



2012 Assessment Roll Tax Levy Cap Presentation

TOWN OF OSSINING

October 2, 2012

What is An Assessment?

The market value of your property at a uniform percentage of value. (equalization rate)

Level of assessment

For the 2012 Roll the e-rate = 6.10%

$AV\ 20,000 / .0610 = \$327,869$ Market 2012

$AV\ 20,000 / .0585 = \$341,880$ Market 2011

<http://www.townofossining.com>

The screenshot shows the homepage of the Town of Ossining website. The header features the town's name, a tagline, a seal, and links for live meetings and online tax payments. A navigation bar includes links to Home, Town News, Events Calendar, Community Calendar, Supervisor's Message, Publications, and Contacts. The main content area has a large image of the town hall and a welcome message. A sidebar on the left lists various departments and boards. The main content area also features a section for the Town Board's regular meeting, a notice about a holiday, and a link to the town board agenda. A news article titled 'Town of Ossining Receives "Positive Outlook" From Moody's' is also visible.

Town of Ossining
~ The Volunteer-Spirited Town ~

WATCH LIVE TOWN BOARD MEETINGS | Pay Town & School Taxes Online

Home | Town News | Events Calendar | Community Calendar | Supervisor's Message | Publications | Contacts

Welcome to the NEW & IMPROVED Town of Ossining, New York website!
We have redesigned the entirety of the site, from framework to frontend, in order to serve the community more fully. Please take the time to browse around and do not hesitate to send us your feedback. Our community prospers most when everyone contributes.

Departments

- Assessor
- Budget Office
- Building Department
- Highway Department
- Justice Court
- Parks & Recreation
- Police
- Receiver of Taxes
- Senior Services
- Supervisor
- Town Clerk

Boards-Committees

- Ambulance District
- Assessment Review
- Environmental Advisory
- Planning Board
- Recreation Advisory Board
- Town Board
- Zoning Board

You are here: Home

Town Board- Regular Meeting- September 24th, 2012

NOTICE In observance of the holiday on Tuesday, September 25th, this meeting will be held on Monday, September 24th.

REGULAR MEETING
September 24th, 2012, 7:30 pm
Birdsall-Fagan Police/Court Facility
86-88 Spring Street, Ossining, New York 10562

[09-24-2012 town board agenda](#)
[09252012-Town-of-Ossining-Voucher-Detail-Report](#)

Town of Ossining Receives "Positive Outlook" From Moody's

Moody's Evaluation of the Town of Ossining Finances

On Friday, September 14, 2012, following a comprehensive review of Town finances and interview with Town management and officials, Moody's Investors Service issued their bond ratings report for the Town of Ossining. While the Town has maintained its Aa3 rating, Moody's has given a revised outlook to "Positive". The upgraded outlook demonstrates the sound financial shape and good management policies of the Town, and that moving forward, the Town is an excellent credit risk as they prepare to issue bonds and notes. In addition to the Aa2 rating on \$2,425,000 in serial bonds that denotes very strong creditworthiness, Moody's also assigned a MIG1 rating on the Town's \$662,000 in one year bond anticipation notes, the highest short-term obligation rating available in the municipal market, denoting superior credit quality.

Town Resources

2012 Assessment Roll

STATE OF NEW YORK
COUNTY - Westchester
TOWN - Ossining
VILLAGE - Ossining
SWIS - 554203

