
INTEROFFICE MEMORANDUM

TO: DR. HOFFMAN, SUPERINTENDENT
FROM: MICHAEL OUMET
SUBJECT: ALTERNATIVE VETERANS TAX EXEMPTION
DATE: OCTOBER 9, 2014
CC: BOARD OF EDUCATION

Per the Board's request, I obtained additional Alternative Veterans Exemption (AVE) data from the Rensselaer County Bureau of Tax Services for the Level H (County adopted level) and Level Q (the maximum allowable level). The Board was previously provided AVE data for Level C, as detailed in my memo dated September 19, 2014.

Attached please find a summary of the impact of the AVE at each of these three exemption levels:

Veteran's service is defined by three categories.

1. Wartime veterans = veterans serving during a wartime, but not in a designated combat zone.
2. Combat veterans = veterans serving during wartime in a combat zone.
3. Disabled veterans = veterans who sustained service related disabilities.

Level C Reduced Basic: W= \$6,000, C= \$10,000, D= \$20,000
Level H County adopted: W= \$27,000, C= \$45,000, D= \$90,000
Level Q Maximum allowed: W= \$54,000, C=\$90,000, D= \$180,000

Chart A provides the actual 2014-15 tax rate per \$1,000 of assessed value and the actual % change in tax rate from to 2013-14 to 2014-15 by town within the District.

Chart B shows the additional % increase and the overall increase that would have been imposed on the taxpayers by town had the Board adopted Level C for 2014-2015. The average additional % increase at Level C would have been .64%.

Chart C shows the additional % increase and the overall increase that would have been imposed on the taxpayers by town had the Board adopted Level H for 2014-2015. The average additional % increase at Level C would have been 2.24%.

Chart D shows the additional % increase and the overall increase that would have been imposed on the taxpayers by town had the Board adopted Level Q for 2014-2015. The average additional % increase at Level C would have been 2.64%.

I have included for your review the actual 2013 & 2014 tax bills for a property located in the Town of Brunswick, along with a summary recalculation of the 2014-15 tax bill at levels C, H and Q. This summary provides the additional tax that would have been paid above the actual increase at the three levels and the cumulative % increase at each of those levels.

District-wide there are 500 wartime veterans, 379 combat veterans and 134 disabled veterans, totaling 1,013 veterans who would qualify for the AVE. Annually the District levies taxes on about 9,000 parcels across parts of nine different towns.

If the Board elects to proceed with consideration of the AVE, the Board must first hold a public hearing, determine the maximum exemption amount for exemption and authorize the exemption by resolution.

I will present this information at the October 14, 2014 Board meeting, but please do not hesitate to contact me if you have any questions prior to the meeting.

CHART A

	Actual Tax Rate 2013-2014	Actual Tax Rate 2014-2015	Actual 2014-2015 % Change
BERLIN	\$70.31	\$70.52	0.30%
BRUNSWICK	\$66.77	\$70.26	5.22%
EAST GREENBUSH	\$18.55	\$18.76	1.13%
NASSAU	\$25.76	\$24.68	-4.19%
NORTH GREENBUSH	\$69.99	\$70.79	1.13%
POESTENKILL	\$67.45	\$70.53	4.56%
SAND LAKE	\$18.55	\$18.76	1.13%
SCHODACK	\$16.53	\$18.76	13.48%
STEPHENTOWN	\$62.04	\$60.51	-2.45%

CHART B

Alternate Veteran's Exemption
Reduced C: \$6,000, \$10,000, \$20,000

	Actual Tax Rate 2013-2014	AVE Actual Tax Rate 2014-2015	2014-2015 % Change	% Increase Above Actual	Actual 2014-2015 % Change
BERLIN	\$70.31	\$70.96	0.92%	0.62%	0.30%
BRUNSWICK	\$66.77	\$70.70	5.88%	0.66%	5.22%
EAST GREENBUSH	\$18.55	\$18.88	1.76%	0.63%	1.13%
NASSAU	\$25.76	\$24.84	-3.59%	0.60%	-4.19%
NORTH GREENBUSH	\$69.99	\$71.23	1.76%	0.63%	1.13%
POESTENKILL	\$67.45	\$70.97	5.21%	0.65%	4.56%
SAND LAKE	\$18.55	\$18.88	1.76%	0.63%	1.13%
SCHODACK	\$16.53	\$18.88	14.19%	0.71%	13.48%
STEPHENTOWN	\$62.04	\$60.89	-1.85%	0.61%	-2.45%
Average				0.64%	

