

RESOLUTION NO. 2026117

RE: APPROVAL OF APPLICATION FOR REFUND OF REAL
PROPERTY TAXES AND TO AUTHORIZE A CHARGE-BACK
BY THE COMMISSIONER OF FINANCE

APPLICANT: Dutchess Ave LLC
329 Oakridge Rd.
Hopewell Jct., NY 12533

ACCOUNT NO.: 135601-6158-17-205183-0000

Legislators MUNN, BRENDLI, CASWELL, DARROW, KEARNEY, LAWLER and
REDL offer the following and move its adoption:

WHEREAS, there is a Village Tax Re-Levy on the January 2026 County/Town Tax roll
for the Town of Wappinger under the name of Dutchess Ave LLC, Account No.135601-6158-17-
205183-0000, and

WHEREAS, the owner of said parcel, by application attached hereto, has applied for a
refund of real property taxes on the basis of an alleged clerical error, and

WHEREAS, pursuant to Section 556 of the Real Property Tax Law, the County Director
of Real Property Service has investigated this claim and it has been determined and certified by
said Director that the tax bill, as issued, is incorrect due to the clerical error, and

WHEREAS, attached hereto is the written report of said Director together with her
recommendation that the application be approved by the County Legislature, and

WHEREAS, the County Legislature has agreed that the clerical error does exist, now
therefore, be it

RESOLVED, that the application received May 28, 2026, relating to Account No. 135601-
6158-17-205183-0000 for a refund is hereby approved, and be it further

RESOLVED, that the Commissioner of Finance is authorized, empowered, and directed to
issue a tax refund to the applicant in the amount of \$3,424.66 plus any applicable interest and
penalties and to charge-back the erroneous amounts on next year's levy as follows:

A342 Allowance for Uncollectible Taxes	\$ 224.04
A668 Village of Wappingers Falls	<u>\$ 3,200.62</u>
Total	<u>\$ 3,424.66</u> (Plus interest + penalties)

and be it further

BUDGET, FINANCE & PERSONNEL

RESOLVED, that the Clerk of the County Legislature be and is hereby authorized, empowered and directed to mail a copy of the approved application and this resolution to the applicant.

CA-071-26
CW/EMW/mar/rjw
G-0194
06/04/2026
Fiscal Impact: See Attached

APPROVED

Susan J. Serino

SUSAN J. SERINO
COUNTY EXECUTIVE

Date *July*

STATE OF NEW YORK

ss:

COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess, have compared the foregoing Resolution with the original Resolution now on file in the office of said Clerk, and which was adopted by said Legislature on the 13th day of July 2026, and the same a true and correct transcript of said original Resolution and the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 14th day of July 2026.



[Signature]
JULIE SHIROISHI, CLERK OF THE LEGISLATURE

COORDINATION

Initialing indicates information only:

 County Executive

EMW County Attorney (as to form)

CW/EMW RPT

JF/EMW Finance

DAB/EMW Comptroller

 Budget

SUE SERINO
COUNTY EXECUTIVE



SHANNON DECKER
COMMISSIONER

CATHERINE WEISSE
DIRECTOR

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF FINANCE
REAL PROPERTY TAX SERVICES DIVISION

Date: May 29, 2026

To: Sue Serino, County Executive

From: Catherine Weisse, Director, RPTS *CW*

Re: Resolution Request for July 13, 2026 Meeting

Please accept this memo along with my backup documentation as my request for a resolution for approval of a refund of property taxes.

Pursuant to RPTL §556(5), the tax levying body shall review applications filed by the property owner along with my investigative reports and pass a resolution to either approve or deny the application.

FISCAL IMPACT STATEMENT

☒ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost \$ _____

Total Current Year Revenue \$ _____
and Source

Source of County Funds *(check one)*: ☐ Existing Appropriations, ☐ Contingency,
☐ Transfer of Existing Appropriations, ☐ Additional Appropriations, ☐ Other *(explain)*.

Identify Line Items(s):

Related Expenses: Amount \$ _____

Nature/Reason:

Anticipated Savings to County: _____

Net County Cost (this year): _____
Over Five Years: _____

Additional Comments/Explanation:

Partial refund of a January 2026 County/Town tax bill due to clerical error on the tax roll.

No Fiscal Impact.