2012 FINAL ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 006.10
UNIFORM PERCENT OF VALUE IS 006.10

PAGE 1578
VALUATION DATE-JUL 01, 2011
TAXABLE STATUS DATE-JUN 01, 2012

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----COUNTY-----TOWN-----SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS
			ACCOUNT NO.
	11 Susquehanna Rd		90.17-2-37
90.17-2-37	210 1 Family Res		AGED-ALL 41800 10,250 10,250 10,250 10,250
Bancroft Patricia L	Ossining Centra 554201	6,000	SR STAR 41834 0 0 0 10,170
11 Susquehanna Rd	2.18-080-12	20,500	VILLAGE TAXABLE VALUE 10,250
Ossining, NY 10562	FRNT 76.00 DPTH 160.00		COUNTY TAXABLE VALUE 10,250
	EAST-0672980 NRTH-0849435		TOWN TAXABLE VALUE 10,250
	DEED BOOK 9455 PG-00138		SCHOOL TAXABLE VALUE 80
	FULL MARKET VALUE	326,066	AD001 Ambulance District 20,500 TO
			CW002 County solid waste 20,500 TO
			SD057 County swr ossining 20,500 TO C
			90.17-2-38
	13 Susquehanna Rd		
90.17-2-38	210 1 Family Res		RES STAR 41854 0 0 0 5,070
Idi Michael A	Ossining Centra 554201	5,800	VILLAGE TAXABLE VALUE 16,400
Idi Jamie L	2.18-080-13	16,400	COUNTY TAXABLE VALUE 16,400
13 Susquehanna Rd	FRNT 77.00 DPTH 153.00		TOWN TAXABLE VALUE 16,400
Ossining, NY 10562	BANK 01-580		SCHOOL TAXABLE VALUE 11,330
	EAST-0673037 NRTH-0849390		AD001 Ambulance District 16,400 TO
	DEED BOOK 51187 PG-3256		CW002 County solid waste 16,400 TO
	FULL MARKET VALUE	268,852	SD057 County swr ossining 16,400 TO C
			90.17-2-39
	15 Susquehanna Rd		
90.17-2-39	210 1 Family Res		RES STAR 41854 0 0 0 5,070
Parker Dennis	Ossining Centra 554201	6,800	VILLAGE TAXABLE VALUE 21,350
Quintero Cecilia A	2.18-080-14	21,350	COUNTY TAXABLE VALUE 21,350
15 Susquehanna Rd	FRNT 108.00 DPTH 160.00		TOWN TAXABLE VALUE 21,350
Ossining, NY 10562	EAST-0673100 NRTH-0849361		SCHOOL TAXABLE VALUE 16,280
	DEED BOOK 9950 PG-00161		AD001 Ambulance District 21,350 TO
	FULL MARKET VALUE	350,000	CW002 County solid waste 21,350 TO
			SD057 County swr ossining 21,350 TO C
			90.17-2-40
	17 Susquehanna Rd		
90.17-2-40	210 1 Family Res		RES STAR 41854 0 0 0 5,070
Donnelly Henry P	Ossining Centra 554201	6,800	VILLAGE TAXABLE VALUE 20,000
Donnelly Susanne	2.18-080-15	20,000	COUNTY TAXABLE VALUE 20,000
17 Susquehanna Rd	FRNT 144.00 DPTH 100.00		TOWN TAXABLE VALUE 20,000
Ossining, NY 10562	BANK 01-999		SCHOOL TAXABLE VALUE 14,930
	EAST-0673221 NRTH-0849327		AD001 Ambulance District 20,000 TO
	DEED BOOK 7978 PG-00056		CW002 County solid waste 20,000 TO
	FULL MARKET VALUE	327,869	SD057 County swr ossining 20,000 TO C

2012 Assessment roll

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***** 90.17-2-40 *****
      17 Susquehanna Rd
90.17-2-40      210 1 Family Res      RES STAR 41854      0      0      0      5,070
Donnelly Henry P      Ossining Centra 554201      6,800  VILLAGE TAXABLE VALUE      20,000
Donnelly Susanne      2.18-080-15      20,000  COUNTY TAXABLE VALUE      20,000
17 Susquehanna Rd      FRNT 144.00 DPTH 100.00      TOWN TAXABLE VALUE      20,000
Ossining, NY 10562      BANK 01-999      SCHOOL TAXABLE VALUE      14,930
                        EAST-0673221 NRTH-0849327      AD001 Ambulance District      20,000 TO
                        DEED BOOK 7978 PG-00056      CW002 County solid waste      20,000 TO
                        FULL MARKET VALUE      327,869  SD057 County swr ossining      20,000 TO C
*****

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- Police
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- Planning Board
- Recreation Advisory Board
- Town Board
- Zoning Board

Town of Ossining CONSOLIDATED RATE SHEET

INSTRUCTIONS START HERE		CONSOLIDATED TAX RATES FOR THE TOWN OF OSSINING							
↓		(In Dollars per Thousand Assessed Valuation)							
		Village of Briarcliff Manor (Muni Code 554201)		Village of Ossining (Muni Code 554203)		Unincorporated Town of Ossining (Muni Code 554289)			
Select your Municipality →		Briarcliff Schools	Ossining Schools	Ossining Schools	Ossining Schools	Ossining Schools			
Select your School District →									
For Townwide Sewer Service - - Select Sewer District →					Mystic Pointe Town Sewer Dist County Sewer	Septic No Town Sewer County Sewer	Septic No Town Sewer No County Sewer	Town Sewer Dist County Sewer	No. State Rd Sewer Dist County Sewer
These are the INDIVIDUAL tax rates for your property	Village Tax Rate	90.32	90.32	174.48	174.48				
	Town/County Tax Rates	89.45	89.45	93.38	98.33	213.73	202.78	220.07	227.24
	School Tax Rate	373.37	415.19	415.19	415.19	415.19	415.19	415.19	415.19
This is the Total Consolidated Tax Rate →		\$553.13	\$594.96	\$683.05	\$688.00	\$628.93	\$617.97	\$635.26	\$642.44
Sewer Unit Charge →								\$52.00	\$52.00
↓									
Compute the Total Tax without Exemptions using the Total Consolidated Rate →		TO CALCULATE FULL TAXES FOR A GIVEN PROPERTY, DIVIDE THE ASSESSMENT BY 1,000 AND MULTIPLY THE RESULT BY THE CONSOLIDATED RATE. EXAMPLE: A property assessed at 25,300 in the Village of Briarcliff Manor with Ossining schools :							
		25,300	/ 1000	X	\$594.96	-		\$15,052.42	
		* For Unincorporated Town Sewer Districts you must add a \$52 sewer unit charge to the Total Tax Due.							
↓									
STAR →		For owner occupied Residential Property: subtract the STAR Exemption that applies							
		Briarcliff Manor School District (Code 554202)				Ossining School District (Code 554201)			
		Basic	\$1,875.00			Basic		\$1,909.00	
		Senior	\$3,762.00			Senior		\$3,822.00	

