



*and over*

**Town of Southampton**  
116 HAMPTON ROAD  
SOUTHAMPTON, NEW YORK 11968

**BRENDA NOA**  
SOLE ASSESSOR

Telephone (631) 283-6020  
Fax (631) 287-4509

**ASSESSOR'S OFFICE**

*5/16/06  
call  
Assessor*

April 2006 *Rec'd May 13, Act by May 10!*

Wyndwold Partnership  
C/O Ruth Chalmers  
1 Vincent Rd 2L  
Bronxville, NY 10708

Account # 50111  
Tax Map # 473689 371.000-0001-033.000  
Location: 787 Montauk Hwy  
Quogue

Dear Property Owner:

**THIS NOTICE IS TO INFORM YOU ABOUT THE TOWNWIDE UPDATE TO THE 2004 TOWN REASSESSMENT.**

**PLEASE READ THE FOLLOWING INFORMATION CAREFULLY. THIS IS THE ONLY NOTICE YOU WILL RECEIVE REGARDING YOUR NEW 2006 ASSESSMENT UPDATE.**

**Property Class: One Family Year-Round Residence (Waterfront)**

**Last Year (2005) Appraised Value Was \$630,000**

**Current Year (2006) Value Is \$1,372,300**

**Net Change In Your Appraised Value Is \$742,300**

New York State Law mandates properties must be assessed at a uniform percentage of value. The enclosed assessment update reflects 100% of market value as of July 1, 2005 and will be used to compute your property taxes for December 2006. The town is required by the Real Property Tax Law Section 510 to notify taxpayers of a change in assessment, according to current values. **Although your assessed value may have increased, it may not necessarily mean that your taxes will increase proportionately.** Generally, as the Town's taxable base value increases, the tax rate will decrease. However, there are other factors that influence the tax rate, such as an increase in budgets.

For residential properties, your value is based on the cost of the improvement (your home), as determined by Marshall & Swift Cost Estimation System, combined with the value of the land.

For commercial parcels, market value is based on the rental income generated by your property or, if no parcel specific information has been provided it was calculated on the rental income generated by similar properties.

We have made every effort to accurately appraise your property. However, if there is something specific to your property such as easements, incorrect or missing data, restrictions or negative influences that you believe affect your value, please bring this information to our attention.

Please find a property inventory sheet that contains the information that we used to appraise your property. If there is a discrepancy please make the changes and send it back to the Assessor's Office. If the changes indicated are significant, the Assessors Office will arrange to conduct an on site inspection of your property.

Any parcels that have been combined or subdivided have been assigned a new tax map number for the 2006 tax year. Therefore, the 2005 assessment will reflect a zero amount since those numbers no longer exist in that year.

Rec'd  
May 13

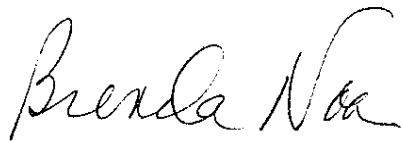
If you are satisfied with the appraised value of your property shown on the notice, you do not need to take any action. If you have any questions or concerns about your value you **must** put your questions **in writing** to the Assessor's Office **prior to May 10<sup>th</sup>, 2006**. Your written request can be sent via regular mail, or via email to [valueinquiry@town.southampton.ny.us](mailto:valueinquiry@town.southampton.ny.us). Please include the account # from the top of your letter, your name, address, tax map number, and phone number during normal business hours where you can be reached in the event that we need to ask you additional information regarding your inquiry. We will do everything possible to resolve your concerns regarding your appraised value in a timely manner. However, you should be prepared to file a formal grievance as outlined below to protect your rights under the Real Property Tax Law.

If you are not satisfied with the outcome of your inquiry regarding your value, you will have the opportunity to file a grievance with the Town of Southampton Board of Assessment Review on or before May 16<sup>th</sup>, 2006. Grievance Day will take place on Tuesday, May 16, 2006 at:

ST. ROSALIES CATHOLIC CHURCH  
UPPER AUDITORIUM  
31 E. MONTAUK HIGHWAY  
HAMPTON BAYS, NEW YORK

A Grievance form RP-524 and instructions can be downloaded from the Internet at [www.orps.state.ny.us](http://www.orps.state.ny.us) – Forms, Publications and Procedures > Forms & Instructions > By Subject > Complaints.

Sincerely,



Brenda Noa  
Sole Assessor

Enc.