Prepared by: Margaret Burns

Prepared On: 5/28/2026

Dutchess County Real Property Tax Services

Correction of Errors Investigative Report

Legal Description (Grid #): 135601-6158-17-205183-0000

Owner's Name: Dutchess Ave LLC

Mailing Address: 329 Oakridge Rd. Hopewell Junction NY 12533

Property Location: 12 Dutchess Ave.

School District: Wappingers Central School Dist Special District: _____

Total Assessed Value on roll: 280,000 Corrected to: Same

Taxable Assessed Value on roll: 280,000 Corrected to: Same

Exemptions and amounts, if applicable:

Amount Levied: \$4,188.31 Should be: \$763.65

Tax Bill Paid: ☒ Yes ☐ No

Error Claimed is defined in Real Property Tax Law §550:

- ☒ Subdivision 2, Paragraph H (clerical error)
- ☐ Subdivision 3, Paragraph _____ (error in essential fact)
- ☐ Subdivision 7, Paragraph _____ (unlawful entry)

Reason:

- ☐ Exemption was approved by assessor, but not entered on roll
- ☐ Exemption amount incorrectly calculated
- ☐ Assessed value on roll does not match assessor's final work product
- ☐ Structure did not exist on taxable status date or was present on another parcel
- ☐ Assessment based on incorrect acreage
- ☐ Parcel should be Wholly Exempt
- ☐ Parcel Misclassified as homestead or non-homestead
- ☒ Other: Incorrect re-levy of a previously paid Village tax bill.

Recommendation: ☒ **APPROVE APPLICATION** ☐ **DENY APPLICATION**

Details:

It is recommended that the application for a partial refund of the 2025/26 County/Town tax bill be approved.

Investigator: Margaret Burns Director: Cathy Weiss Date: 5/29/26



Department of Taxation and Finance
Office of Real Property Tax Services

Application for Refund or Credit of Real Property Taxes

RP-556
RECEIVED (12/19)

MAY 28 2026

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

Names of owners Dutchess Ave LLC (Annmarie Wheeler)			DC REAL PROPERTY TAX SERVICES		
Mailing address of owners (number and street or PO box) 329OakRidge Rd			Location of property (street address) 12 Dutchess Ave		
City, village, or post office Hopewell	State NY	ZIP code 12533	City, town, or village Wappingers Falls	State NY	ZIP code 12590
Daytime contact number 845-913-8967	Evening contact number		Tax map number of section/block/lot: Property identification (see tax bill or assessment roll) 135.601 6158 172.051-830000		
Account number (as appears on tax bill) 19205183	Amount of taxes paid or payable 3,424.66		Date of payment 05-13-2026		
Reasons for requesting a refund or credit: Requesting a refund of taxes overpaid. 2025 Village of Wappingers tax paid on 9/04/25 was not applied and was relieved on 2026 Town of Wappinger tax bill. ToW tax bill was paid on 5/13/2026. I've included payment confirmations for both the Town & Village.					

I hereby request a refund or credit of real property taxes levied by Wappingers for the year(s) 2025.
(County, city, village, etc.)

Signature of applicant <i>Annmarie Wheeler</i>	Date 05-25-2026
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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 5-28-26	Date warrant annexed 12-17-25
Last day for collection of taxes without interest paid 5/13/26	Recommendation Approve application* ☒ Deny application ☐
Signature of official <i>Cathy Weiss</i>	Date 5/29/26

* If this application is approved, and the same error appears on a current assessment roll, send a copy of this form, including all attachments, to the assessor and board of assessment review. They must treat this application as a petition for the correction of that current roll (Form RP-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 paid	Amount of taxes due	Amount of refund or credit
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Application denied (reason): _____ _____

Signature of chief executive officer or official designated by resolution	Date
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Office of the Treasurer
VILLAGE OF WAPPINGERS FALLS
2582 South Avenue
Wappingers Falls, NY 12590
(845)297-8773 ext. 4

RECEIVED

MAR 03 2026

**DC REAL PROPERTY
TAX SERVICES**

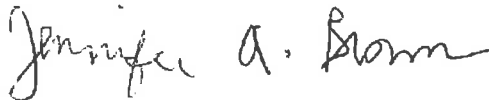
Dutchess County Real Property
22 Market Street, #3
Poughkeepsie, NY 12601
March 3, 2026

Dear Kathy Weisse,

The Village of Wappingers Falls received payment for the following address on 9/4/2025: 12 Dutchess Avenue.

Please feel free to contact this office if you need any additional information.

