

INTRODUCTION

Data presented in these tables is displayed for statistical comparison purposes only. We do not claim that the data satisfies any specific legal, financial or accounting requirements. Individuals using these tables for comparison purposes may wish to contact local government officials, real estate agencies or other sources to corroborate or obtain additional information.

EXPLANATION OF TABLES

TABLE 1 - OVERLAPPING REAL PROPERTY TAX LEVIES

There are three worksheets to this workbook. The first worksheet, **Tax Levy Detail**, reflects the overall property taxes collected by each city, town and village in the State. The second worksheet, **County and Statewide Totals**, summarizes the data on the first worksheet by each county area and also provides state-wide totals. The last worksheet, **2012 Non-Filers**, shows villages and cities that will not be reflected on the previous two worksheets because their information is not available.

The tax levies presented in Table 1 are obtained from multiple sources, including: City and Village Constitutional Tax Limit forms (City and Village purposes), the MA144 Schedule of Real Property Taxes and Assessments Levied by the County Board of Supervisors [Legislators] (County, Town, Special District purposes), and the Office of Real Property Tax Services (School District purposes). These levies (and purposes) do not necessarily match the levy amounts reported by local officials on the Real Property Tax Cap forms which are available on our Open Book website at:

<http://www1.osc.state.ny.us/transparency/LocalGov/localgovintro.cfm>

The following defines the data headings of the first two worksheets:

COUNTY - The total county tax levy includes both the general county-wide taxes and part-county ad valorem taxes and assessments. Examples of part county taxes and assessments would be for police, sewer, and water districts. Also included are county charge-backs for erroneous assessments, election expense, community college, etc. as well as amounts levied for a county self-insurance plan. In certain counties, where some or all towns or cities elect to use the county sales tax distribution as a credit against the county levy instead of receiving cash, the county levy is net of that credit.

CITY - Reflects the municipal levy of the city. It does not include school district levies, which are included in a separate column.

TOWN – Generally includes the town-wide levies for the general fund and highway funds. For towns with villages, also includes the levies for town outside village purposes for the general fund and highway funds.

VILLAGE – Reflects the municipal levy for villages. Villages are shown in alphabetic order within towns. The one exception to this arrangement pertains to the 76 villages in New York State that are located in more than one town. These villages are included in the town in which the village has the greatest amount of assessed valuation. Refer to Table 4 for a complete list of these villages.

FIRE - This include the levies of all fire districts within the town and also the levies of all fire protection districts in the town.

OTHER TOWN SPECIAL DISTRICTS - This is the aggregate of all other town special district levies not included in **Fire**. Examples of some types of special districts are water, sewer, lighting, refuse and garbage, drainage, and water supply districts. Generally, these special districts are governed by the town board.

SCHOOL - This is the aggregate of the tax levies of all school districts within the boundary of the city or town. **School district levy data represents the gross levy without any reduction resultant from the State Tax Relief (STAR) program.**

TABLE 2 - OVERLAPPING REAL PROPERTY TAX RATES

For each city, town and village area in the State, **TABLE 2** lists the individual and aggregate assessed and full value real property tax rates based on \$1,000 of valuation. Tax rates are presented for each class of government within the locality, including county, municipal (town, city or village), and school district. For cities, towns, and villages that have more than one school district within their boundaries, a separate row is now provided for each school district. Also included for towns is an estimated assessed and full value tax rate for special districts in the town (see definitions below). The applicable State equalization rate used to compute full value tax rates is also listed for each municipality

Table 2 may be sorted by using the four shaded command buttons (the cells labeled Sort School Name by County, Sort by City/Town Within County, Sort by School Name, and Sort by FV Rate) which are located above the headings County Name, Municipal Name, School District Name, and Total – Full Value Tax Rate. **These buttons allow a user to easily sort Table 2 by school district name within a county, by cities and towns within a county, by school district name, or by the total full value tax rate (arrayed high to low).** To use these automatic sorts, place the cursor arrow within the command button and left click to activate the sort.

Please note that school district tax rates do not reflect any reduction resultant from the State Tax Relief (STAR) program. In addition, a computed or average tax rate is used in those instances where localities have established special homestead and non-homestead units for the assessment of real property for municipal and/or school district purposes. Computed or average tax rates are also reflected for New York City and localities within Nassau County, since they actually impose tax rates for different classes of property. Please refer to Appendix A for additional information on localities that impose homestead and non-homestead rates or rates by class of property.

The following provides a brief description of column headings in Table 2:

County Name – Describes the county location of the municipality.

Municipal Name – Provides the name of the municipality.

Class - Describes the type of municipality (city, town, or village)

Town in Which Village is Located – Applies only to villages; provides the name of the town(s) the village is located in. Please note that there are 76 villages in two or more towns (see Table 4 below).