Tax Rate Years:

2012 Village of Ossining
 2012 Town/County Bill
 2012/13 Village of Briarcliff Manor
 2012/13 School Rates

What is a Tax Rate?

Dividing the Total Amount of the
Required Levy by the Total Taxable
Assessed Value

<http://www.townofossining.com>

Departments

Assessor

Budget Office

Building Department

Highway Department

Justice Court

Parks & Recreation

Police

Receiver of Taxes

Senior Services

Supervisor

Town Clerk

Boards-Committees

Ambulance District

Assessment Review

Environmental Advisory

You are here: [Home](#) > Budget Resources

Town Budget

Category: [Resources](#) Last Updated on Friday, 20 July 2012 20:44

[Download the 2012 Adopted Budget - Line Item \[PDF 614Kb\]](#)

Budget Presentation:
[PowerPoint Slideshow -- PDF Document](#)
[2012 Adopted Budget - Summary](#)
[2012 Adopted Budget - Worksheet](#) (with Tax Rates)

[Capital Improvement Plan - Six Year 2012](#)
[2012 Serial Bond Payment Schedule](#)
[2012 Bond Anticipation Notes Payment Schedule](#)
[Bonded Debt 2012-2027](#)
[NYS Comptroller's letter on Court Consolidation](#) (10/26/11)

A Message to the Community Regarding the Supervisor's Adopted 2012 Budget

Catherine Borgia, Town Supervisor - October 28, 2011

For the **second year in a row**, the **Supervisor's 2012 Budget** shows **tax cuts** for **all taxpayers** in the Town of Ossining, including residents in the Villages of Ossining and Briarcliff. We have heard the needs of our taxpayers and this budget reflects those concerns. These rate decreases are well below the recently-imposed New York State Tax Cap of a 2% tax levy increase. Everyone knows that these are challenging economic times for both taxpayers and municipalities. In municipalities we face the same challenges you face in your household budgets: decreasing resources and increasing costs for necessities, including, in the town's case, mandatory contributions to the NYS Retirement

9

2012 ADOPTED BUDGET SUMMARY

FUND	Total Spending	Less Non-Tax Revenue	Less Appropriated Fund Balance	To Raise By Tax On Property	Taxable Assessed Value	2012 Tax Rate	2011 Tax Rate	% Increase/ Decrease
Town General (10)	\$5,292,022	\$2,278,022	\$152,752	\$2,863,248	\$262,463,109	\$10.90914	\$10.91713	-0.07%
Town Outside (Total)	\$5,879,394	\$930,850	\$0	\$4,948,544	\$50,453,808	\$98.08068	\$98.09865	-0.02%
Town Outside General (20)	\$3,672,145	\$920,300	\$0	\$2,751,845	\$50,453,808	\$54.54187		
Highway (31)	\$2,207,249	\$10,550	\$0	\$2,196,699	\$50,453,808	\$43.53881		
Special Districts								
Townwide Water (50)	\$13,878	\$200	\$0	\$13,678	\$59,557,989	\$0.22966	\$0.37794	-39.23%
Consolidated Sewer District (45)	\$396,872	\$156,764	\$0	\$240,108	\$48,549,566	\$4.94563	\$4.96037	-0.30%
No. State Road Sewer (51) *	\$59,179	\$9,000	\$0	\$50,179	\$5,875,106	\$8.54095	\$8.82576	-3.23%
Light/Fire/Refuse	\$1,213,020	\$4,500	\$16,906	\$1,191,614	\$51,355,617	\$23.20319	\$22.75057	1.99%
Light	\$66,156							
Fire	\$595,724							
Refuse	\$551,140							
Ambulance District (66)	\$536,728	\$500	\$0	\$536,228	\$167,973,456	\$3.19234	\$3.09741	3.06%

*North State Road Sewer District is responsible for outstanding indebtedness that existed prior to the consolidated sewer district becoming effective on 10/21/09.