**Parcel Information**

Current Owner: Wyndwold Partnership  
 Location: 787 Montauk Hwy  
 Quogue 11978  
 Acct #: 50111  
 Roll Section: Taxable  
 Prop Class: One Family Year-Round Residence (Waterfront)  
**Active**

**Site Characteristics**

Site No: 1  
 Neighborhood: 060100 Quogue  
 Proximity to Traffic: Moderate Traffic  
 Zoning Code: R40 - 40,000 minimum

**Building Information**

Bldg Style: R- Single-family Res  
 Bldg Type: 2 Story  
 Number of Kitchens: 1 KITCHEN  
 Number of Half Bathroom: NONE  
 R- Quality: Average  
 R- Base Rate (Ext Wall): Frame, Wood Shingle  
 R- Number of Fireplaces: 01 Fireplace  
 R- Basement Base Rate: Total Basement Area (SF)  
 R- Condition: Average  
 Actual Year Built: 1910  
 Effective Year Built: 1991  
 Number of Full Bathrooms: 2 FULL BATHS  
 Number of Bedrooms: 5 BEDROOMS  
 R- Structure: Stud Frame  
 R- Number of Fixtures: 08 Plumbing Fixtures  
 R- Fireplace Type: Single 2-Story Fireplace (#)  
 R- Porch Base Rate 1: Slab Porch (SF) with Roof  
 % Completed Construction: Final Review by Assessor

**Area in Sq. Ft.**

|             |       |
|-------------|-------|
| Basement    | 1,080 |
| Living Area | 2,241 |
| Porch/Deck  | 424   |

**Land Breakdown**

Land Type: Waterfront  
 Land Schedule: Creek Front  
 Land Value: \$ 1,143,200  
 Lot Size Adjustment: Improved Lot Size Adjustment  
 Sub Nbhhd Adjustments: Superior Sub Nbhhd +100%  
 Acres: 37.661  
 Neighborhood Adjustments: 060100 Quogue

**Additional Improvements**

Structure: Garage-dtch, 1.0 Sty  
 Grade: Economy  
 Condition: Fair  
 Total Value: \$ 14,800  
 Structure: Shed-utl/mach,wood  
 Grade: Economy  
 Condition: Fair  
 Total Value: \$ 1,700  
 Sq Ft: 576  
 Actual Year Built: 1994  
 Effective Year Built:  
 Sq Ft: 144  
 Actual Year Built: 1994  
 Effective Year Built:

**Appraised Value: \$1,372,300**



The Assessment Roll of the Town of Southampton for 2004-2005 upon which this assessment appears, was delivered to me on or about the first day of December, 2004.

**VINCENT J. GAUDIELLO - RECEIVER OF TAXES - 116 HAMPTON ROAD, SOUTHAMPTON, NY 11968-4998**

This bill covers only taxes for the year indicated and does not assume to cover prior taxes. If uncertain as to prior taxes, consult the Office of the County Treasurer, 330 Center Drive, Riverhead, NY 11901-3311, or call 631-852-3000. The fiscal year for the Town of Southampton covers the period from January 1, 2005 through December 31, 2005.

School Budgets are prepared and adopted locally in the respective school districts by an independently elected Board of Education over which the Town of Southampton has no control. The local school tax levied by this bill is collected solely for the benefit of your local School District. To obtain further information concerning your local school tax, please consult your local school authorities.

These taxes become a lien December 1, 2004. First half payable through January 10, 2005 without penalty, thereafter penalties for late payments are filed by law and calculated on the first half as follows:

**SCHEDULE OF PENALTY OF FIRST-HALF TAX ONLY**

| DECEMBER 1 <sup>st</sup>  | through | JANUARY 10 <sup>th</sup>  | NO PENALTY |
|---------------------------|---------|---------------------------|------------|
| JANUARY 11 <sup>th</sup>  | through | FEBRUARY 10 <sup>th</sup> | 1%         |
| FEBRUARY 11 <sup>th</sup> | through | MARCH 10 <sup>th</sup>    | 2%         |
| MARCH 11 <sup>th</sup>    | through | APRIL 10 <sup>th</sup>    | 3%         |
| APRIL 11 <sup>th</sup>    | through | MAY 10 <sup>th</sup>      | 4%         |
| MAY 11 <sup>th</sup>      | through | MAY 31 <sup>st</sup>      | 5%         |

**NOTE:**  
AFTER MAY 31<sup>st</sup> SEE BELOW  
FOR LATE CHARGES.

**EXAMPLE:** If your local tax bill is \$1,000.00, your first half tax would be \$500.00. Penalty for payment made on 1/11/2005 would be 1% of \$500.00 (first half tax). (1%)-x-(\$500.00)=\$5.00 Penalty.

