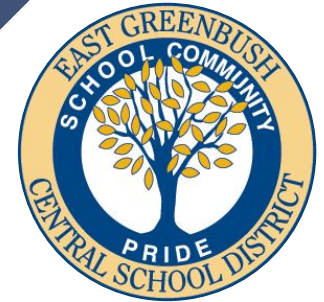


SCHOOL PROPERTY TAX PRESENTATION AUGUST 21, 2019



East Greenbush Central School District



KEY CONCEPT #1

Calculating school property taxes is a complex process



CALCULATION FACTORS

- Tax Levy
- Assessed Value
- Equalization Rates
- Full Value
- Omitted Taxes
- Wholly Exempt Value
- Certified Base Proportion
- Homestead & Non-Homestead Ratios
- STAR Exemptions

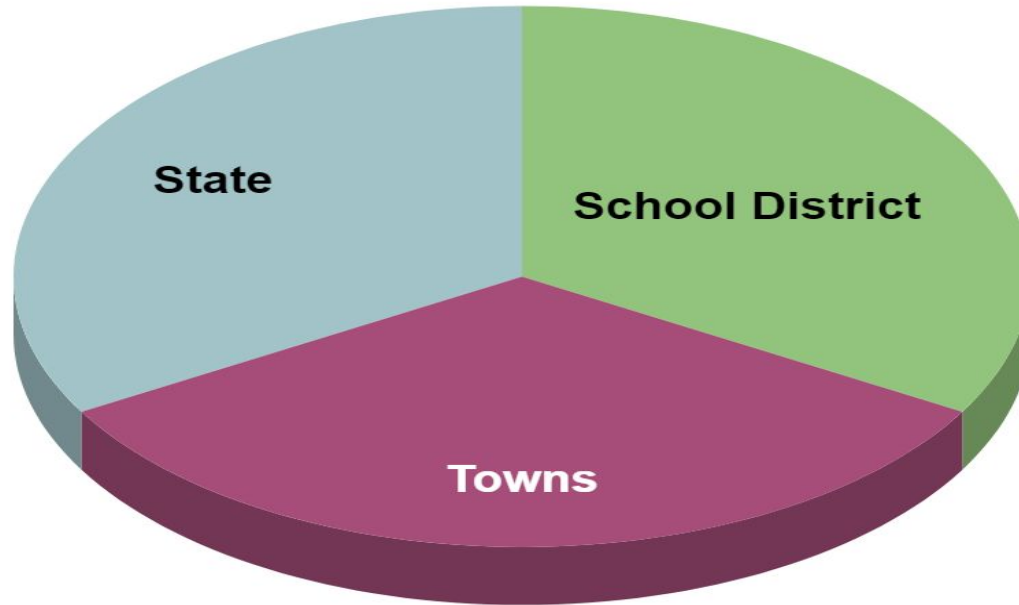


KEY CONCEPT #2

Towns, school districts, and New York State have responsibilities in the school tax process



SCHOOL TAX RESPONSIBILITIES





SCHOOL TAX RESPONSIBILITIES

New York State

- Taxation Method
- Education Funding
- **Equalization**
- STAR
- Tax Cap
- Tax Rebates

Towns

- **Assessment**
- Reassessment
- Market Value Estimates
- Exemption Administration
- Equalization
- Rate Appeals

School District

- School Budget
- School Spending
- **School Tax Levy & Rates**
- Homestead & Non-Homestead
- Optional Exemptions



