

CAP5 Reassessment Public Meeting

Tyrone Fire Hall: March 10, 2022

Schuyler County Real Property Tax Service

- Kelly Anderson, CCD, Director
- Tom Bloodgood, CCD, Deputy Director
- Pat Bartolomeo, Assessor
- (607)535-8118
- realproperty@co.schuyler.ny.us

CAP – Coordinated Assessment Program

- Towns in a CAP agree to:
 - Use the same Assessor
 - Assess at the same level
 - Use the same assessment calendar
- Orange & Tyrone formed a CAP in 2008

Assessments vs. Sale Prices

<u>Town</u>	<u>Class</u>	<u>Acres</u>	<u>Land</u>	<u>Improvements</u>	<u>total av</u>	<u>sale price</u>	<u>sale date</u>
Tyrone	Com	0.45		Retail	\$92,000	\$110,000	10/24/2019
Tyrone	Res	1.00		2522 sf Ranch	\$213,000	\$259,000	10/19/2021
Orange	Res	4.11		1204 sf Ranch	\$84,000	\$148,000	5/29/2019
Orange	Res w/Ac	52.85	Woods	1120 sf Ranch	\$156,000	\$235,000	12/17/2020
Orange	Res w/Ac	65.60	Till/Woods	2588 sf Old Style	\$210,000	\$265,000	11/4/2020
Tyrone	Res w/Ac	35.00	Tillable	1536 sf Old Style	\$168,000	\$277,500	1/15/2021
Tyrone	Res w/Ac	36.00	Woods	1060 sf Old Style	\$129,000	\$183,000	3/6/2019
Tyrone	Seasonal	9.00	Woods	576 sf Cottage	\$89,000	\$115,000	12/17/2019
Tyrone	Seasonal	46.70	Woods	Cabins	\$114,000	\$130,000	8/20/2018
Orange	Seasonal	8.70	Woods	768 sf Cottage	\$42,000	\$57,000	7/21/2021
Tyrone	Vac	70.07	Till/Woods	32x80 barn	\$216,000	\$270,000	6/22/2021
Orange	Vac	37.69	Woods		\$26,000	\$45,000	4/12/2019
Tyrone	Water	0.18	Waterfront	1792 sf Cape Cod	\$193,000	\$345,000	8/13/2020
Orange	Water	0.48	Waterfront	960 sf Ranch	\$111,000	\$205,000	1/7/2021

NYS Sales Ratio

<u>Major Type</u>	<u>Measured Roll Year</u>	<u>ORPS Full Value Methodology</u>	<u>Preliminary Estimated Market Value 2021 Roll</u>	<u>2021 Roll Assessed Value</u>	<u>Preliminary Market Value Ratio 2021 Roll (3)</u>
A	2021	Sales Ratio	297,487,143	240,875,340	80.97
B	2019	Local Data	7,561,858	7,199,000	95.20
C	2019	Local Data	51,945,742	48,615,255	93.59
D	2019	Local Data	20,692,808	20,694,664	100.01
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Non-Residential Totals			80,256,082	76,508,919	95.33
All Type Totals			377,743,225	317,384,259	84.02(3)

NYS CAMA Ratio

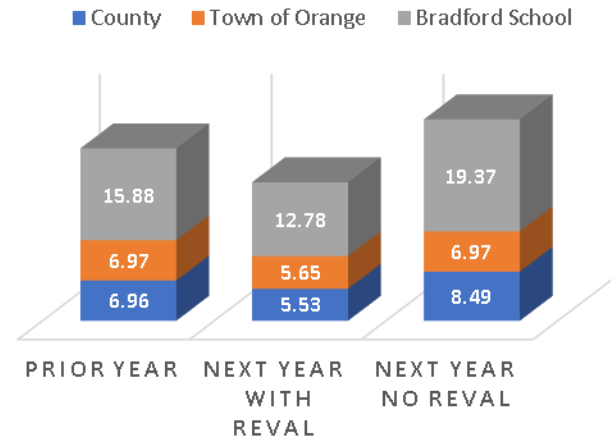
<u>Major Type</u>	<u>Measured Roll Year</u>	<u>CRPS Full Value Methodology</u>	<u>Preliminary Estimated Market Value 2021 Roll</u>	<u>2021 Roll Assessed Value</u>	<u>Preliminary Market Value Ratio 2021 Roll (3)</u>
A	2021	CAMA	314,458,668	240,875,340	76.60
B	2019	Local Data	7,561,858	7,199,000	95.20
C	2019	Local Data	51,945,742	48,615,255	93.59
D	2019	Local Data	20,692,808	20,694,664	100.01
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Non-Residential Totals			80,256,082	76,508,919	95.33
All Type Totals			394,714,750	317,384,259	80.41(3)

Town of Orange Tax Rates

Property Tax Rates/1,000 of Assessed Value			
Tax Purpose	Prior Year	Next Year With Reval	Next Year No Reval
County	6.96	5.53	8.49
Town of Orange	6.97	5.65	6.97
Bradford School	15.88	12.78	19.37
Combined Rate	29.81	23.96	34.83
Difference	\$ - (5.85)	\$ 5.02	