Second Half to be paid at our offices without penalty until May 31, 2005 after which date all bills must be paid to the County Treasurer, 330 Center Drive, Riverhead, New York 11901-3311, plus penalty of 5% and interest on total unpaid tax and penalty, at the rate of 1% per month or part thereof from February 1<sup>st</sup>. A \$20.00 tax sale advertising charge per item will be included after August 31<sup>st</sup>.

**GRIEVANCE DAY**

If you feel that your assessment is too high, you have the right to seek a reduction in the future. For further information, contact the Assessor's Office at 631-283-6020. Grievance Day is May 17, 2005 (Tuesday).

**COUNTY TREASURER'S NOTICE**

**NOTICES OF ARREARS:** Taxes from one or more prior levies remained due and owing when this statement of taxes was prepared. Payment of the arrears should be made to the County Treasurer's Office, 330 Center Drive, Riverhead, NY 11901-3311, telephone 631-852-3000. To determine the amount in arrears, contact that office. Continued failure to pay all of the taxes levied against the property will result in your loss of the property.

**CURRENT TAXES NOT PAID:** Whenever any current real estate tax or assessment levied on the assessment roll shall remain unpaid as of May 31, 2005 and unpaid prior to the annual tax lien sale, the tax lien for that parcel shall be sold at the annual tax lien sale in November or December 2005, pursuant to Suffolk County Tax Act Sec. 40. The amount of arrears may be obtained from and paid to the Suffolk County Treasurer, 330 Center Drive, Riverhead, NY 11901-3311, and telephone 631-852-3000.

**PAYMENTS BY MAIL**

If taxes are paid by mail, pursuant to Real Property Tax Law § 925 you will avoid penalty and interest if the envelope bears proper postage and an official post office date stamp - a private postage meter stamp is not acceptable - no later than the last day to pay in person.

**RECEIPT FOR TAX PAYMENTS**

All Taxpayers will receive a receipt for payment of this year's taxes on next year's Tax Bill.

**PROPERTY TAX EXEMPTIONS FILING**

Those persons filing for new property tax exemptions or renewing existing exemptions must submit them by March 1, 2005 in order for them to be applied to the December 2005 tax billing. Persons renewing Senior Citizens Exemptions, however, have until May 17, 2005 to submit their renewal forms.

*Veterans Exemptions do not need to be renewed.*

For information please call or write: 631-283-6020. Assessor's Office, 116 Hampton Road, Southampton, New York 11968.

**RETURNED CHECKS**

Taxes paid by check or other written orders are subject to collection. A charge of \$15.00 will be added to any account where a tendered payment was by check or other written order and was returned for insufficient funds. Returned checks or orders will automatically cancel your tax payment and will not necessarily be redeposited.

**PLEASE MAIL CHANGE OF ADDRESS AND NEW OWNER INFORMATION UNDER SEPARATE COVER TO:**

Receiver of Taxes  
Attention: Clerical Dept.  
116 Hampton Road  
Southampton, NY 11968-4998

**FOR CHANGE OF ADDRESS INCLUDE:**

Bill Number  
Tax Map Number  
New Mailing Address

**ALL REQUESTS MUST BE SIGNED AND DATED.**  
**CURRENT PHONE NUMBER WOULD BE APPRECIATED.**

**FOR A NEW OWNER INCLUDE:**

Bill Number  
Tax Map Number  
Name of Previous Owner  
New Owner's Name and Mailing Address

*Q. CM H!  
RC already pd. Ina in tall mt.  
due June 1*



**Town of Southampton  
Assessors Office  
116 Hampton Road  
Southampton, New York 11968  
(631) 283-6020**

May 1, 2004

Wyndwold Partnership  
C/O Ruth Chalmers  
1 Vincent Rd 2L  
Bronxville, NY 10708

**Property Information**

Parcel Tax Map: 473689 371.000-0001-033.000  
Hearing No.: 200405999  
Property Location: 787 Montauk Hwy, Quogue  
  
School District: Westhampton Beach  
Property Class: - One Family Residence

**PROPERTY OWNER NOTICE OF RESULT OF INFORMAL MEETING  
ASSESSMENT CHANGED**

Dear Property Owner:

After reviewing the information you submitted at the informal meeting for the referenced property, we feel a change in assessment is warranted. The assessment has been changed to \$630,000.

The uniform percentage of value is 100% of market value.