School District Name – Provides the name(s) of the school district within the city or town.

Percent of School in City/Town – Provides the percentage of the school district full valuation that is in the city or town.

Percent of City/Town in School – Provides the percentage of the city or town full valuation that is in the school district.

Assessed Value Tax Rates – As applicable, provides the assessed value tax rate per \$1,000 assessed valuation.

- **County** - Provides the county tax rate of the municipality that reflects **countywide** taxes and also may include charge-backs. This does not include part county tax rates on special districts or for any area

of the county not considered countywide. Please note that the levy data listed in Table 1 **does include** these part county taxes.

- **Town** – Generally includes the town-wide tax rates of the general fund and highway funds. For towns with villages, also includes the tax rates of the town outside village general fund and highway funds.
- **City/Village** – Includes the municipal tax rate for the city or village. **Generally, cities and villages that reflect a zero tax rate did not file required information.** Please see the “2012 Non-Filers” worksheet attached to Table 2.
- **School** – Includes the school district tax rate(s) for each school district in the city or town.
- **Town Special District (computed)** – This is a **computed hypothetical tax rate** to provide some measure of tax burden resultant from all special district and fire district levies within towns (See Table 1- the sum of the levies in the “Fire” and “Other Special Districts” columns). In towns without a village, it is this total levy amount divided by the total assessed valuation of the town. In towns with villages, this total special district and fire district levy amount is divided by the town outside village assessed valuation, as most special districts function in the town outside village area. **Please note that individuals within a town may actually be subject to a variety of special district tax rates depending where they live; the rate listed is only a computed statistical measure.**

Equalization Rates – This is a ratio computed by the New York State Office of Real Property Tax Services. At its simplest, an equalization rate is the state’s measure of a municipality’s level of assessment. This ratio is the total assessed value of the municipality divided by the total market value.

- **City/Town/Village** – The city, town, or village equalization rate.
- **Town applied to Village’s County and Town AV rate** – This is the town equalization rate that is applied to the village’s county and town assessed value tax rates to get the full value county and town tax rates for the village.
- **City/Town applied to School** – This is the city/town equalization rate applied to the school assessed value tax rate to get the school full value rate.

Full Value Tax Rates – As applicable, provides the full value tax rate per \$1,000 full valuation.

- **County** – For all localities except the cities of Glen Cove and Long Beach, the full value rate reflects the county assessed value tax rate times the city or town equalization rate. A special county equalization rate, **that is not reflected on this table**, is used for the cities of Glen Cove and Long Beach.
- **Town** – The town full value rate is the town assessed value rate times the town equalization rate.
- **City/Village** – For cities, the city full value rate is the city assessed value rate times the city equalization rate. For villages, the village full value rate is the village assessed value rate times the village equalization rate. **Generally, cities and villages that reflect a zero tax rate did not file required information.** Please see the “2012 Non-Filers” worksheet attached to Table 2.
- **School** – The school full value rate is the school assessed value rate times the “City/Town applied to School” equalization rate.
- **Sub-Total** – The sum of the county, town, city/village and school full value rates.
- **Special District** – This is the computed hypothetical town special district assessed value tax rate times the town equalization rate.
- **Total** – The sum of the county, town, city/village, school, and town special district full value rates.

TABLE 3 - SCHOOL DISTRICT REAL PROPERTY TAX RATES

In New York State, it is fairly common for a school district to be in more than one town or city, or for a town to have more than one school district serving the area of the town. This table has been expanded to provide the tax levy, assessed and full value tax rates based on \$1,000 valuation, taxable assessed and full valuation, and applicable equalization rate for each city or town component of a school district. Also shown is the percent of the school district full valuation within each city or town and the percent of the city or town full valuation

within the school district. The primary county of each school district is also provided. This is the county in which the school district's main building is located and generally contains the majority of the school district's full valuation.

Table 3 may be sorted by using the five shaded command buttons (the cells labeled Sort by School, Sort by County of School, Sort by City Town, Sort by Class within County and Sort by Full Value Rate) which are located above the headings School District Name, Primary County of School, City or Town Name, County of City/Town and FV Tax Rate per (\$000 FV). **These buttons allow a user to easily sort Table 3 by school district name, by school name within a county, by cities and towns, by cities and towns within a county, or by the school district component full value tax rate (arrayed high to low).** To use these automatic sorts, place the cursor arrow within the command button and left-click to activate the sort.

Please note that school district tax rates and levies do not reflect any reduction resultant from the State Tax Relief (STAR) program. A computed or average tax rate is used in those instances in which the school district imposes separate homestead and non-homestead tax rates or different rates for separate classes of taxable real property. Please refer to Appendix A for additional information on school districts that impose homestead and non-homestead rates or rates by class of property.