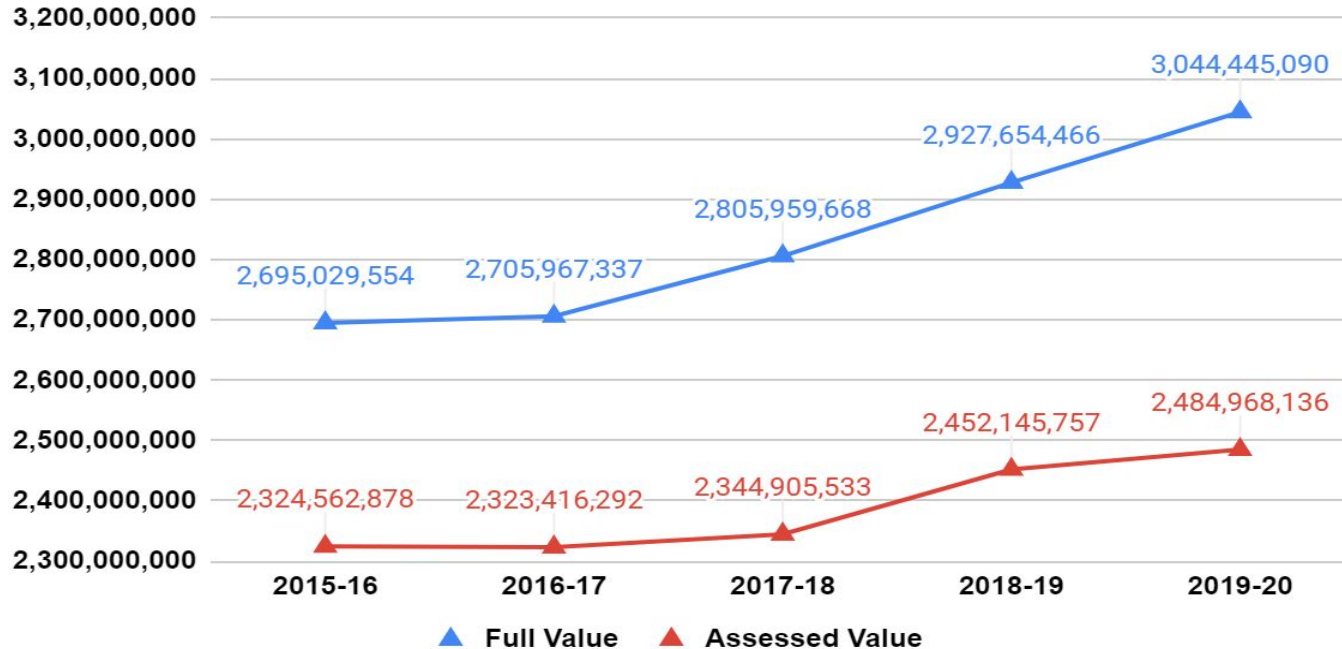
KEY CONCEPT #3

School taxes are allocated to towns based on property value or wealth (full value), not on assessments



FULL & ASSESSED VALUES

EGCSD Full Value vs. Assessed Value





KEY CONCEPT #4

New York State uses **equalization** to account for different assessment practices among towns



EQUALIZATION RATE COMPARISON

Town	2019-2020	2018-2019	% Change
East Greenbush	100.00%	100.00%	+0.0%
Schodack	93.00%	98.00%	-5.1%
Nassau	76.00%	78.00%	-2.6%
North Greenbush	22.12%	23.55%	-6.1%
Sand Lake	93.00%	99.00%	-6.1%
Chatham	74.89%	80.00%	-6.4%



KEY CONCEPT #5

Variations in homestead tax rates are largely due to equalization shifts



HOMESTEAD TAX RATE COMPARISON

Town	2019-2020	2018-2019	% Change
East Greenbush	\$17.25	\$17.32	-0.4%
Schodack	\$18.72	\$17.82	+5.1%
Nassau	\$23.17	\$22.63	+2.4%
North Greenbush	\$77.65	\$73.29	+6.0%
Sand Lake	\$19.30	\$18.08	+6.8%
Chatham	\$25.39	\$23.80	+6.7%



KEY CONCEPT #6

The District has mitigated tax rate increases by using the dual tax rate system (homestead and non-homestead)



SINGLE VS. DUAL TAX RATES

Town	2019-2020 Single Rate	2019-20 Dual Rate (Homestead)	% <u>Savings</u> to Homestead Class
East Greenbush	\$18.85	\$17.25	+8.4%
Schodack	\$20.26	\$18.72	+7.6%
Nassau	\$24.77	\$23.17	+6.5%
North Greenbush	\$86.21	\$77.65	+9.9%
Sand Lake	\$20.24	\$19.30	+4.7%
Chatham	\$25.14	\$25.39	-1.0%



KEY CONCEPT #7

The STAR exemption has a lesser impact in reducing taxes for homeowners



NYS CHANGES IN STAR

- Homeowners with incomes between \$250,000 and \$500,000 are automatically switched to a credit (refund check)
- STAR exemption amounts are permanently frozen
- STAR credit (refund) amounts may increase by up to 2% per year



KEY CONCEPT #8

The Board has adopted optional school tax exemptions that can decrease your tax bill



EGCSD TAX EXEMPTIONS AVAILABLE

- Veterans (Alternative, Cold War and Eligible Funds)
- Senior Citizens with Limited Incomes
- Individuals with Disabilities and Limited Incomes
- Accessibility for Individuals with Disabilities (Section 459-a)

Click Budget/Tax link on www.egcsd.org for more information