

Dear Realtor and Neighbor:

I am very disappointed that the organization representing your profession — the New York State Association of Realtors — has embarked on a misleading multi-media campaign in support of an ill-conceived and destructive property tax cap proposal. The tax cap being discussed in Albany will hurt schools and important public services, and will ultimately undermine our community.

Realtors more than anyone else should understand that families and other homebuyers consider the quality of a community's public schools when shopping for a new home. In fact, the National Association of Realtors' own website tell us: "Of all the local neighborhood amenities that can influence a buyer's decision to purchase a home, proximity to good quality schools is one of the most influential."

Studies, again cited on the NAR website, show that good schools raise property values. And that's good for all of us.

The fact is that a tax cap would result in the loss of school programs, public services and jobs. It would make locating to our community and investing in property less desirable. And it would diminish our quality of life.

There have been disastrous results from tax caps in Massachusetts, Illinois and other states. Ask anyone from California about what happened when Proposition 13 was approved: That state's school system went from one of the best in the nation to, now, one of the worst. Is that what we want for New York?

As a neighbor, educator and someone who cares about the place where we live, I urge you to tell the state Association of Realtors to do what's right for *all* of us and withdraw its support for a scheme that will make both of our jobs much more difficult. Call 518-463-0300 and do the right thing for our community.

Respectfully,