TABLE 4 - VILLAGES LOCATED IN MORE THAN ONE TOWN

TABLE 4 lists the 76 villages in this category, together with the towns and counties in which they are located. For purposes of this table the primary towns are always shown first.

VILLAGE	COUNTY OR COUNTIES	TOWNS
Albion Almond Attica Baldwinsville Ballston Spa	Orleans Allegany, Steuben Wyoming, Genesee Onondaga Saratoga	Albion, Gaines Almond, Hornellsville Attica, Alexander Lysander, Van Buren Milton, Ballston
Black River Briarcliff Manor Broadalbin Brockport Cambridge	Jefferson Westchester Fulton Monroe Washington	Rutland, Le Ray Ossining, Mt. Pleasant Broadalbin, Mayfield Sweden, Clarkson White Creek, Cambridge
Cato Chatham Chester Clifton Springs Cooperstown	Cayuga Columbia Orange Ontario Otsego	Ira, Cato Ghent, Chatham Chester, Goshen Manchester, Phelps Otsego, Middlefield
Corfu Croghan Dannemora Depew Deposit	Genesee Lewis Clinton Erie Broome, Delaware	Pembroke, Darien Croghan, New Bremen Dannemora, Saranac Cheektowaga, Lancaster Sanford, Deposit
Dolgeville Earlville East Hills East Randolph Elmira Heights	Herkimer, Fulton Chenango, Madison Nassau Cattaraugus Chemung	Manheim, Oppenheim Sherburne, Hamilton North Hempstead, Oyster Bay Randolph, Conewango Horseheads, Elmira

TABLE 4 (continued) - VILLAGES LOCATED IN MORE THAN ONE TOWN

Floral Park Florida Fort Plain Garden City Glen Park	Nassau Orange Montgomery Nassau Jefferson	Hempstead, North Hempstead Warwick, Goshen Minden, Canajoharie, Palatine Hempstead, North Hempstead Brownville, Pamela
Gowanda Greenwich Hamilton Harriman Homer Ilion Keeseville	Cattaraugus, Erie Washington Madison Orange Cortland Herkimer Clinton, Essex	Persia, Collins Greenwich, Easton Hamilton, Eaton, Madison Woodbury, Monroe Homer, Cortlandville German Flatts, Frankfort Ausable, Chesterfield
Lyons Falls Mamaroneck Massena Maybrook Medina Middleport Middleville	Lewis Westchester St. Lawrence Orange Orleans Niagara Herkimer	West Turin, Lyonsdale Mamaroneck, Rye Massena, Louisville, Norfolk Montgomery, Hamptonburg Ridgeway, Shelby Royalton, Hartland Fairfield, Newport
Mineola Montour Falls Nassau New Hyde Park New York Mills North Syracuse Norwood	Nassau Schuyler Rensselaer Nassau Oneida Onondaga St. Lawrence	North Hempstead, Hempstead Montour, Dix Nassau, Schodack North Hempstead, Hempstead Whitestown, New Hartford Clay, Cicero Potsdam, Norfolk
Nyack Odessa Old Westbury Ovid Penn Yan Perry Poland	Rockland Schuyler Nassau Seneca Yates Wyoming Herkimer	Orangetown, Clarkstown Catharine, Montour North Hempstead, Oyster Bay Ovid, Romulus Milo, Benton, Jerusalem Perry, Castile Russia, Newport
Pomona Port Leyden Remsen Richburg Roslyn Harbor Rushville Sag Harbor	Rockland Lewis Oneida Allegany Nassau Ontario, Yates Suffolk	Ramapo, Haverstraw Leyden, Lyonsdale Remsen, Trenton Bolivar, Wirt North Hempstead, Oyster Bay Gorham, Potter Southampton, East Hampton
Saranac Lake Sinclairville Spring Valley Stamford Valley Falls Wappingers Falls Waterloo	Franklin, Essex Chautauqua Rockland Delaware Rensselaer Dutchess Seneca	Harrietstown, North Elba, St. Armand Charlotte, Gerry Ramapo, Clarkstown Stamford, Harpersfield Pittstown, Schaghticoke Wappinger, Poughkeepsie Waterloo, Fayette, Seneca Falls
Waterville Watkins Glen Williamsville Wolcott	Oneida Schuyler Erie Wayne	Sangerfield, Marshall Dix, Reading Amherst, Cheektowaga, Wolcott, Butler

APPENDIX A

LISTING OF LOCALITIES THAT IMPOSE HOMESTEAD AND NON-HOMESTEAD RATES OR TAX RATES BY CLASS OF PROPERTY FOR 2012

Whereas most localities in New York State impose a tax rate that is uniformly applied to the various types of property in their tax base, exceptions do occur. In accordance with Articles 18 and 19 of the New York State Real Property Tax Law, certain localities impose separate tax rates based on different classifications of property. One type of classification used is homestead and non-homestead property, while other localities classify property according to various classes (typically up to four classes).

