Net to the Village - Equals | -0- |

For instance, I am one of the 207 residents with reassessment increases; my taxes will go up 7.5% from last year. My increase is redistributed to other residents who will then pay less than last year.

Unfortunately, there are 35 homeowners who will receive a tax increase, solely related to the Nassau County reassessment, that is likely to exceed 10% of their prior year tax. Conversely, there are 34 homeowners whose tax decrease, solely related to the Nassau County reassessment, is likely to exceed 10% of their prior year tax.

I thought that you should know this directly from me and before you open your tax bill in June. If enough resident’s sign-up with the Clerk@PlandomeHeights-ny.gov, I am willing to hold a Town Hall style zoom meeting on Wednesday, May 19, 2021 at 6:00 p.m. to help you understand the matter. Transparency and engagement, as always.

Sincerely,
INCORPORATED VILLAGE OF PLANDOME HEIGHTS

Kenneth C. Riscica
Mayor

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Mayor

Daniel Cataldo
Silva Ferman
Gus Panopoulos
Dianne Sheehan
Alvin Solomon
Norman Taylor
Trustees

Arlene Drucker
Clerk -Treasurer

Lisa Fanuka
Deputy Clerk

Katherine Hannon
Court Clerk
Special Projects
Associate

Cye E. Ross, Esq.
Village Justice

Mary Breen Corrigan
Prosecutor

Edward P. Buff, RA, AIA
Building Inspector
Stormwater Mgmt.
Officer

Bart Giusto
Emergency Mgmt.
Coordinator

Maryann Grieco
Architectural Review
Board, Chair

Eugene O'Connor
Zoning and Appeals
Board, Chair

James Madison
Planning Board, Chair

Trey Harragan
Technology Advisory
Board, Chair