

## Estimated Tax Impact for a Manhasset Homeowner

Larger-scale capital projects typically take several years to complete, and bonds will actually be issued based on the final construction schedule.

**Under the assumption that the total amount of authorized bonds are issued in full by June 2023, for a home in Manhasset assessed at the average taxable assessed value for school taxes of \$1,240, the estimated net impact of this bond proposition on the 2023-24 tax bill is less than \$302.**

Examples of the estimated net impact of this bond proposition on your 2023-24 school tax bill are shown below:

If Your Taxable Assessed Value for Net School Taxes is:	The Estimated Net Impact on Your 2023-24 Tax Bill will be:
\$620	\$151
\$930	\$227
<b>\$1,240 (Average)</b>	<b>\$302</b>
\$1,550	\$378
\$1,860	\$453

For an estimate of the impact on the 2023-24 school taxes for your home, click [HERE](#) to access the **Nassau County Land Records Viewer**.

- 1) In the section “**Lookup by Address**” fill in: 1) House Number; 2) Street Name (Name only - do not include “Road”, “Street”, “Avenue” etc.), and Zip Code 11030.

### Lookup By Address

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**House Number:**

**Name of Street:**  
  
(do not include directional (i.e. N, South etc.) and do not include artery (Rd., Street, Ave. etc.)

**Town:**

**Zip:**

- 2) That will bring you to a page with a photo of your home & your tax information. **Click on the 2<sup>nd</sup> Tab: “General and School Taxes,” in the middle of the page.** Be sure that the **Tax Year selected is “2023”**.

Values	<b>General and School Taxes</b>	Open and Paid Taxes Info	Property Description	Recent Sales	My Nassau Info
School Taxes	General Taxes	Tax Year: <b>2023</b> ▼	Update		
TAX LEVY DESCRIPTION	TAXABLE VALUE	TAX RATE PER \$100			
Net School Tax					

- 3) Find the Taxable Value for Net School Tax for your home following steps 1 & 2 above. **Please note that this value is different from the market value of your home. It is a number that is in hundreds or thousands of dollars.**
- 4) Click [HERE](#) to download the calculator to find the Estimated Net Impact on your 2023-2024 Tax Bill. (You may need to click on the downloaded file to open the calculator)
- 5) Insert the taxable value you found for your net school tax in step 3 into the orange box on the calculator. Your estimated 2023-24 net tax impact on your home will appear in the blue box.

**NOTES:**

1. The public information contained on the Land Records Viewer website is furnished as a public service by Nassau County, and Nassau County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability for the use of this information. Furthermore, Nassau County assumes no liability associated with the use or misuse of such information.
2. The estimated net impact of the proposed bond on a homeowner’s 2023-24 taxes does not incorporate the impact of future changes for items including but not limited to: the timing of the borrowing of the full amount of bond proceeds; assessed home value; the proportion of taxes allocated between residential and commercial properties; reductions resulting from assessment challenges; or the continuing impact of the 5-year phase-in under the Reassessment Phase-in Act of 2020.
3. The estimated net impact of this bond proposition on your 2023-24 tax bill, as reflected in the calculator, assumes that the total amount of authorized bonds are issued in full by June 2023. Larger-scale capital projects typically take several years to complete, and bonds will actually be issued based on the final construction schedule. Therefore, the actual impact in 2023-24 will be less than the full estimated net impact shown above.