



School Tax Property Discussion

UPDATED 9/3/2025

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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 2025-2026 school year is \$49,402,800 which represents a 2% increase from the 2024-2025 school year was \$48,434,118

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	91.30%	\$ 7.943336
❖ Marbletown	52.00%	\$ 13.946664
❖ Olive	100.0%	\$ 7.252265
❖ Shandaken	14.00%	\$ 51.801897
❖ Woodstock	47.00%	\$ 15.430352
❖ Lexington	52.25%	\$ 13.879933

All equalization rates in the towns within the school district are below 100% with the exception of Olive. 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	2024 School Year		2025 School Year		Change from previous year
	% of Levy	Total \$	% of Levy	Total \$	
Hurley	16.4	\$7,937,075.06	16.75	\$8,270,584.66	+4.2%
Marbletown	0.8	\$370,742.20	0.8	\$397,690.32	+7.27%
Olive	27.9	\$13,533,718.11	28.2	\$13,923,655.23	+2.88%
Shandaken	16.0	\$7,734,274.56	18.1	\$8,948,781.63	+15.66%
Woodstock	38.0	\$18,416,410.73	35.2	\$17,389,943.30	-5.58%
Lexington	0.9	\$433,213.08	0.95	\$468,814.94	+8.22%
Total	100%	\$48,425,433.75	100%	\$49,399,470.09	+2.01%



MONTEORA

CENTRAL SCHOOL DISTRICT

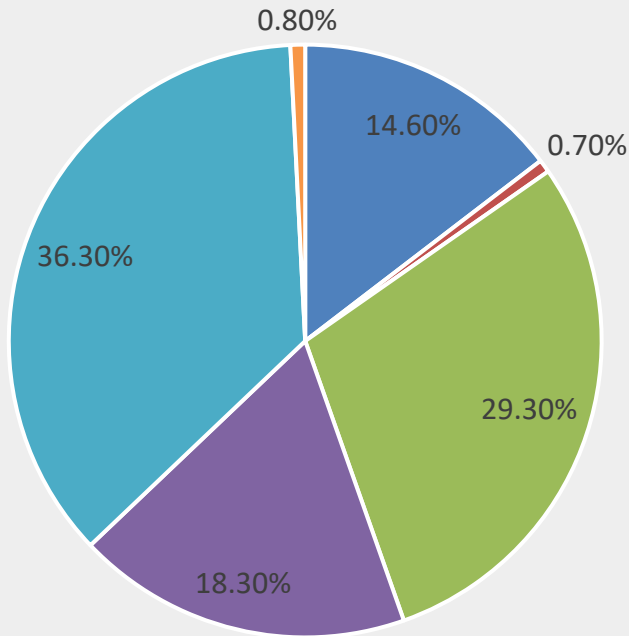
	Determined by the Town	Determined by ORPTS				
Town	Taxable Assessed Valuations	New York State Equalization Rate	True Valuations	Percentage Total Tax to be Raised	Amount of Tax Levy	Rate per 1000 Assessed Valuation
Hurley	1,041,197,927	91.30%	1,140,413,940	16.742254%	8,270,584.66	7.943336
Marbletown	28,515,086	52.00%	54,836,704	0.805050%	397,690.32	13.946664
Olive	1,919,904,239 0	100.00%	1,919,904,239	28.185839%	13,923,655.23	7.252265
Shandaken	172,750,078 0	14.00%	1,233,929,129	18.115137%	8,948,781.63	51.801897
Woodstock	1,126,995,884 0	47.00%	2,397,863,583	35.202692%	17,389,943.30	15.430352
Lexington	33,776,453	52.25%	64,643,929	0.949028%	468,814.94	13.879933
Totals	4,323,139,667 4,323,139,667		6,811,591,523	100.00%	49,399,470.09	