I Summary of assessed values on prior roll and current roll by property class

Property Class	Description	* Prior Roll *		* Current Roll *		* Difference *	
		Assessed Value	Parcels	Assessed Value	Parcels	Assessed Value	Parcels
100	Agricultural	0	0	0	0	0	0
200	Residential/Non-Condo (RS 1 and 6)	178,748,122	6,786	176,577,524	6,776	-2,170,598	-10
200	Residential/Condo (RS 1 and 6)	0	0	0	0	0	0
200	Residential (RS 3, 5, 7 and 8)	562,575	21	562,575	21	0	0
300	Vacant Land	3,958,931	589	4,325,508	597	366,577	8
400	Commercial	66,267,941	2,465	64,289,314	2,412	-1,978,627	-53
500	Recreational	3,082,563	31	3,083,917	31	1,354	0
600	Community Services	47,048,700	188	46,475,905	190	-572,795	2
700	Industrial	3,596,476	25	3,262,528	24	-333,948	-1
800	Public Service	10,545,784	46	10,687,126	46	141,342	0
900	Park and Forest Land	1,168,472	41	1,167,086	41	-1,386	0
other	PrpCls < 100 or Alpha	0	0	0	0	0	0
Total		314,979,564	10,192	310,431,483	10,138	-4,548,081	-54

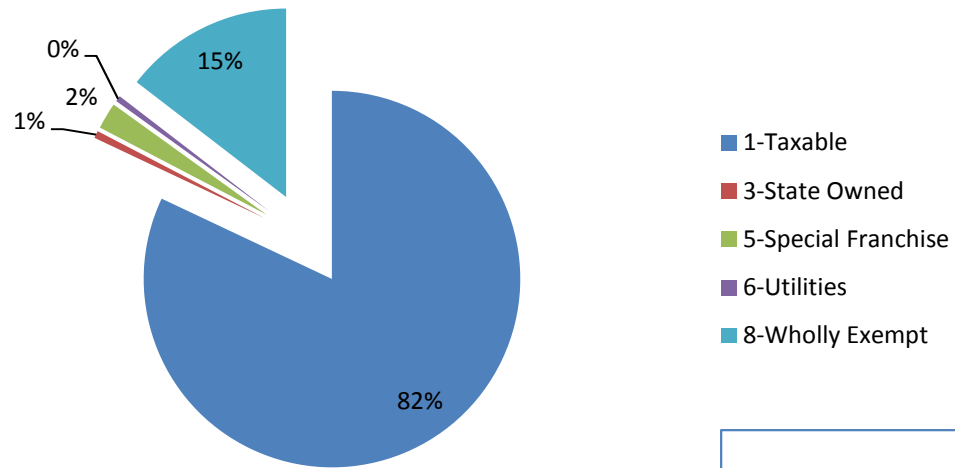
II Summary of assessed values on prior roll and current roll by roll section

Roll Section	Description	* Prior Roll *		* Current Roll *		* Difference *	
		Assessed Value	Parcels	Assessed Value	Parcels	Assessed Value	Parcels
1	Taxable	258,617,540	9,744	253,749,787	9,687	-4,867,753	-57
3	State Owned Land	1,968,338	13	1,968,338	13	0	0
5	Special Franchise	7,131,019	21	7,310,261	21	179,242	0
6	Utilities/Non-Ceil RR	1,658,345	15	1,620,445	15	-37,900	0
7	Ceiling Railroads	0	0	0	0	0	0
8	Wholly Exempt	45,885,872	402	45,782,652	402	-103,220	0
Total		315,261,114	10,195	310,431,483	10,138	-4,829,631	-57

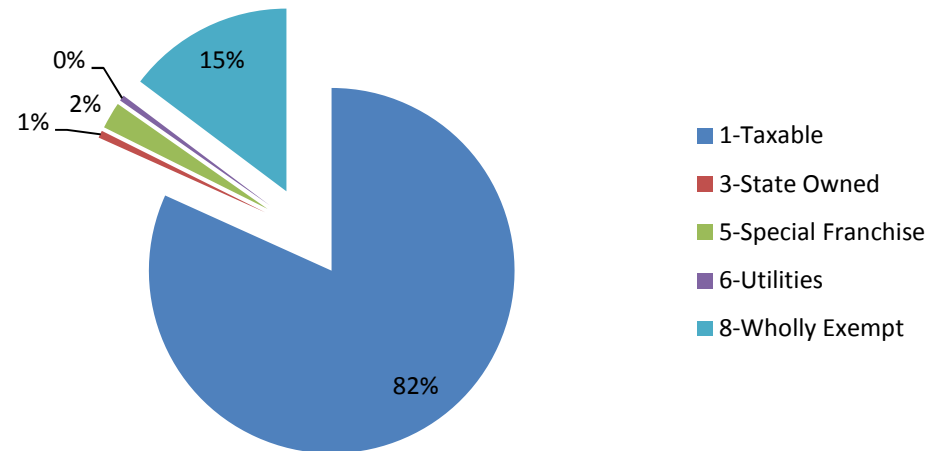
III Number of parcels in roll sections 1 and 6 on the current assessment roll -