Property Taxes on 100,000 of Assessed Value			
Tax Purpose	Prior Year	Next Year With Reval	Next Year NO Reval
County	\$ 696	\$ 553	\$ 849
Town of Orange	\$ 697	\$ 565	\$ 697
Bradford School	\$ 1,588	\$ 1,278	\$ 1,937
Total Tax	\$ 2,981	\$ 2,396	\$ 3,483
Difference	\$ -	\$ (585.00)	\$ 502.00

PROJECTED TAX RATES



Estimated Taxes Per 100,000 of Assessed Value

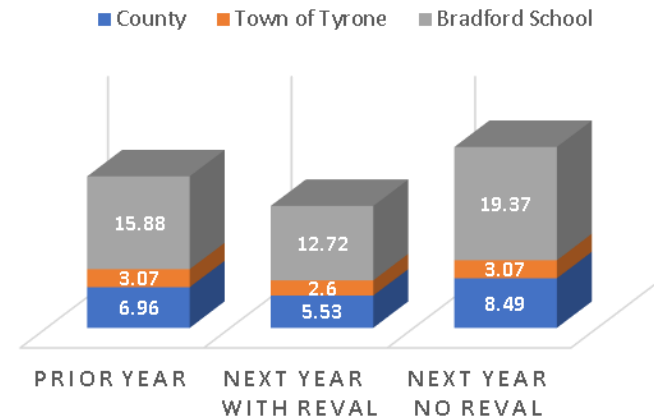


Town of Tyrone Tax Rates

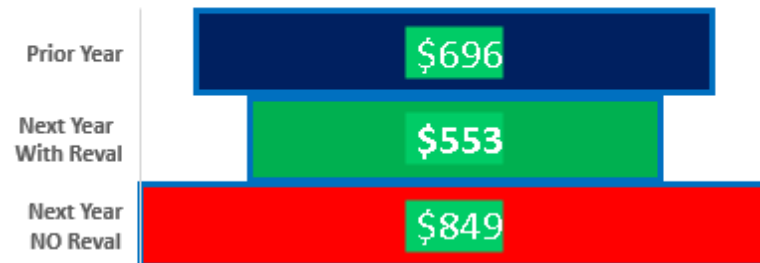
Property Tax Rates/1,000 of Assessed Value			
Tax Purpose	Prior Year	Next Year With Reval	Next Year No Reval
County	6.96	5.53	8.49
Town of Tyrone	3.07	2.6	3.07
Bradford School	15.88	12.72	19.37
Combined Rate	25.91	20.85	30.93
Difference	\$ - (5.06)	\$ 5.02	

Property Taxes on 100,000 of Assessed Value			
Tax Purpose	Prior Year	Next Year With Reval	Next Year NO Reval
County	\$ 696	\$ 553	\$ 849
Town of Tyrone	\$ 307	\$ 260	\$ 307
Bradford School	\$ 1,588	\$ 1,272	\$ 1,937
Total Tax	\$ 2,591	\$ 2,085	\$ 3,093
Difference	\$ -	\$ (506.00)	\$ 502.00

PROJECTED TAX RATES



Estimated Taxes Per 100,000 of Assessed Value



Steps in the Reassessment Project

- Data Collection / Verification: On-going
- Data Mailer: Optional (not used)
- Valuation: Most Probable Selling Price
 - Sales Comparison Approach
 - Cost Approach
 - Income Capitalization Approach
- Review of Computer Generated Values
- Assessment Disclosure
 - Analysis
 - Assessment Disclosure Notices

Assessment Disclosure Analysis

What would the taxes have been if these assessments were already in place?

Calculation of a Tax Rate

- Budget
Appropriations – Revenue = Levy
- Tax Rate = Levy / (Taxable Value / 1,000)
- If the Levy is **CONSTANT**, and the Taxable value **INCREASES**, the tax rate **DECREASES**

Tax Rate Example

Before Reassessment:

Levy = \$1,000,000

TV = \$100,000,000

1,000,000

100,000,000

= 0.01 x 1000

= \$10 / 1,000

After Reassessment:

Levy = \$1,000,000

TV = \$200,000,000

1,000,000

200,000,000

= 0.005 x 1000

= \$5 / 1,000

The Disclosure Notice

Year	Assessed Value	Level of Assessment	Market Value
2021	109,000	100%	109,000
2022	136,000	100%	136,000
Net Change	27,000		

	2021 TAXABLE ASSESSED VALUE	2022 PRELIMINARY TAXABLE ASSESSED VALUE	APPROXIMATE TAX LIABILITY	
			2021	2022
COUNTY	97,000	124,000	\$675	\$686
TOWN	97,000	124,000	\$676	\$700
SCHOOL	109,000	136,000	\$1,730	\$1,738
TOTAL ESTIMATED TAX			\$3,082	\$3,125

Next Steps

- **Informal Review: March & April @ the County Office Building, 105 9th Street, Watkins Glen**
 - Call (607)535-8118 to schedule an appointment, or email realproperty@co.schuyler.ny.us
- **May 1: Tentative Roll Date**
- **Administrative Review: Grievance Day**
 - Tyrone: Wed, May 25, 4-8pm @ the town hall
 - Orange: Tue, May 31, 4-8pm @ the town hall
- **July 1: Final Roll Date**
- **July 31: Last Day to File for Judicial Review**
 - Small Claims: 1, 2 or 3 family residential
 - Certiorari: all others

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