

Assessor's Report to Halcott Town Board- 2023

- I. Level of Assessment adjusted from 85.5% to 66.5% for 2023 in collaboration with New York Office of Real Property Tax Service (*Exhibit A*)
- II. ORPTS trend surveys indicate Halcott residential property appreciated 19% in past year (*Exhibit B*)
- III. This appreciation is in line with other municipalities so increase has minimal impact on any possible increase in property taxes (*Exhibit B*)
- IV. Town Assessment Roll increased on Equalized basis by \$1,078,500 (*Exhibit C*)
- V. Breakout of Parcels by Roll Section (Total Assessed non-exempt value) (*Exhibit D*)

a. Taxable	\$69,609,485 (93%)
b. State Owned Land	\$3,475,400 (5%)
c. Special Franchise	\$514,544 (<1%)
d. Utility	\$432,595 (<1%)
e. Wholly Exempt	\$407,200 (<1%)
- VI. Exemption Impact
 - a. Forest Land Exemptions greatest portion - 2.43% of Total Assessment Roll (11 Parcels)
 - b. Agricultural Exemptions second greatest portion at 1.20% (20 Parcels)(*Exhibit E*)
- VII. Senior Exemption Enrollment – to date, have received 5 new enrollments

Exhibit A

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I. 2023 Level of Assessment (LOA) 66.5%

- **LOA =Assessed Value/Market Value for Residential**
- **Assessed Value established 2010 when LOA set at 100%**
- **State measures market changes annually shown as Major Type A Trends and we collaborate on setting a ratio for our assessed level to market level**

Year	Major Type A (Residential) Trend	Level of Assessment
2023	19%	66.5%
2022	16%	85.5%
2021	4%	105%
2020	4%	105%
2019	0%	108%

Example:

- **Residential Property appraised at \$100,000 back in 2010**
- **Property shown on Assessment Roll currently as \$100,000**
- **Implied Market Value in 2023: $\$100,000/66.5\% = \$150,376$**

Note: these are the final agreed upon LOAs which differ from the Preliminary Market Value Ratio shown on ORPTS Preliminary Report for Pre-decisional Collaboration.

Exhibit B

New York ORPTS estimates for changes to Major Type Real Estate

CTY	SWIS	MUNI	MA	2023 Trend		
				MTA	MTB	MTC
GREENE 19	192000	Ashland	306	20	7	8
	192200	Athens	307	17	7	8
	192400	Cairo	307	17	7	8
	192600	Catskill	319	15	7	8
	192800	Coxsackie	307	17	7	8
	193000	Durham	307	17	7	8
	193200	Greenville	307	17	7	8
	193400	Halcott	300	19	7	8
	193600	Hunter	306	20	7	8
	193800	Jewett	306	20	7	8
	194000	Lexington	306	20	7	8
	194200	New Baltimore	307	17	7	8
	194400	Prattsville	306	20	7	8
	194600	*Windham	306	20	7	8

2023 Trend figures are % increase from prior year

MTA = Residential

MTB= Land

MTC = Commercial

Total Assessed Value For Parcels in Selected Roll Sections		Physical Changes to Selected Parcels		Equalization Changes to Selected Parcels		New Parcels	Selected Parcels w/ Increase in Value	Selected Parcels w/ Decrease in Value	Number of...
No. Procs	Current Assessment Prior Assessment Net Change Assessment	Increase: Number Value	Decrease: Number Value	Increase: Number Value	Decrease: Number Value	Number Assessed Value	Number Dollar Increase	Number Dollar Decrease	Prcl Chgd. Prcl Unchgd.
Town of Halcott SWIS Code - 193400									
517	\$74,439,224 \$73,380,724 \$1,078,500	2 \$83,000	1 \$72,700	6 \$1,104,500	1 \$27,300	6 \$958,800	2 \$192,400	1 \$72,700	3 508

- Increase in Assessment Roll
 - 6 new parcels assessed at \$958,800
 - 2 parcels with physical additions at \$192,400
 - 1 parcel with physical decrease at -\$72,700
 - \$1,078,500

Exhibit D

Breakout of Halcott Assessed Values by Roll Section (Property Type)

NYS - Real Property System County of Greene Town of Halcott SWIS Code - 193400			File Totals - 2023 - Current Year File Roll Section Summary				RPS960/V04/L002	
R/S	Name	# Parcels	Land Assessed Value	Total Assessed Value	----- Taxable Value -----			
					County	Town/City	School	Village
1	Taxable	490	32,325,745	69,609,485	66,078,602	66,131,838	66,633,352	0
3	S.O.L.	18	3,475,400	3,475,400	1,960,100	3,475,400	3,475,400	0
5	Special Franch.	3	0	514,544	514,544	514,544	514,544	0
6	Utility	2	0	432,595	432,595	432,595	432,595	0
8	Wholly Exmpt	4	88,200	407,200	0	0	0	0
Town Totals:		517	35,889,345	74,439,224	68,985,841	70,554,377	71,055,891	0

SOL – State Owned Land

Exhibit E

NYS - Real Property System County of Greene Town of Halcott - 1934	Assessor's Report - 2023 - Current Year File S495 Exemption Impact Report Town Summary	RPS221/V04/L001 Date/Time - 2/15/2023 15:00:13 Total Assessed Value 74,439,224 Uniform Percentage 85.50
Equalized Total Assessed Value 87,063,420		

Exemption Code	Exemption Name	Statutory Authority	Number of Exemptions	Total Equalized Value of Exemptions	Percent of Value Exempted
13500	TOWN - GENERALLY	RPTL 408(1)	2	338,248	0.39
25110	NONPROF CORP - RELIG(CONST PRO	RPTL 420-a	1	111,813	0.13
27350	PRIVATELY OWNED CEMETERY LAND	RPTL 448	1	26,199	0.03
41003	VETERANS EXEMPTION INCR/DECR I	RPTL 458(5)	1	285,142	0.33
41121	ALT VET EX-WAR PERIOD-NON-COMB	RPTL 458-a	6	80,754	0.09
41131	ALT VET EX-WAR PERIOD-COMBAT	RPTL 458-a	4	93,567	0.11
41141	ALT VET EX-WAR PERIOD-DISABILI	RPTL 458-a	2	88,855	0.10
41720	AGRICULTURAL DISTRICT	AG-MKTS L 305	20	1,048,775	1.20
41800	PERSONS AGE 65 OR OVER	RPTL 487	1	128,598	0.15
41801	PERSONS AGE 65 OR OVER	RPTL 487	4	226,495	0.26
47480	FOREST LAND CERTD AFTER 8/74	RPTL 480-a	11	2,115,439	2.43
50008	SYSTEM CODE	STATUTORY AUTH NOT DEFINED	1	0	0.00
Total Exemptions Exclusive of System Exemptions:			53	4,543,681	5.22
Total System Exemptions:			1	0	0.00
Totals:			54	4,543,681	5.22

Values have been equalized using the Uniform Percentage of Value. The Exempt amounts do not take into consideration, payments in lieu of taxes or other payments for municipal services.

Amount, if any, attributable to payments in lieu of taxes: _____