In the event you feel your assessment is incorrect, you may file an application for review of your assessment on Grievance Day. The application must be filed on Grievance Day, which is May 18th, 2004. This year's Grievance Day will be held at St. Rosalies Upper Auditorium, 31 E. Montauk Highway, Hampton Bays, New York from 9:00 am to 12:30 pm, 2:00 pm to 4:00 pm, and 6:00 pm to 8:00 pm.

This notice is sent pursuant to Section 511 of the New York State Real Property Tax Law.

**Preliminary Assessed Value: \$889,079**  
**Tentative Assessed Value: \$630,000**  
**Change in Assessed Value: (\$259,079)**

*approx 1/3  
50 pay + 4700?  
(7000 approx new)*

Sincerely,

*Brenda Nae*

Sole Assessor  
Town of Southampton

Call CMH!  
RC already pd ma in tall mt  
due June 1



**Town of Southampton  
Assessors Office  
116 Hampton Road  
Southampton, New York 11968  
(631) 283-6020**

CMH

May 1, 2004

Wyndwold Partnership  
C/O Ruth Chalmers  
1 Vincent Rd 2L  
Bronxville, NY 10708

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This notice is sent pursuant to Section 511 of the New York State Real Property Tax Law.

**Preliminary Assessed Value:** ~~\$889,079~~ *Former*  
**Tentative Assessed Value:** \$630,000 *Now*  
**Change in Assessed Value:** ~~(\$259,079)~~ *approx 1/3 so pay \$4700? (7000 approx new)*

Sincerely,

*Brenda Naa*

Sole Assessor  
Town of Southampton

C\_hardenbergh@juno.com

**CHALMERS HARDENBERGH**

CMH

PO Box 941, Yarmouth, Maine 04096

Vox 207-846-3549 Fax 775-854-2476

24 March 2004 3/25

Town of Southampton Attention: Reassessment

116 Hampton Road

Southampton NY 11968

**RE: 473689 3712.000-0001-033.000, house on Quantuck Bay in Quiogue****Request for review of valuation***off site survey done*

I am writing as one of the family members of the Wyndwold Partnership, which owns the above parcel. It consists of about half an acre plus house, small laundry outbuilding, and two-car garage outbuilding. We would like to know how the assessing company arrived at the figure of \$889,079, since the property was valued (properly, we believe) at about \$400,000 earlier.

We understand that the valuation is based on square-footage of the building, the size of the lot, and the water frontage, as compared with the recent sales price of similar parcels in the area. We would like to know the figures that were used for our parcel, and the comparative parcels. We would also like to know the valuation for the three parcels which about us.

**Why we think the valuation too high**

While we recognize that we own a house in the Hamptons on salt water, our house would not win any 'House Beautiful' prizes. Built in the 1890s, it has received no renovation since then. Same kitchen (ice-box upgraded to refrigerator), same bathrooms. No air-conditioning, no showers (except in the outbuilding), no hot-tub. The laundry still has the sinks in which the laundress did the laundry in the early 1900s. Six bedrooms.

The parcel does have frontage on Quantuck Bay. But no dock. And the exterior aesthetics leave something to be desired. No paint on the house (we prefer the weathered look of oil), a porch in need of repair. The small laundry needs a whole new roof. The sidewalls of the garage need repair. The septic tank needs pumping.

Not to mention the fact that the bay continually creeps toward the house. It will eventually need to be raised on stilts.

And then the neighborhood. One hundred yards from the Montauk Highway, with a continual stream of traffic. And a house next door under seemingly constant construction.

Most of these problems, the neighbor and the Montauk Highway excepted, can be fixed with money. Perhaps \$180,000 for the house, and \$100,000 to raise the house. Then deducting another \$100,000 for proximity to the Montauk Highway, and \$50,000 for proximity to a dump (the neighbor's house) would put the valuation at a far more reasonable \$449,000.

**Compared to the previous valuation**

According to the communications from the Town, the old valuation was set at 4% of market value. Using the figure of the old value, \$14,772, that would put the market value at \$369,000. How does the market value climb from \$369,000 to \$889,000 in one year? The above figure of \$449,000 is much more reasonable.

Thank you for your attention. We look forward to the result of your examination, and would appreciate receiving these items: (a) the square footage and water frontage you used to value the house; (b) the three comparable parcels you used.