Sincerely,



Jennifer A. Brown, Interim Treasurer

IMPORTANT-TA
Lee A. Freno, Recr
Wappinger Town
20 Middlebush Rd
Wappingers Falls,

SALE
Town of Wappinger Tax
20 Middlebush Rd
Wappingers Falls, NY 12590
845-297-4342

05/13/26 12 02:59
Merchant ID : 240642
Terminal : 452-793-208
Sequence # : 000001
Auth Number : 732806

DUTCHESS AVE LL
329 OAKRIDGE RD
HOPEWELL JUNCT

AMOUNT: \$ 4272.08
CONVENIENCE FEE: \$ 4.00
TOTAL: \$ 4276.08

CARD ENTRY MODE CHIP
APPLICATION NAME VISA DEBIT
Visa 00000000000000000000000000000000
CVM SIGN
AID A00000000000000000000000000000000
TVR 80600008000
IAD 06141203A000000
TSI 6800

STATEMENT OF COUNTY/TOWN TAXES				
TOWN OF WAPPINGER				
Page No.	Roll Sect.	SWIS CODE:	Bill No.	Sequence No.
1 of 1	1	135601	382	133
Fiscal Year:		Warrant Date:	Bank Code:	Account No.
1/1/26 to 12/31/26		12/17/25		19205183
Estimated State Aid:				

CNTY 123,740,526		TOWN 269,400	
MAKE CHECKS PAYABLE TO		IN PERSON PAYMENT	
Lee A. Freno, Receiver of Taxes Wappinger Town Hall Middlebush Road Wappingers Falls, NY 12590 5-297-4342		Town Hall Monday-Friday 8:30 a.m.- 4:00 p.m. online:townofwappingerny.gov	

SEE REVERSE SIDE FOR MORE INFORMATION

Assesses the Full Market Value of this property as of 7/1/2024 was: 280,000
Full Value of this property is: 280,000
Percentage of Value used to establish assessments was: 100.00%

PROPERTY DESCRIPTION & LOCATION		Exemption	Value	Tax Purpose	Full Value Estimate
PARCEL ID	135601-6158-17-205183-0000				
LOCATION	12 DUTCHESS AVE				
ACREAGE	0.12				
SCHOOL	Wappingers CSD				
PROPERTY CLASS	210 - 1 Family Res				

PROPERTY TAXES					
Taxing Purpose	Total Levy	% Change From Prior Year*	Taxable Value or Units	Rate per \$1000 or per Units	Tax Amount
HOMESTEAD PARCEL					
County Tax	107,014,305	4.8	280,000.00	2.110828	591.03
Town Inside Tax	448,761	4.5	280,000.00	.616499	172.62
Ret. Village Tax			0.00		3,424.66
RECEIVER OF TAXES					

*This is the percent of increase or decrease of the current year's tax levy over the previous year's tax levy. This does not represent the total percent of your tax increase or decrease. The tax levy is the total amount to be raised by property taxes.

TOTAL TAX DUE 02/28/26 \$4,188.31

Taxes paid by _____ CC CA CH

RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT. INCLUDE YOUR PHONE NUMBER AND BILL NUMBER ON YOUR CHECK. FOR A RECEIPT OF PAYMENT RETURN ENTIRE BILL.

TOWN OF WAPPINGER			TOWN OF WAPPINGER			TOWN OF WAPPINGER		
INSTALLMENT 1	Bill No.	382	INSTALLMENT 2	Bill No.	382	INSTALLMENT 3	Bill No.	382
Parcel	135601 6158-17-205183-0000		Parcel	135601 6158-17-205183-0000		Parcel	135601 6158-17-205183-0000	
DUTCHESS AVE LLC			DUTCHESS AVE LLC			DUTCHESS AVE LLC		
Pay on or before:	2/28/2026	\$1,396.11	Pay on or before:	2/28/2026	\$1,396.10	Pay on or before:	2/28/2026	\$1,396.10
2%	3/1/2026 - 5/31/2026	\$1,424.04	2%	3/1/2026 - 5/31/2026	\$1,424.02	2%	3/1/2026 - 5/31/2026	\$1,424.02
4%	6/1/2026 - 8/31/2026	\$1,451.96	4%	6/1/2026 - 8/31/2026	\$1,451.94	4%	6/1/2026 - 8/31/2026	\$1,451.94



THREE PAYMENT OPTION

RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT. INCLUDE YOUR PHONE NUMBER AND BILL NUMBER ON YOUR CHECK.