The following lists these exception localities:

LOCALITIES THAT IMPOSE HOMESTEAD AND NON-HOMESTEAD RATES

Localities are listed by county. School districts (S.D.) may impose homestead/non-homestead rates in all or some of the towns and/or cities in which the district is located.

Albany County

Albany City
Albany S.D.
Niskayuna S.D.

Broome County

Binghamton City
Binghamton City S.D.

Dutchess County

Beacon City
Poughkeepsie City
Fishkill Town
Fishkill Village
Poughkeepsie Town
Wappinger Town
Wappingers Falls Village
Arlington Central S.D.
Beacon City S.D.
Poughkeepsie City S.D.
Spackenkill Union Free S.D.
Wappingers Central S.D.

Erie County

Buffalo City
Lackawanna City
Tonawanda Town
Kenmore Village
Buffalo City S.D.
Lackawanna City S.D.
Sweet Home Central S.D.

Essex County

Newcomb Town
Newcomb Central S.D.

Monroe County

Rochester City
Rochester City S.D.

Nassau County

Glen Cove City
Glen Cove City S. D.
Long Beach City
Farmingdale Village
Great Neck Village
Lake Success Village
Mineola Village
Russell Gardens Village
Sea Cliff Village
Westbury Village

Niagara County

Niagara Falls City
Niagara Town
Niagara-Wheatfield Central S.D.

Orange County

Newburgh City
Port Jervis City

Putnam County

Southeast Town
Brewster S.D.

Rensselaer County

East Greenbush Town
East Greenbush Central S.D.

Rockland County

Clarkstown Town

Rockland County (continued)

Haverstraw Town
Orangetown Town
Stony Point Town
West Haverstraw Village
Piermont Village
Clarkstown Central S.D.
Haverstraw-Stony Point Central S.D.
Nanuet Union Free S.D.
Nyack Union Free S.D.
Pearl River Union Free S.D.
South Orangetown Central S.D.

Schenectady County

Niskayuna Town
Rotterdam Town
Niskayuna Central S.D.
Schalmont Central S.D.

Suffolk County

Islip Town
Bay Shore Union Free S.D.
Bayport-Blue Point U.F.S.D.
Brentwood Union Free S.D.
Central Islip Union Free S.D.
East Islip Union Free S.D.

Suffolk County (continued)

Hauppauge Union Free S.D.
Islip Union Free S.D.
Sayville Union Free S.D.
West Islip Union Free S.D.

Ulster County

Kingston City
Kingston City S.D.

Westchester County

Pelham Town
Pelham Village
Pelham Manor Village
Sleepy Hollow Village
Rye Town
Port Chester Village
Rye Brook Village
Pelham S.D.
Rye Neck S.D.
Port Chester-Rye S.D.
Blind Brook-Rye S.D.
Hawthorne Cedar Knolls Union Free S.D.
Mount Pleasant Cottage Union Free S.D.
Mount Pleasant-Blythedale Union Free S.D.

NEW YORK CITY - RATES BY CLASS OF PROPERTY FOR THE 2012 FISCAL YEAR

As fixed by resolution of the city council and then amended on November 3, 2011, actual tax rates per \$1,000 assessed valuation by class of property for all purposes in New York City are as follows in 2012: all one, two and three family residential property - \$182.05; other residential property - \$134.33; utility real property - \$124.73; all other real property - \$101.52.

Also fixed by resolution, actual tax rates per \$1,000 assessed valuation on veteran's property exempted under State Law from tax on general purposes but subject to tax for school purposes are as follows by class of property in 2012: all one, two and three family residential property - \$115.96; other residential property - \$85.82; utility real property - \$0.00; all other real property - \$64.93.

LOCALITIES IN NASSAU COUNTY - RATES BY CLASS OF PROPERTY

In Nassau County, county tax rates imposed for the Cities of Glen Cove and Long Beach as well as the Towns of Hempstead, North Hempstead and Oyster Bay are computed for four different classes of property. Tax rates for town purposes, as well as for school districts within these jurisdictions are usually computed for four different classes as well. The Villages of Manor Haven, Munsey Park, Plandome Heights, and Plandome Manor may also impose rates by class. The different classes of property are generally as follows: Class one - all one, two and three family residential property; Class two - other residential property; Class three - utility real property; Class four - all other real property.

ADDITIONAL INFORMATION

Additional information on homestead and non-homestead rates and tax rates by class for local governments may be obtained by contacting the individual localities, the State Comptroller's Office, or the State Office of Real Property Tax Services.