



City School District of Albany

2017-18 Tax Warrant

Revised: 08-19-2017

William Hogan, Assistant Superintendent for Business Affairs

August 17, 2017

Recommended Tax Levy for 2017-18

Recommendation:

The school tax levy be set at \$113,999,102 in accordance with the adopted budget.

2017-18 Tax Levy	\$ 113,999,102
2016-17 Tax Levy	<u>(113,999,102)</u>
Total Increase in Tax Levy	\$ 0
Total Percent Increase in School Tax Levy	0.00%

Note: Changes in assessments and STAR Aid impact the final school tax bill for individual homeowners and business owners.

Homestead vs. Non-Homestead Tax Rates

In Albany the tax rates are different for Homestead vs. Non-Homestead properties. Homestead rates are \$6.68 per \$1,000 lower.

Currently, the Non-Homestead tax rate is \$6.68 per \$1,000 higher and results in this class paying a higher proportion of taxes than the taxable assessed value would otherwise calculate.

The District is allowed to make an adjustment (based upon a table) to the two classes of rates by adjusting the proportion of taxes assessed to each class.

In the long-term, the District should consider bringing the two tax rates closer together.

Changes in Property Wealth Proportions Homestead vs. Non-Homestead

Classification	Pre-Recession 2004-05	5 Years Ago 2012-13	Current 2017-18
Homestead	55.12%	66.16%	63.86%
Non-Homestead	44.88%	33.84%	36.14%
Total	100.00%	100.00%	100.00%

Recommended Tax Rates for 2017-18

Remain at the 25% adjustment level of base proportions for the 2017-18 school tax levy. The resulting tax rates would be:

School Tax Rates Per \$1,000

Description	2017-18 Tax Rates	2016-17 Tax Rates	Dollar Change Per \$1,000	Percent Change
Homestead	\$21.54	\$20.81	\$ 0.73	3.50%
Non-homestead	\$26.96	\$27.49	\$ (0.53)	-1.94%

Note: Due to changes to the Basic and Enhanced STAR program, homeowners may need to take action if their house was purchased on May 1, 2014 or later. Information is available at www.tax.ny.gov/pit/property/star/.

Recommendation – (impact of implementing the tax rates on the previous slide)

25% Adjusted Base Proportions										
Classification	Assessed Value	Base Proportion Adj. Used	Increase Non- STAR Home	% Change	Increase Basic STAR Home	% Change	Increase Senior STAR Home	% Change	Inc./Dec. Non- Homestead	% Change
Homestead	\$ 150,000	25%	\$ 109	3.50%	\$ 96	3.87%	\$ 83	4.62%		
Non-Homestead	\$ 150,000	25%							\$ (80)	-1.94%
Homestead	\$ 250,000	25%	\$ 182	3.50%	\$ 169	3.71%	\$ 156	4.02%		
Non-Homestead	\$ 250,000	25%							\$ (133)	-1.94%
Resulting Tax Rates										
Homestead	\$ 21.543880	per \$1,000								
Non-homestead	\$ 26.958341	per \$1,000								

Results from moving one step up on the base proportions table to 30%

30% Adjusted Base Proportions										
Classification	Assessed Value	Base Proportion Adj. Used	Increase Non-STAR Home	% Change	Increase Basic STAR Home	% Change	Increase Senior STAR Home	% Change	Inc./Dec. Non-Homestead	% Change
Homestead	\$ 150,000	30%	\$ 128	4.10%	\$ 115	4.62%	\$ 102	5.67%		
Non-Homestead	\$ 150,000	30%							\$ (113)	-2.74%
Homestead	\$ 250,000	30%	\$ 214	4.10%	\$ 201	4.39%	\$ 188	4.83%		
Non-Homestead	\$ 250,000	30%							\$ (189)	-2.74%
Resulting Tax Rates										
Homestead	\$ 21.668942	per \$1,000								
Non-homestead	\$ 26.737387	per \$1,000								

Results from moving one step down on the base proportions table to 20%

20% Adjusted Base Proportions										
Classification	Assessed Value	Base Proportion Adj. Used	Increase Non- STAR Home	% Change	Increase Basic STAR Home	% Change	Increase Senior STAR Home	% Change	Inc./Dec. Non- Homestead	% Change
Homestead	\$ 150,000	20%	\$ 91	2.90%	\$ 78	3.12%	\$ 65	3.59%		
Non-Homestead	\$ 150,000	20%							\$ (47)	-1.14%
Homestead	\$ 250,000	20%	\$ 151	2.90%	\$ 138	3.02%	\$ 125	3.22%		
Non-Homestead	\$ 250,000	20%							\$ (78)	-1.14%
Resulting Tax Rates										
Homestead	\$ 21.418817	per \$1,000								
Non-homestead	\$ 27.179295	per \$1,000								

Discussion and Board Action

- ✓ Questions/Comments
- ✓ Board Action to Approve the 2017-18 Tax Warrant