The only number
the school controls

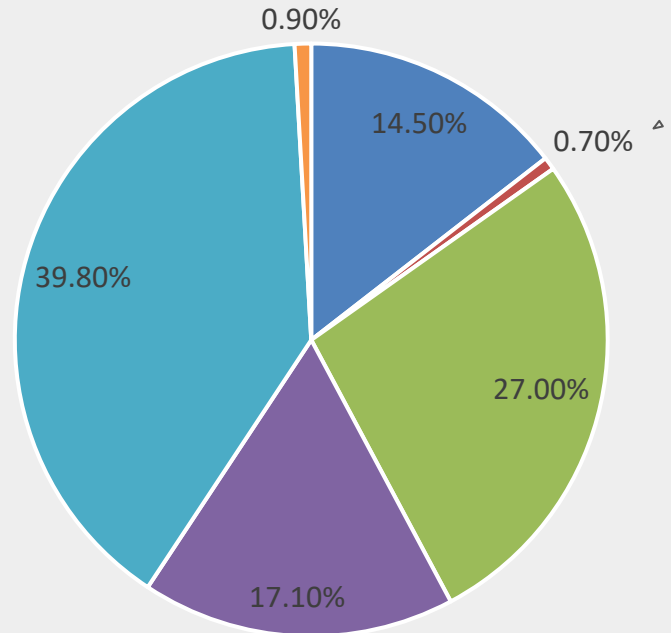


Tax Levy Distribution

2022 Levy



2023 Levy



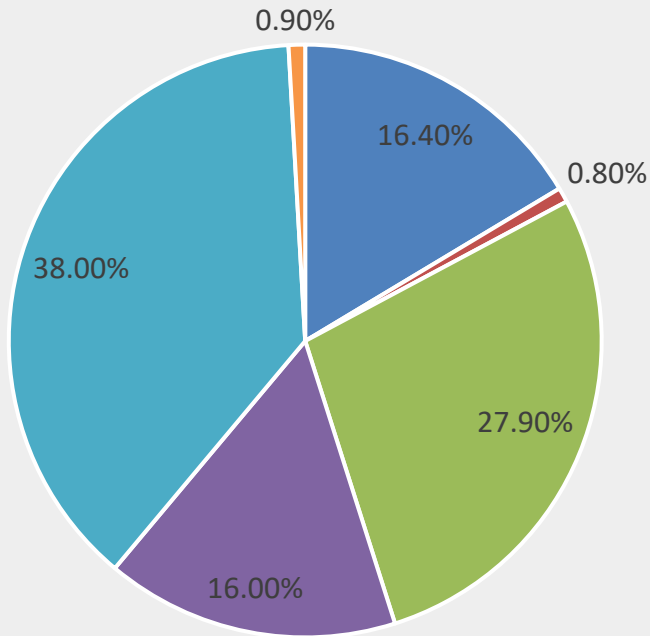
■ Hurley
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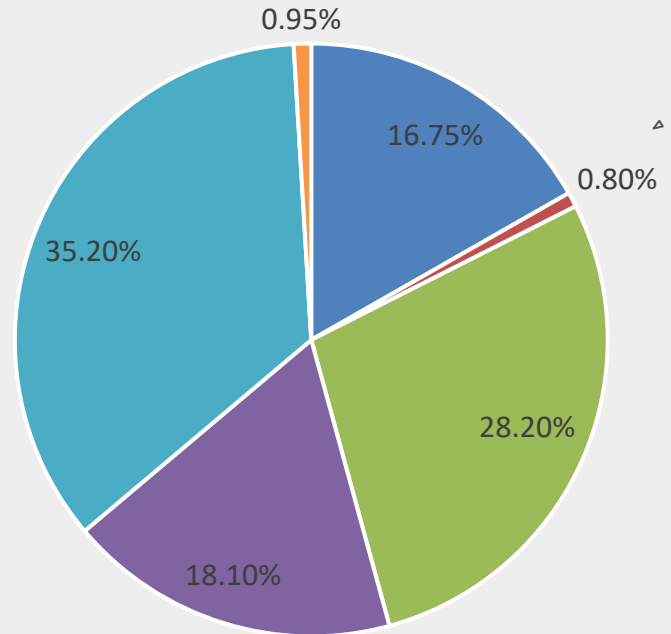


Tax Levy Distribution

2024 Levy



2025 Levy



■ Hurley
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Hurley tax rate = \$7.943336



Assessed Value = \$296,000
Equalization Rate = 91.30%

Full Market Value = $\$296,000 / 91.3\% = \mathbf{\$324,204}$

$\$296,000 / \$1,000 \times 7.943336 = \$2,351.23$

Shandaken Tax rate = \$51.801897



Assessed Value = \$46,200
Equalization Rate = 14.00%

Full Market Value = $\$46,200 / 14\% = \mathbf{\$330,000}$

$\$46,200 / \$1,000 \times 51.801897 = \$2,393.25$



Olive tax rate = \$7.252265



Assessed Value = \$325,000
Equalization Rate = 100%

Full Market Value = $\$325,000 / 100\% = \$325,000$

$\$325,000 / \$1000 \times 7.252265 = \$2,356.99$

Woodstock tax rate = \$15.430352



Assessed Value = \$151,000
Equalization Rate = 47.0%

Full Market Value = $\$151,000 / 47\% = \$321,277$

$\$151,000 / \$1000 \times 15.430352 = \$2,329.98$



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>