

# 2018 City Re-Appraisal Completed

Percent Change Analysis

Pre Board of Assessment Review Totals

Tax Rate Formula

Tax Cap Formula

A Snapshot In Time

# 2018 Stated Level of Assessment



## New York State Office of Real Property Tax Services

### Level of Assessment Certification Form

All assessing units in New York State are required to transmit their stated uniform percentage of value (level of assessment) to the county prior to production of the tentative assessment roll. This document certifies the stated LOA for the 2018 assessment roll.

**Section 305 RPTL** "All real property in each assessing unit shall be assessed at a uniform percentage of value".

**Section 502 RPTL** "The assessment roll shall set forth the uniform percentage of value applicable to the assessing unit"

County CAYUGA Assessing Unit AUBURN SWIS / CAP 050100

I certify that all real property in the assessing unit stated above is assessed at a uniform percentage of value as prescribed by Section 305 RPTL. I further certify that, in accordance with Section 502(3) RPTL, the uniform percentage of value for the above stated assessing unit is 100 % for the 2018 tentative and final assessment rolls.

Assessor

Date

03-11-2018

- Re-Appraisal Commenced June 1<sup>st</sup> 2017
- Completed January 1<sup>st</sup> 2018
- 9,153 +/- Change of Assessment Notices Mailed January 10<sup>th</sup> 2018
- With the help of the Comptrollers & Treasurer's Office we had 440 +/- Informal Assessment Meetings From February 5<sup>th</sup> thru February 16<sup>th</sup> 2018

# 2018 Board of Assessment Review BAR

- Quasi Judicial Board
- Appointed by City Council
- Held April 2nd thru April 13<sup>th</sup>
- Chris DeProspero (Chairman)
  - Audrey Iwanicki
  - Mark Stopyra

- +/- 160 Formal Hearings
- Out of this there were 32 mail-Ins
- Most of the "Mail-Ins" required a request for more information by the BAR
- These requests were due by Friday April 27<sup>th</sup>
- Now that the BAR has received additional information they deliberate in Executive Session and make decisions on value
- Initial Executive Session completed May 3<sup>rd</sup>
- Our office documents & provides a Change List.
- Final Executive Session before May 15<sup>th</sup> to ratify final changes

# The Numbers “So Far”

- 9,153 Parcels of Property
  - 5,776 Went up in value
  - 2,602 Went down value
  - 745 No change in value
    - 30 New parcels

# VALUE COMPARISONS

- Total Assessed Value of the City of Auburn
- 2018: \$1,601,817,200
- 2017: 1,519,345,326
- Difference: 82,471,874\*
  - +5.4%\*
  - So Far

# VALUE COMPARISONS

- Total Taxable Value of the City of Auburn After all Exemptions
- 2018: \$1,056,991,174\*
- 2017: 992,689,488
- Difference: 64,301,686\*
  - +6.5%
  - \*So Far
  - 34% Exempt

# TAX RATE CALCULATION FORMULA

- Terminology

Tax Levy: (Amount to be raised via budget) Manager/Comptroller/Council

Total Taxable Value: (Value of all property after exemptions) Assessor

Millage: (Tax Rate X 1,000) Comptroller/Treasurer/Assessor

$$\text{Tax Levy} / \text{Total Taxable Value} =$$

**Tax Rate**

Comptroller/Treasurer/Assessor

# Tax Levy Limit Calculations

Before Adjustments & Exclusions Comptroller

- Real Property Tax Levy FYE 06/30/2018    \$11,874,898
- Tax Base Growth Factor (State Provided)        x 1.0023
- PILOT's Receivable FYE 06/30/2018                + 550,000
- Allowable Levy Growth Factor (State Provided)    x 1.02
- PILOT's Receivable 06/30/2019                      - 450,000
- Available Carryover from FYE 06/30/2018        + 180,000
- Our FYE 2019 Tax Levy Limit                      = \$12,435,572
- Available Tax increase        \$560,674        4.72%

# Estimated Tax Rate Calculation

Est. 2018-2019 Tax Levy	<u>\$12,433,000</u>
Est. 2018 Taxable Value	\$1,050,000,000

2018-2019 Estimated Tax Rate: \$11.84

Example: \$100,000 House would pay \$1,184 in City Taxes.  
In 2017 the tax was \$1,196 Savings \$12