CHART C

Alternate Veteran's Exemption
County Level H: \$27,000, \$45,000, \$90,000

	Actual Tax Rate 2013-2014	AVE Actual Tax Rate 2014-2015	2014-2015 % Change	% Increase Above Actual	Actual 2014-2015 % Change
BERLIN	\$70.31	\$72.07	2.50%	2.20%	0.30%
BRUNSWICK	\$66.77	\$71.80	7.53%	2.31%	5.22%
EAST GREENBUSH	\$18.55	\$19.17	3.35%	2.22%	1.13%
NASSAU	\$25.76	\$25.22	-2.09%	2.10%	-4.19%
NORTH GREENBUSH	\$69.99	\$72.34	3.35%	2.22%	1.13%
POESTENKILL	\$67.45	\$72.07	6.85%	2.29%	4.56%
SAND LAKE	\$18.55	\$19.17	3.35%	2.22%	1.13%
SCHODACK	\$16.53	\$19.17	15.97%	2.49%	13.48%
STEPHENTOWN	\$62.04	\$61.84	-0.32%	2.14%	-2.45%
Average				2.24%	

CHART D

Alternate Veteran's Exemption
Max Level Q: \$54,000, \$90,000, \$180,000

	Actual Tax Rate 2013-2014	AVE Actual Tax Rate 2014-2015	2014-2015 % Change	% Increase Above Actual	Actual 2014-2015 % Change
BERLIN	\$70.31	\$72.34	2.89%	2.59%	0.30%
BRUNSWICK	\$66.77	\$72.08	7.94%	2.72%	5.22%
EAST GREENBUSH	\$18.55	\$19.24	3.75%	2.61%	1.13%
NASSAU	\$25.76	\$25.32	-1.71%	2.48%	-4.19%
NORTH GREENBUSH	\$69.99	\$72.62	3.75%	2.61%	1.13%
POESTENKILL	\$67.45	\$72.35	7.26%	2.70%	4.56%
SAND LAKE	\$18.55	\$19.24	3.75%	2.61%	1.13%
SCHODACK	\$16.53	\$19.24	16.41%	2.93%	13.48%
STEPHENTOWN	\$62.04	\$62.08	0.07%	2.52%	-2.45%
Average				2.64%	

Town of Brunswick

84,000

	Units Per \$1,000	Rate per \$1,000	Tax before STAR	STAR	Taxes Due	Additional Tax Over Actual	Total Increase	% Increase
2013-2014 Tax	84	66.771919	\$5,608.84	-\$481.00	\$5,127.84			
Actual	84	70.260414	\$5,901.87	-\$491.00	\$5,410.87	\$283.03		5.52%
Level C	84	70.698127	\$5,938.64	-\$491.00	\$5,447.64	\$36.77	\$319.80	6.24%
Level H	84	71.801154	\$6,031.30	-\$491.00	\$5,540.30	\$129.43	\$412.46	8.04%
Level Q	84	72.075794	\$6,054.37	-\$491.00	\$5,563.37	\$152.50	\$435.53	8.49%

Averill Park Central School District

Bill No. 000458

2013 School Tax Bill

For Fiscal Year Ending 06/30/14 * Warrant Date 09/03/13

MAKE CHECKS PAYABLE TO


Averill Park CSD Tax Collector
Averill Park School District
PO Box 57
Averill Park, Ny 12018