9,702

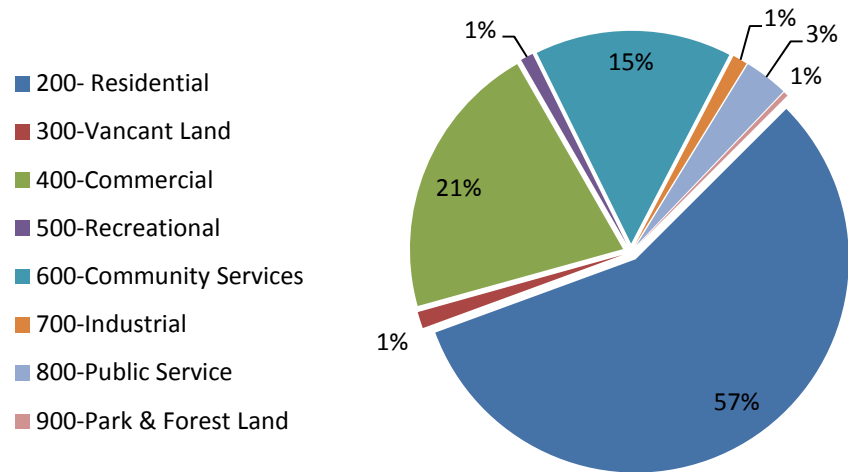
2011 Roll by Roll Section



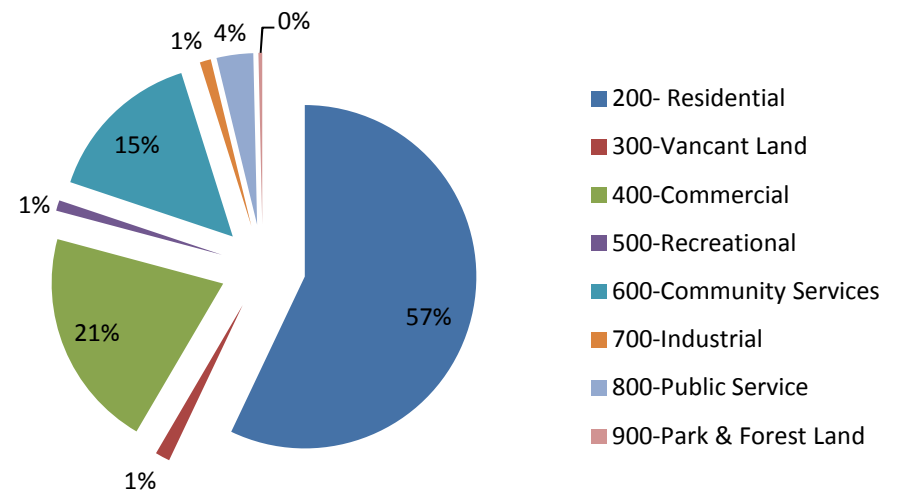
2012 Roll by Roll Section



2011 Roll by Property Class



2012 Roll by Property Class



NYS - Real Property System
 County of Westchester
 Town of Ossining - 5542

File Totals - 2012 - Current Year File
 Roll Section Town Summary

RPS960/V04/L002

R/S	Name	# Parcels	Land	Total	Taxable Value			
			Assessed Value	Assessed Value	County	Town/City	School	Village
1	Taxable	9,687	73,475,580	253,749,787	249,616,976	250,691,303	251,996,727	202,237,966
3	S.O.L.	13	85,272	1,968,338	0	0	1,968,338	0
5	Special Franch.	21	0	7,310,261	7,310,261	7,310,261	7,310,261	6,157,221
6	Utility	15	178,950	1,620,445	1,620,445	1,620,445	1,620,445	1,445,207
8	Wholly Exmpt	402	8,052,900	45,782,652	0	0	0	0
Town Totals:		10,138	81,792,702	310,431,483	259,547,682	259,622,009	262,895,771	209,840,394

Example		Town General Fund (10							
2011 ROLL TAXABLE ASSESSED VALUE	2012 TAX LEVY	2012 TAX RATE	2012 ROLL TAXABLE ASSESSED VALUE	Difference	%	2013 TAX LEVY	2013 TAX RATE	Dollar Increase	% Increase
\$262,463,109	\$ 2,863,248	\$ 10.91	\$ 259,622,009	\$ -2,841,100	1.08%	\$ 2,863,248	\$11.03	\$ 0.12	1.09%
					Levy	Increase by 2%			
						\$ 2,920,513	11.25	\$ 0.34	3.12%

Key Components of the Tax Cap

➤ What is the property tax cap?

The tax cap law establishes a limit on the annual growth of property taxes levied by local governments and school districts to two percent or the rate of inflation, whichever is less.

➤ Who is subject to the tax cap?