IMPORTANT-TAX DOCUMENT ENCLOSED**MAKE CHECKS PAYABLE TO**

Village of Wappingers Falls
PO Box 118
Buffalo, NY 14240-0118
845-297-8773 ext 4

DUTCHESS AVE LLC
329 OAKRIDGE RD
HOPEWELL JUNCTION, NY 12533

STATEMENT OF VILLAGE TAXES
VILLAGE OF WAPPINGERS FALLS

Page No.	Roll Sect.	SWIS CODE:	Bill No.	Sequence No.
1 of 1	1	135601	2379	136
Fiscal Year:		Warrant Date:	Bank Code:	Account No.
6/1/25 to 5/31/26		6/1/25		19205183
Estimated State Aid				
VILL 44,372				

PAYMENT INFORMATION

ONLINE: Village Website
www.wappingersfallsny.gov
In person: 2582 South Ave

Monday to Friday 9am to 3pm
Provide: Name & Phone Contact

SEE REVERSE SIDE FOR MORE INFORMATION

The assessor estimates the **Full Market Value** of this property as of 7/1/23 was: 259,300
The **Total Assessed Value** of this property is: 259,300
The **Uniform Percentage of Value** used to establish assessments was: 100.00%

PROPERTY DESCRIPTION & LOCATION		Exemption	Value	Tax Purpose	Full Value Estimate
PARCEL ID	135601-6158-17-205183-0000				
LOCATION	12 DUTCHESS AVE				
ACREAGE	0.12				
SCHOOL	Wappingers CSD				
PROPERTY CLASS	210 - 1 Family Res				

PROPERTY TAXES

Taxing Purpose	Total Levy	% Change From Prior Year*	Taxable Value or Units	Rate per \$1000 or per Units	Tax Amount
HOMESTEAD PARCEL					
Village Taxes	4,869,899	0.9	259,300.00	6.787954	1,760.12
Grinnell Public Lib	203,362	-9.6	259,300.00	.353595	91.69
Unpaid Vill Sanit			0.00		111.00
Unpaid Village Sewer			0.00		486.97
Unpaid Village Water			0.00		486.57

*This is the percent of increase or decrease of the current year's tax levy over the previous year's tax levy. This does not represent the total percent of your tax increase or decrease. The tax levy is the total amount to be raised by property taxes.

TOTAL TAX DUE 7/1/25 \$2,936.35

Taxes paid by CC CA CH

RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT. INCLUDE YOUR PHONE NUMBER AND BILL NUMBER ON YOUR CHECK.

VILLAGE OF WAPPINGERS FALLS RECEIVER'S STUB (RETURN WITH PAYMENT)

Village of: V. Wappingers Falls
School: Wappingers CSD
Location: 12 DUTCHESS AVE

DUTCHESS AVE LLC
329 OAKRIDGE RD
HOPEWELL JUNCTION, NY 12533

Would you like a receipt sent to you?
If Yes, return the entire bill with payment.

☐ Yes ☐ No



Bill No. 2379
Bank Code
135601 6158-17-205183-0000

PAYMENT SCHEDULE

IF PAID BETWEEN	AMOUNT	PENALTY / INTEREST	TOTAL DUE
Today - 7/1/25	\$2,936.35	\$0.00	\$2,936.35
7/2/25 - 7/31/25	\$2,936.35	\$146.82	\$3,083.17

After last pay by date in the penalty schedule, call your Tax Collector for amount due.

TOTAL TAXES DUE BY 7/1/25
\$2,936.35

Thank you for your payment.

Please print this receipt and keep it for your records.

Block/Lot/Qual : 135.601 6158 172.051-830000

Property Location : 12 DUTCHESS AVE

Owner Name : DUTCHESS AVE LLC

Payment Amount: \$3,112.53

Service Fee: \$91.82

Total Payment Amount: \$3,204.35

Receipt Number: 3905510754

Transaction Date: 09/04/2025 08:41 AM

Payment Type: ☒ VISA

Account Number: *3942

Your session will expire in _ seconds. To continue working with the site, click "Extend".

SCHEDULE A

Refund

Town of Wappinger
2025/26 C/T Tax Bill

Grid Number: 135601-6158-17-205183-0000
Name: Dutchess Ave. LLC
Location: 12 Dutchess Ave.

