

Review of School Tax Rates

Presented to: Johnson City CSD

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Tax Rate Calculation Components

Tax Levy

Property
Assessments

Equalization
Rates



Tax Rate Calculation

Tax Levy

- Set by school district in **May** at time of budget
- This is the total amount of money that the Board determines will be needed to balance the school budget after State Aid and other revenue sources are considered.



Tax Rate Calculation

Property Assessments

- Set by each town and are finalized in **July**
- Each town prepares a Final Assessment Roll for that year listing all parcels of property and the assessed value of each.



Tax Rate Calculation

Equalization Rates

- Set by NYS and finalized in **July/August**
- The State Office of Real Property Services (ORPS) attempts to “equalize” property assessments. It compares properties in each town and how they are currently assessed and calculates an EQUALIZATION RATE for each town. The equalization rate represents the state’s judgment of how closely assessed values in that town match true market value of the properties.



Tax Rate Calculation

- Changes in the *ASSESSMENTS* and *EQUALIZATION RATES* impact each individual town's tax rates.
- The school district uses the total assessed value in each town and the state equalization rates to calculate the percentage of the school tax levy that must be paid by landowners in that town that year. In other words, the district first calculates each town's portion of the overall school tax burden.
- Each town's portion of the tax levy is then divided by the total assessed value of land in that town to determine the school *TAX RATE* per one thousand dollars of assessed value for that town.



Why did my tax rate go up by more than the approved tax levy?

- There was a large overall decrease in the assessments for the district.
- When assessments decrease significantly, the remaining properties pay a higher percentage to compensate for the properties that are no longer being taxed.
- Most of these assessment changes occurred in the Town of Union and related to the Oakdale Mall Properties.



Distribution of Tax Levy by Town

Town	2020-21 Distribution of Tax Levy	2021-22 Distribution of Tax Levy
Union	\$ 23,701,807	\$23,515,104
Maine	\$ 917,646	\$985,128
Chenango	\$ 966,921	\$1,049,754
Dickinson	\$ 1,384,161	\$1,495,527
Total Tax Levy	\$ 26,970,536	\$27,045,514

Overall School Tax Levy increase = \$74,978 or 0.28%



Tax Levy compared to Town Tax Rates

School Tax Levy increase = 0.28%

Town	2021-22 rates per thousand	2020-21 rates per thousand	Increase (Decrease)	Percentage
Union	\$ 679.33	\$ 638.66	\$ 40.67	6.37%
Maine	\$ 47.08	\$ 43.74	\$ 3.34	7.63%
Chenango	\$ 43.69	\$ 40.22	\$ 3.47	8.62%
Dickinson	\$ 39.57	\$ 35.95	\$ 3.62	10.07%



Questions?