The cap applies to all independent school districts outside of the Big Five Cities (i.e. dependent school districts) and to all local governments including counties, cities, towns, villages and special districts (except those special districts noted below). The cap does not apply to New York City.

➤ Are there exceptions to the tax cap?

There are limited, narrow exclusions to the cap, including certain costs of significant judgments arising out of tort actions and unusually large year-to-year increases in pension contribution rates.

➤ Is there an override mechanism to the tax cap?

The tax levy cannot exceed the cap unless 60 percent of voters (for school districts) or 60 percent of the total voting power of the governing body (for local governments) approve such increase.

Property Tax Cap – Summary

- Tax cap limits **total levy set by local governments, not assessed value or tax rate.**
- A local government may not adopt a budget that requires a tax levy that exceeds the prior year's levy by more than 2 percent or the rate of inflation, whichever is less, unless it officially overrides the tax levy limitation

Cap Not Always 2%

- 2% is just one of many elements
- Allowable exclusions and adjustments drive Variations
- Net effect of PILOTs
- Allowable exclusions
- Tax Base Growth Factor
- Even if levy increases by 2%, impact on tax bills varies
- Mix of properties on tax rolls

- The law allows school districts to exclude levy necessary to support the following:
- Pension contributions due to increases in the statewide contribution rate over 2 percentage points applied to projected salary base
- Expenditures resulting from court orders or judgments arising out of *tort actions that exceed 5% of the total tax levied in the prior fiscal year*
- *The local portion of capital expenditures*

The Receiver of Taxes must
include information on
Tax Levys and Rate Computations
in your tax bills.

Examples follow showing the
2012 Tax Information letters that
were included with your
Town/County and School Tax bills
and receipts.

TOWN OF OSSINING TAX RATES FOR 2012

Fiscal Year: January 1, 2012 - December 31, 2012

Tax District	2011 Levy	2012 Levy	Levy Increase (Decrease)	2011 Rate* per \$1,000 Ass'd Value	2012 Rate* per \$1,000 Ass'd Value	Rate Increase (Decrease)
Town of Ossining						
Town General	\$2,903,852	\$2,863,248	-1.40%	\$10.91713	\$10.90153	-0.14%
Unincorporated Area**	\$5,057,149	\$4,948,544	-2.15%	\$98.09865	\$98.24583	0.15%
Special Districts						
Ossining Ambulance	\$526,427	\$536,228	1.86%	\$3.09741	\$3.20119	3.35%
Refuse, Lighting, Fire	\$1,193,140	\$1,191,614	-0.13%	\$22.75057	\$23.26372	2.26%
Town Water	\$22,921	\$13,678	-40.33%	\$0.37794	\$0.23018	-39.10%
Town Sewer	\$246,785	\$240,108	-2.71%	\$4.96037	\$4.95263	-0.16%
No. State Road Sewer	\$52,189	\$50,179	-3.85%	\$8.82576	\$8.55651	-3.05%
Westchester County***						
Westchester County	\$16,033,041	\$15,955,999	-0.48%	\$60.50587	\$60.98950	0.80%
Ossining Sewer - Oss	\$2,178,245	\$2,117,185	-2.80%	\$12.52658	\$12.33766	-1.51%
Saw Mill Sewer - Oss	\$52,864	\$54,884	3.82%	\$10.49307	\$10.95220	4.38%
Ossining Sewer - BM	\$523,304	\$560,183	7.05%	\$11.37780	\$11.60435	1.99%
Saw Mill Sewer - BM	\$584,390	\$559,172	-4.32%	\$11.37780	\$11.60435	1.99%
West. Cnty Solid Waste	\$1,596,291	\$1,585,305	-0.69%	\$5.91373	\$5.95040	0.62%

* **Method of Computation** - Total taxes to be raised divided by Assessed Valuation = Rate per \$1,000

** Unincorporated Area Tax is not paid by residents of Villages of Ossining and Briarcliff Manor.

*** **Questions concerning the County Tax portion of your bill should be directed to the County of Westchester at (914) 995-2900.**

TOWN OF OSSINING SCHOOL TAX RATES

FISCAL YEAR : July 1, 2012 to June 30, 2013

New York State Taxation and School Code

TAXING DISTRICT**GROSS BUDGET:**

General Support
Instruction
Transportation
Census
Undistributed

TOTAL BUDGET:

Appropriated Fund Balance
Estimated State Aid
Estimated Revenues other than Real Property Taxes

TOTAL RECEIPTS**AMOUNT TO BE RAISED BY PROPERTY TAXES:**

Taxable Assessed Value as of 6/1/2011
Percent of Total Budget Paid by Town of Ossining
Tax Levy for Town of Ossining Portion

Prior Year Tax Levy
Percent increase from Prior Year's Levy

Tax Rate per \$1000 assessed valuation

Prior Year Tax Rate per \$1000 assessed valuation
Percent increase from Prior Year's Tax Rate

