



## **School Tax Property Discussion**

**September 12, 2023**

**Monica LaClair CPA,  
Assistant Superintendent for Business**



The Onteora Central School District is comprised of six towns in two counties.

***Ulster County: Olive, Woodstock, Hurley, Marbletown, Shandaken***  
***Greene County: Lexington***

The Onteora Central School District tax levy for the 2023-2024 school year is \$47,013,136.89 which represents a 2% increase from the 2022-2023 school year was \$46,087,285.92.

The school district only controls the amount of the levy in total, not how it is distributed among each town. The levy is spread out to each town based on the proportional value of each town. The tax rate takes each town's equalization rate into account. The equalization rate is determined by the NYS Office of Real Property (ORPS).



**What is an equalization rate?** An equalization rate is the **state's** measure of a town's level of assessment (LOA). This is the ratio of total assessed value (AV) to the town's total market value (MV). The town determines the assessed value; the market value is estimated by the state. (Based on actual home sales in each town.)

**Why do equalization rates need to be established each year?** The Real Property Tax Law requires that annual State equalization rates be set for each county, city, town, and village. Equalization rates are calculated each year to show that year's assessment roll and current market values for each assessing unit (ie home).

Per the NYS Dept of Taxation and Finance, in order to distribute school district or county taxes among multiple towns, the level of assessment of each town must be equalized to full market value. **Equalization rates wouldn't be necessary if all municipalities assessed property at 100% of market value.**



The Onteora Central School is comprised of six towns in two counties.

<u>Town</u>	<u>Equalization Rate</u>	<u>Tax Rate</u>
❖ Hurley	64.40%	\$ 12.048356
❖ Marbletown	61.00%	\$ 12.719903
❖ Olive	90.95%	\$ 8.531216
❖ Shandaken	16.62%	\$ 46.685567
❖ Woodstock	46.50%	\$ 16.686325
❖ Lexington	63.00%	\$ 12.316097

All equalization rates in the towns within the school district are below 100%. An equalization rate of less than 100% means that the towns total market value is greater than its assessed value.

***Tax Rate is per \$1,000 of assessed value***



## Proportional Share of School Tax Levy by Town

TOWN	2022 School Year		2023 School Year		Change from previous year
	% of Levy	Total \$	% of Levy	Total \$	
Hurley	14.6	6,722,305.88	14.5	\$6,831,833.94	+1.63%
Marbletown	0.7	324,077.80	0.7	\$325,707.49	+0.50%
Olive	29.3	13,502,577.14	27.0	\$12,720,025.86	-5.80%
Shandaken	18.3	8,430,334.48	17.1	\$8,022,278.48	-4.84%
Woodstock	36.3	16,711,683.62	39.8	\$18,700,089.68	+11.90%
Lexington	0.8	396,306.99	0.9	\$413,201.42	+4.26%
<b>Total</b>	<b>100%</b>	<b>\$46,087,285.92</b>	<b>100%</b>	<b>\$47,013,136.89</b>	<b>+2.01%</b>



*Ulster County Real Property Tax Rate Form*

Form: RPTL 2023 School Tax Only

School District: Onteora CSD

Date: 08/08/2023

Amount to be Raised by Taxes: **46,993,136.88**

Total levy less library levy less relevy

The only number the school controls

(1) Town Segment	(2) Determined by the Town Taxable Assessed Value	(5) Determined by ORPTS Equalization Rate	(6) Full Value for Apportionment Purposes (=4/5)	(7) Column 6 as Percentage of Total Value	(8) Share of School Tax (Col 7 x Amount to be Raised)	Tax Rate (=8/2*1000)
Hurley	567,034,544	64.40%	880,488,422	14.53176%	6,828,927.58	12.043230
Marbletown	25,606,129	61.00%	41,977,261	0.69280%	325,568.93	12.714492
Olive	1,490,997,952	90.95%	1,639,360,035	27.05632%	12,714,614.60	8.527587
Shandaken	171,836,375	16.62%	1,033,913,207	17.06391%	8,018,865.70	46.665706
Woodstock	1,120,683,535	46.50%	2,410,072,118	39.77631%	18,692,134.43	16.679226
Lexington	33,549,705	63.00%	53,253,500	0.87891%	413,025.64	12.310858
	3,409,708,240		6,059,064,543	100.00%	46,993,136.88	



**Hurley tax rate = \$12.048356**



Assessed Value = \$200,000  
Equalization Rate = 64.40%

Full Market Value =  $\$200,000 / 64.4\% = \$310,559$

$\$200,000 / \$1,000 \times 12.048356 = \$2,409.67$

$\$310,559 / \$2,409.67 = \$128.88$

**Shandaken Tax rate = \$46.685567**



Assessed Value = \$200,000  
Equalization Rate = 16.62%

Full Market Value =  $\$200,000 / 16.62\% = \$1,203,369$

$\$200,000 / \$1,000 \times 46.685567 = \$9,337.11$

$\$1,203,369 / \$9,337.11 = \$128.88$

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**Olive tax rate = \$8.531216**



