

# What is a Tax Levy ?

- Tax Levy = Budget Less All Other Revenues

- 2008-09:

$$\begin{aligned}\text{Tax Levy} &= 42,695,238 - 10,032,142 \\ &= 32,663,096\end{aligned}$$

# How is the Tax Levy distributed among the Towns ?

- $\text{Town share} = \text{Town's Full Value} / \text{Total Full Value of District}$
- $\text{Full Value} = \text{Assessed Value} / \text{Equalization Rate}$

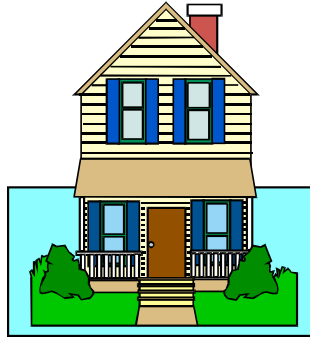
# What is Equalization?

## Full or Market Value

Town 1  
\$100,000



Town 2  
\$100,000



Town 3  
\$100,000



## Assessed Value

\$2,000



**2.00%**  
**E.R.**

\$60,000



**60.00%**  
**E.R.**

\$100,000



**100.00%** <sup>3</sup>

# What is Equalization Rate?

- Equalization Rate is the percentage of market value that a house is assessed.
- Equalization Rates change yearly.
- Used to “Equalize” varied assessment rates among the towns when calculating the Full or Market Value of the district.

# What is Equalization?

## Full or Market Value

**Town 1**  
**\$100,000**



Town 2  
\$100,000



Town 3  
\$100,000



## Assessed Value

**\$2,000**



**2.00%**  
**E.R.**

**\$60,000**



**60.00%**  
**E.R.**

**\$100,000**



**100.00%** 5

# What is Full Value?

Full Value = Market Value

Full Value = Assessed Value  $\div$  Equalization Rate

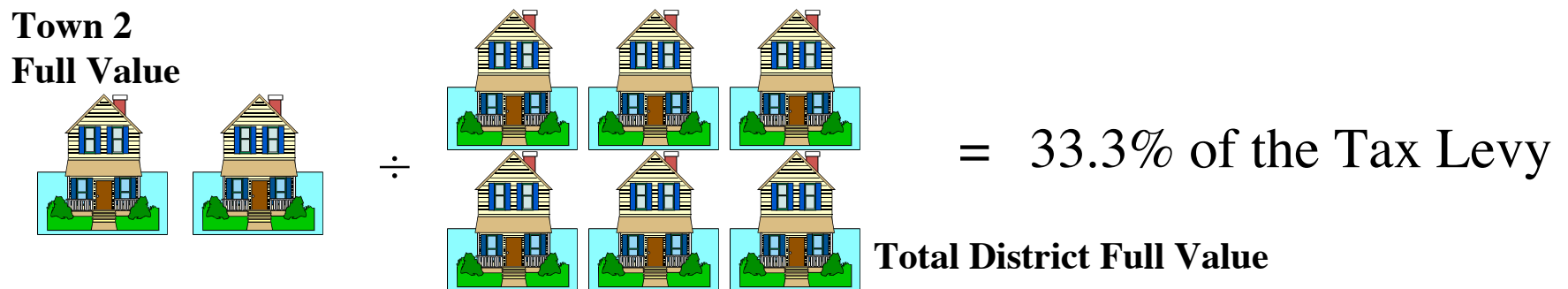
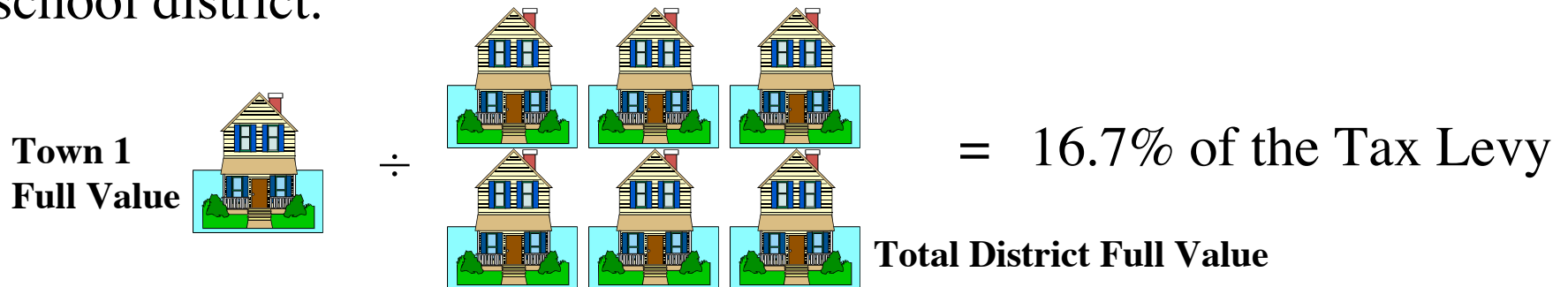


The diagram illustrates the calculation of Full Value. It shows a large house icon on the left, labeled with the value \$100,000. This is followed by an equals sign, then a smaller house icon labeled with the value \$2,000. To the right of the small house icon is a division symbol ( $\div$ ), followed by the value 2.00%.

$$\begin{matrix} \text{House Icon} & = & \text{House Icon} & \div & 2.00\% \\ \$100,000 & & \$2,000 & & \end{matrix}$$

# What does this have to do with taxes?

Taxes are apportioned according to each town's share of the Total Full Value of All the taxable real property in the Towns within the school district.



# 2008 - 09 Tax Distribution

- Total Tax Levy: 32,663,096

	<u>\$ Share</u>	<u>%Share</u>	<u>%Incr</u>
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# What is a Tax Rate ?

- A Tax Rate:
  - is a number, expressed in  $\$/1,000$
  - used as a multiplier
  - to the property's assessed value divided by 1,000

# How is a Tax Rate determined ?

- Tax Rate = Tax Levy / Assessed Value

# 2008 - 09 Tax Distribution

Total Tax Levy: 32,663,096

- Putnam Valley: 29,281,467
- Carmel: 235,147
- Cortlandt: 3,146,481

# Assessed Values

## From the Towns' Tax Rolls:

- Putnam Valley: 1,522,037,504 -6%
- Carmel: 5,973,179
- Cortlandt: 2,652,583

# How is a Tax Rate determined ?

$$\text{Tax Rate} = \text{Tax Levy} \div (\text{Assessed Value} \times 1,000)$$

Putnam Valley:

$$\begin{aligned} \text{Tax Rate} &= 29,281,467 \div 1,522,037,504 \\ &= 19.24 \quad +8.47\% \end{aligned}$$

(higher tax rate due to lowered assessed valuation:  
please refer to **Top Ten Tax Facts** for details.)