Total School District Tax Rate per \$1000 assessed valuation**471**

**Ossining Union
Free School
District**

**Ossining
Public
Library**

061

**Briarcliff Manor
Union Free
School District**

\$ 9,739,692
\$ 60,283,643
\$ 7,420,951

\$ 29,144,284

\$ 3,651,479

\$ 3,651,479

\$ 8,381,696
\$ 24,993,878
\$ 2,004,172

\$ 12,270,254

\$ 106,588,570

\$ 3,651,479

\$ 47,650,000

\$ 2,833,180
\$ 12,430,886
\$ 2,875,000

\$ 50,000

\$ 2,293,182
\$ 3,689,016
\$ 4,035,000

\$ 18,139,066

\$ 50,000

\$ 10,017,198

\$ 88,449,504

\$ 3,601,479

\$ 37,632,802

194,412,962
87.689%
\$ 77,560,525

\$ 75,166,085
3.19%

194,412,962
87.689%
\$ 3,158,103

\$ 3,080,493
2.52%

69,732,263
69.184%
\$ 26,035,783

\$ 25,689,309
1.35%

\$ 398.94730

\$ 16.24430

\$ 373.36782

\$ 381.67418
4.53%

\$ 15.64196
3.85%

\$ 362.61158
2.97%

\$ 415.19160

\$ 373.36782

WHY DID MY SCHOOL TAX BILL INCREASE MORE THAN 2% ?

- **FOUR FACTORS COMBINED TO CREATE THE INCREASE IN YOUR SCHOOL TAX BILL:**
- **1. THE TOTAL SCHOOL TAX LEVY INCREASED:**
- The 2% cap applies to the total school tax levy but is subject to modification by the State Comptroller's Office.

<u>Ossining School/Library Total Tax Levy</u>				
<u>2011</u>	<u>2012</u>	<u>Difference</u>	<u>% increase</u>	<u>Shared by</u>
\$ 89,461,547	\$ 92,050,983	\$ 2,589,436	2.89%	3 Towns
<u>Briarcliff Manor School Total Tax Levy</u>				
<u>2011</u>	<u>2012</u>	<u>Difference</u>	<u>% increase</u>	<u>Shared by</u>
\$ 36,628,743	\$ 37,632,802	\$ 1,004,059	2.74%	2 Towns

2. THE TOWN EQUALIZATION RATE CHANGED

The Town of Ossining Equalization Rate went up as property market values fell.

2010 tax year -- 5.12 2011 tax year -- 5.56 2012 tax year -- 5.85

This affects the proportion of the total levy that the Town of Ossining must pay, when the levy is apportioned between the three towns in the Ossining School district and the two towns in the Briarcliff Manor School District.

Ossining School Percentage of Tax Levy				
	<u>2011</u>	<u>2012</u>	<u>Difference</u>	
	87.464%	87.689%	0.23%	Increase
Briarcliff Manor School Percentage of Tax Levy				
	<u>2011</u>	<u>2012</u>	<u>Difference</u>	
	70.134%	69.184%	-0.95%	Decrease

3. THE TOTAL TAXABLE ASSESSED VALUE IN THE TOWN FELL

The Total Assessed value is divided into Ossining's portion of the tax levy to get the tax rate. Falling Total Taxable value produces a higher tax rate.

<u>Ossining School Total Taxable Value</u>			
<u>2011</u>	<u>2012</u>	<u>Difference</u>	<u>% Decrease</u>
196,937,830	194,412,962	(2,524,868)	-1.28%
<u>Briarcliff Manor School Total Taxable Value</u>			
<u>2011</u>	<u>2012</u>	<u>Difference</u>	<u>% Decrease</u>
70,846,754	69,732,263	(1,114,491)	-1.57%

4. THE DOLLAR VALUE OF THE STAR EXEMPTION IS CAPPED AT 2%

The NY State Comptroller's Office computes the maximum STAR savings for each school district in each town and posts that value on the Comptroller's website. The STAR on each property must not exceed that value.

		2012 Exempt.	Computed STAR	Max STAR	<u>Difference</u>
<u>Ossining School District</u>					
	Basic	5520	\$ 2,202.19	\$ 1,909.00	\$ 293.19
	Enhanced	11450	\$ 4,567.95	\$ 3,822.00	\$ 745.95
<u>Briarcliff Manor School District</u>					
	Basic	5520	\$ 2,060.99	\$ 1,875.00	\$ 185.99
	Enhanced	11450	\$ 4,275.06	\$ 3,762.00	\$ 513.06

New York State Office of the State Comptroller

Thomas P. DiNapoli • State Comptroller



Property Tax Cap Fiscal Years Beginning 2013

Summary of the Legislation

The information provided below is intended for general discussion purposes only. To view the actual legislation, click here www.osc.state.ny.us/localgov/realprop/pdf/parta-chapter97.pdf