Assessed Value = \$200,000  
Equalization Rate = 90.95%

Full Market Value =  $\$200,000 / 90.95\% = \$219,901$

$\$200,000 \times 8.531216 = \$1,706.24$

$\$219,901 / \$1,706.24 = \$128.88$

**Woodstock tax rate = \$16.686325**



Assessed Value = \$200,000  
Equalization Rate = 46.5%

Full Market Value =  $\$200,000 / 46.5\% = \$430,107$

$\$200,000 \times 16.686325 = \$3,337.265$

$\$430,107 / \$3,337.265 = \$128.88$

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## Town of Olive

## Town of Woodstock

### REPLACEMENT BILL

### 2023 ONTEORA CENTRAL SCHOOL DISTRICT

**COLLECTOR'S ADDRESS:**  
Catskill Hudson Bank  
101 Kings Mall Court  
Kingston, NY 12401  
Hours: M-F 8:30AM - 4:30PM  
Except Holidays

**Fiscal Year:** 7/01/2023 - 6/30/2024 | **State Aid:** \$0.00 | **Bill No.:** 004076

**Property Taxpayer's Bill of Rights**  
The Assessor estimates the full market value of this property as of 3/1/2022 was: \$219,901.00  
The total assessed value of this property as of 7/1/2023 was: \$200,000.00  
The uniform percentage of value used to establish assessments was: 90.95%

**Property Information:**  
Acres: 0.78  
Front: 0.00 Depth: x 0.00

Exemptions	Value	Full Value

Swis Code: 514000  
SBL: 37.73-1-36

NYS Tax & Finance School District Code: 466

### REPLACEMENT BILL

### 2023 ONTEORA CENTRAL SCHOOL DISTRICT

**COLLECTOR'S ADDRESS:**  
Catskill Hudson Bank  
101 Kings Mall Court  
Kingston, NY 12401  
Hours: M-F 8:30AM - 4:30PM  
Except Holidays

**Fiscal Year:** 7/01/2023 - 6/30/2024 | **State Aid:** \$0.00 | **Bill No.:** 011247

**Property Taxpayer's Bill of Rights**  
The Assessor estimates the full market value of this property as of 3/1/2022 was: \$430,108.00  
The total assessed value of this property as of 7/1/2023 was: \$200,000.00  
The uniform percentage of value used to establish assessments was: 46.50%

**Property Information:**  
Acres: 0.27  
Front: 114.00 Depth: x 0.00

Exemptions	Value	Full Value

Swis Code: 515800  
SBL: 27.9-4-32

NYS Tax & Finance School District Code: 466

#### IF YOU HAVE AN ESCROW ACCOUNT PLEASE FORWARD THIS BILL TO YOUR BANK

Levy Description	Taxable Value	Tax Rate	Tax Levy	% Levy Change	Tax Amount
Onteora Central	200,000.00	8.53	46,993,136.00	2.00	1,705.52
Onteora Library	200,000.00	0.00	20,000.00	0.00	0.73

Your tax saving this year resulting from the New York State School Tax Relief (STAR) program is: \$0.00

The total above reflects this savings.

NOTE: This year's STAR tax saving generally may not exceed last years by more than 2%. Taxable Value is before STAR.

Postmarked By:	Penalty	Full Payment
10/02/2023	\$0.00	\$1,706.25
10/30/2023	\$17.06	\$1,723.31
11/03/2023	\$34.13	\$1,740.38

#### IF YOU HAVE AN ESCROW ACCOUNT PLEASE FORWARD THIS BILL TO YOUR BANK

Levy Description	Taxable Value	Tax Rate	Tax Levy	% Levy Change	Tax Amount
Onteora Central	200,000.00	16.68	46,993,136.00	2.00	3,335.85
Onteora Library	200,000.00	0.01	20,000.00	0.00	1.42

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Postmarked By:	Penalty	Full Payment
10/02/2023	\$0.00	\$3,337.27
10/30/2023	\$33.37	\$3,370.64
11/03/2023	\$66.75	\$3,404.02



Town of Olive

REPLACEMENT BILL

2023 ONTEORA CENTRAL SCHOOL DISTRICT

**COLLECTOR'S ADDRESS:**  
 Catskill Hudson Bank  
 101 Kings Mall Court  
 Kingston, NY 12401  
 Hours: M-F 8:30AM - 4:30PM  
 Except Holidays

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Swis Code: 514000  
 SBL: 37.73-1-36

**Property Information:**  
 Acres: 0.78  
 Front: 0.00 Depth: x 0.00  
 Location: 2802-2806 Rte. 28  
 Roll sect: 1      Bank: 0000000  
 Property Class: 485

Exemptions	Value	Full Value
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NYS Tax & Finance School District Code: 466



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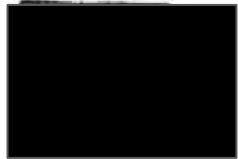
Town of Woodstock

REPLACEMENT BILL

2023 ONTEORA CENTRAL SCHOOL DISTRICT

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Hours: M-F 8:30AM - 4:30PM  
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Swis Code: 515800  
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Owner:



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**Property Information:**  
Acres: 0.27  
Front: 114.00 Depth: x 0.00  
Location: 180 Tinker St  
Roll sect: 1 Bank: 180330  
Property Class: 215

Exemptions	Value	Full Value

NYS Tax & Finance School District Code: 466

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## **For Additional Information**

### **Equalization Rates**

<https://www.tax.ny.gov/pit/property/learn/eqrates.htm>

### **How Property Taxes are calculated**

<https://www.tax.ny.gov/pit/property/learn/proptaxcalc.htm>