**Town of Southampton**  
**Tax Map # 473689 359.000-0005-048.000**

17 Quantuck Bay Ln, Quiogue  
 Arlene Y Schwartz Since May 1986  
 342 Dune Rd  
 Westhampton Beach, NY 11978

*on water*

*Comparable to ours*

|                |                            |                    |                              |
|----------------|----------------------------|--------------------|------------------------------|
| Class          | 210 - One Family Residence | Roll Section       | 1 Taxable                    |
| Nbhd           | 060100 060100 Quiogue      | School District    | 473602 Westhampton Beach     |
| Zoning         | R40 R40 - 40,000 minimum   | Item No.           | 74737.00                     |
| Size Total     | 0.74 Acres                 | Date               | 12/31/1995                   |
| FY             | 2004                       | Route/RPC Sequence | 186-2670                     |
|                | L100 M98 B98               | Appraiser          | Southampton Town's Appraiser |
|                |                            | Method Use         | Comparable Sales             |
|                |                            | Appr. Value        | \$748,600                    |
| Town Cost Mult | 1.26                       | % Completed Co     | 06 Final Adjustme            |
| Total area     | RCN                        | QP                 | SA                           |
| 1946           | \$193,845                  |                    | 0                            |
|                |                            |                    | Depr %                       |
|                |                            |                    | 32.4                         |
|                |                            |                    | RCNLD                        |
|                |                            |                    | \$128,400                    |

**Misc. Structure Info.**

| Muse                       | Grade | Units     | Price          | Yr. Built, Act | DT      | Dpr % | Condition | Overall Adj. | Final Adj. | Value           |
|----------------------------|-------|-----------|----------------|----------------|---------|-------|-----------|--------------|------------|-----------------|
| ls3 Pool-poured Conc       |       |           |                |                |         |       |           |              |            |                 |
|                            |       | (15 x 40) | Multiplier (1) |                |         |       |           |              |            |                 |
| c Average                  | 600   |           | \$35.00        | 1972           | msdre40 | 67    | 3 Normal  |              |            | \$6,800         |
| rp1 Porch-open <=300 Sf    |       |           |                |                |         |       |           |              |            |                 |
|                            |       |           | Multiplier (1) |                |         |       |           |              |            |                 |
| c Average                  | 480   |           | \$9.60         | 1972           | msdre40 | 67    | 3 Normal  |              |            | \$1,500         |
| rp1 Porch-open <=300 Sf    |       |           |                |                |         |       |           |              |            |                 |
|                            |       | (21 x 32) | Multiplier (1) |                |         |       |           |              |            |                 |
| c Average                  | 672   |           | \$9.60         | 1972           | msdre40 | 67    | 3 Normal  |              |            | \$2,100         |
| <b>MISCELLANEOUS VALUE</b> |       |           |                |                |         |       |           |              |            | <b>\$10,400</b> |

**Land Information**

| Luse                     | Units      | Rate schedule       | Adjust. | Unit price | Value            |
|--------------------------|------------|---------------------|---------|------------|------------------|
| 01 Primary               | 32270.00sf | A1 rate nbhd 060100 |         | \$5.39     | 174,100          |
| 01 Primary               | 0.00sf     | A1 rate nbhd 060100 |         | \$45.91    |                  |
| TOTAL UNITS              | 0.74a      |                     |         |            | <b>\$174,100</b> |
| <b>MARKET LAND VALUE</b> |            |                     |         |            |                  |

**Multimedia Information**

| Description      | Sub Code | Entry Date |
|------------------|----------|------------|
| Building Picture |          | 3/29/2003  |

**Building Information**

| Id      | Effective Year | Location           |
|---------|----------------|--------------------|
| 48577.1 | 1999           | 17 Quantuck Bay Ln |



**Town of Southampton**  
**Tax Map # 473689 359.000-0005-048.000**  
**17 Quantuck Bay Ln, Quiogue**  
**Arlene Y Schwartz Since May 1986**  
**342 Dune Rd**  
**Westhampton Beach, NY 11978**

|            |                            |                    |                              |
|------------|----------------------------|--------------------|------------------------------|
| Class      | 210 - One Family Residence | Roll Section       | 1 Taxable                    |
| Nbhd       | 060100 060100 Quiogue      | School District    | 473602 Westhampton Beach     |
| Zoning     | R40 R40 - 40,000 minimum   | Item No.           | 74737.00                     |
| Size Total | 0.74 Acres                 | Date               | 12/31/1995                   |
| FY         | 2004                       | Route/RPC Sequence | 186-2670                     |
|            | L100 M98 B98               | Appraiser          | Southampton Town's Appraiser |
|            |                            | Method Use         | Comparable Sales             |
|            |                            | Appr. Value        | \$748,600                    |

MULTIMEDIA IMAGING