Chapter 97 of the Laws of 2011 established a tax levy limit (generally referred to as the tax cap) that affects all local governments (including counties, cities, towns, villages and fire districts) and school districts in New York State except New York City and the "Big Five" dependent city school districts (New York City, Yonkers, Buffalo, Rochester, and Syracuse).¹ The definition of "local government" also includes the following:

- Special districts established under articles 12 and 12-A of the Town Law and articles 5-A, 5-B or 5-D of the County Law (such as town or county water, sewer, refuse, drainage districts)
- Town improvement districts governed by separate boards of commissioners
- Town improvements such as water sewer, drainage improvements provided pursuant to Town Law articles 3-A (suburban towns) or 12-C
- Other "special districts."

Under this law, the property taxes levied by affected local governments and school districts generally cannot increase by more than 2 percent, or the rate of inflation, whichever is lower. However, the law does allow local governments and school districts to levy an additional amount for certain excludable expenditures. An override of the levy limit is also permitted.

Key provisions in the legislation include:

- Commencing with fiscal years that begin in 2013, the ability to carryover "unused" levy limit amounts from one year into the next. If a local government or school district levies less than the levy limit in the prior fiscal year or school year, the unused portion of the prior years' tax levy limit, up to 1.5 percent, can be carried over into the next fiscal year.
- An adjustment for certain tax base growth, such as new construction (i.e. "tax base growth factor"). This is driven by a "quantity change factor" which is calculated by the Department of Taxation and Finance and is used in determining the tax base growth factor, if any, for each local government and school district
- Exclusions from the levy limit for which a local government or school district may levy an additional amount. These include:
 - A tax levy necessary for expenditures for the coming fiscal year for employer contributions to local government and school district to the New York State and Local Employees' Retirement System and the New York State and Local Police and Fire Retirement System caused by growth in the "system average actuarial contribution rate" in excess of 2 percentage points.

¹ The cities of Yonkers, Buffalo, Rochester and Syracuse, each levy a property tax on behalf of their dependent school districts. These cities are subject to the legislation.

Property Tax Cap: Summary of the Legislation

- A tax levy necessary for expenditures for the coming fiscal year for school district employer contributions to the New York State Teachers' Retirement System caused by growth in the "normal contribution rate" in excess of 2 percentage points.
- A tax levy necessary for expenditures resulting from court orders or judgments arising out of tort actions for any amount that exceeds 5 percent of the prior year tax levy.
- For school districts, the tax levy necessary to support the local portion of capital expenditures.
- Adjustments for costs and savings, as determined by the State Comptroller, due to the transfer of functions from one local government to another.
- New tax caps must be calculated when:
 - A local government dissolves and another assumes the debts, liabilities and obligations of the dissolved local government (such as a town might if a village within it dissolves). (Determined by the State Comptroller)
 - Two or more local governments consolidate into a single entity. (Determined by the State Comptroller)
 - Two or more school districts reorganize. (Determined by the Commissioner of Education)

Local governments are generally responsible for determining the applicable tax levy limit for the coming fiscal year and reporting any information necessary for calculating the limit to the State Comptroller prior to the adoption of its budget. In the case of school districts, this information must be submitted to the State Comptroller, the Commissioner of Education, and the Commissioner of Tax and Finance by March 1st each year.

The law also gives local governments and school districts the option to override the tax cap for the coming fiscal or school year. The process by which this can happen will differ depending on whether the entity is a local government or a school district:

- For example, in order to override, the governing board of a county, city, town, or village must first enact a local law. The local law must be approved by 60 percent of the total voting power of the governing board. In the case of a fire district, its governing board must adopt a resolution to override by 60 percent vote.
- School districts may override the tax levy limit by presenting to the voters a budget that requires a tax levy that exceeds the statutory limit. However, that budget must be approved by a 60 percent of the votes cast. If that budget does not pass, the school board may adopt a final budget with no growth in the tax levy from the prior year or resubmit the original or a revised budget. If a resubmitted budget is defeated, the district must adopt a final budget with a tax levy that is no greater than the levy of the prior year. Districts may also pass separate referenda on individual programs which, if they cause the levy to go over the cap, would each need to receive a 60 percent vote to pass.

In the event that a local government or school district levies more than the amount allowable under the tax levy limit due to a "clerical or technical error," the local government or school district must place the excess amount in a reserve (in accordance with requirements as prescribed by the State Comptroller). These funds, and any interest earned, must be used to offset the tax levy in the following fiscal year. Further, if upon post audit, the State Comptroller finds that a local government levied taxes in excess of the allowable limit, the local government must place an amount equal to the excess in the reserve.

For more detail on the Comptroller's role, click here www.osc.state.ny.us/localgov/realprop/pdf/overview.pdf