Currently on Tax Roll	Assessed Value	Exemption Amount	Taxable Value	Tax Rate	Total
Dutchess County	280,000		280,000	0.002110828	591.03
Town of Wappinger	280,000		280,000	0.000616499	172.62
			-		-
			-		-
			-		-
		Village Interest		County Interest	
	Original amount	9%		7%	
Ret Village	2,936.35	264.27	3,200.62	224.04	3,424.66
			Total Tax on Current Roll		4,188.31

Corrected Tax Roll	Assessed Value	Exemption Amount	Taxable Value	Tax Rate	Total
Dutchess County	280,000		280,000	0.002110828	591.03
Town of Wappinger	280,000		280,000	0.000616499	172.62
			-		-
			-		-
			-		-
		Village Interest		County Interest	
	Original amount	9%		7%	
Ret Village					-
			Total Tax on Corrected Roll		763.65

Chargeback	A342 Allow. For Uncoll. Taxes	\$224.04
	A430 Town of Wappinger	-
	A668 Village of Wappingers	\$3,200.62
TOTAL CHARGEBACK AMOUNT		\$3,424.66

Budget, Finance, and Personnel Committee Roll Call

<i>District</i>	<i>Name</i>	<i>Yes</i>	<i>No</i>
District 16 - Fishkill and Beacon	Valdés Smith*	X	
District 9 - City of Poughkeepsie	Atkins*	X	
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn*	X	
District 3 - LaGrange	Polasek*	X	
District 12 - East Fishkill	Metzger*	X	
District 1 - Town of Poughkeepsie	Redl (VC)	X	
District 4 - Hyde Park and Town of Poughkeepsie	Lawler (C)	X	
District 7 - Hyde Park and Pleasant Valley	Darrow	X	
District 8 - City and Town of Poughkeepsie	Brendli	X	
District 10 - City of Poughkeepsie	Johnson	X	
District 18 - City of Beacon and Fishkill	Rhodes	X	
District 21 - East Fishkill	Caswell	X	

Present: <u>12</u>	Resolution: <u> </u>	Total : <u>12</u> <u> </u>
Absent: <u> </u>	Motion: <u> </u>	Yes No
Vacant: <u> </u>		Abstentions: <u> </u>

2026117 APPROVAL OF APPLICATION FOR REFUND OF REAL PROPERTY TAXES AND TO AUTHORIZE A CHARGE-BACK BY THE COMMISSIONER OF FINANCE

Roll Call Sheets

District	Last Name	YES	NO
District 16 - Fishkill and Beacon	Valdés Smith	X	
District 9 - City of Poughkeepsie	Atkins	X	
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn	X	
District 3 - LaGrange	Polasek	X	
District 12 - East Fishkill	Metzger	X	
District 1 - Town of Poughkeepsie	Redl	X	
District 2 - LaGrange, Pleasant Valley & Town of Poughkeepsie	Arnoff	X	
District 4 - Hyde Park and Town of Poughkeepsie	Lawler	X	
District 5 - Town of Poughkeepsie	Shah	X	
District 6 - Town of Poughkeepsie	Kaul	X	
District 7 - Hyde Park and Pleasant Valley	Darrow	X	
District 8 - City and Town of Poughkeepsie	Brendli	X	
District 10 - City of Poughkeepsie	Johnson	X	
District 11 - Clinton, Pleasant Valley, and Rhinebeck	Kearney	X	
District 13 - East Fishkill and Wappinger	Giles	X	
District 14 - Wappinger and Town of Poughkeepsie	Winsby	X	
District 15 - Wappinger	Faust	X	
District 17 - Town and Village of Fishkill	McHoul	X	
District 18 - City of Beacon and Fishkill	Rhodes	X	
District 19 - North East, Stanford, Pine Plains, Milan & Red Hook	Drago	X	
District 21 - East Fishkill	Caswell	X	
District 22 - Beekman and Union Vale	Tresca	X	
District 23 - Pawling, Beekman and East Fishkill	Rolison	X	
District 24 - Dover and Pawling	House	X	
District 25 - Amenia, Washington, Pleasant Valley & Millbrook	Alexander	X	
Present: <u>25</u>	Resolution: _____	Total : <u>25</u>	_____
Absent: _____	Motion: _____	Yes	No
Vacant: _____		Abstentions: _____	

CONSENT AGENDA: RESOLUTIONS 096, 097, 098, 103, 108, 109, 110, 111, 114, 115, 117, 120, 121 OF THE YEAR 2026