TO PAY IN PERSON

Averill Park CSD
146 Gettle Rd, ST1
Averill Park, NY 12018

PROPERTY ADDRESS & LEGAL DESCRIPTION

S/B/L 382200 112.-1-5.2
Address: 72 Cole Ln
Town of: BRUNSWICK
School: 384001 - AVERILL PARK CENT
Class: 210 Single Family Residence
Acres: 1.30 **Roll Section:**1
Bank:


72 Cole Ln
Troy, NY 12180-7217

Property Taxpayer's Bill of Rights

The assessor estimates the Full Market Value of this property to be: \$302,376
The assessed value of the property was: \$84,000
The Uniform Percentage of Value used to establish assessments was: 27.78%

If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please ask your assessor for the booklet "How to File a Complaint on Your Assessment". Please note that the period for filing complaints on the above assessment has passed. The NYS Department of Taxation and Finance code for your school district is 027.

<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Est.</u>
STAR B	7,740	School	27,862

PROPERTY TAXES

<u>Taxing Purpose</u>	<u>Total Tax Levy</u>	<u>% Change from Prior Year</u>	<u>Taxable Value or Units (before STAR exemption)</u>	<u>Rate per \$1000 or Per Unit</u>	<u>Tax Amount</u>
School Tax (Homestead)	27,525,611	3.0%	84,000.00	66.771919	5,608.84

Payment Schedule

<u>Payment Period</u>	<u>Penalty</u>	<u>Late Fee</u>	<u>Total Due</u>
09/01/13 - 10/02/13			5,127.84
10/03/13 - 10/31/13	2.00%	102.56	5,230.40


Total Taxes before STAR Savings 5,608.84

Your tax savings this year resulting from the NYS School Tax Relief (STAR) program are \$ 481.00

STAR Tax savings generally may not exceed last year's by more than 2%

TOTAL TAXES DUE 10/02/13 \$5,127.84

**2013 School Tax Bill
RECEIVER'S STUB**


72 Cole Ln
Troy, NY 12180-7217

Bill No. 000458

382200 112.-1-5.2

Payment Schedule

<u>Payment Period</u>	<u>Penalty</u>	<u>Late Fee</u>	<u>Total Due</u>
09/01/13 - 10/02/13			5,127.84
10/03/13 - 10/31/13	2.00%	102.56	5,230.40

**AVERILL PARK CENTRAL SCHOOL DISTRICT
RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT. PLEASE INCLUDE THE BILL NUMBER ON YOUR CHECK WITH THE PAYMENT.**

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Averill Park Central School District

Bill No. 000450


2014 School Tax Bill

For Fiscal Year Ending 06/30/15 * Warrant Date 09/02/14

MAKE CHECKS PAYABLE TO

Averill Park CSD Tax Collector
Averill Park School District
PO Box 618
Albany, NY 12201-0618

TO PAY IN PERSON


72 Cole Ln
Troy, NY 12180-7217

PROPERTY ADDRESS & LEGAL DESCRIPTION

S/B/L 382200 112.-1-5.2
Address: 72 Cole Ln
Town of: BRUNSWICK
School: 384001 - AVERILL PARK CENT
Class: 210 Single Family Residence
Acres: 1.30 **Roll Section:** 1
Bank:

Property Taxpayer's Bill of Rights

The assessor estimates the Full Market Value of this property to be: \$314,607
The assessed value of the property was: \$84,000
The Uniform Percentage of Value used to establish assessments was: 26.70%

If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please ask your assessor for the booklet "How to File a Complaint on Your Assessment". Please note that the period for filing complaints on the above assessment has passed. The NYS Department of Taxation and Finance code for your school district is 027.

<u>Exemption</u>	<u>Value</u>	<u>Tax Purpose</u>	<u>Full Value Est.</u>
STAR B	8,330	School	31,199

PROPERTY TAXES

<u>Taxing Purpose</u>	<u>Total Tax Levy</u>	<u>% Change from Prior Year</u>	<u>Taxable Value or Units (before STAR exemption)</u>	<u>Rate per \$1000 or Per Unit</u>	<u>Tax Amount</u>
School Tax (Homestead)	28,081,086	2.0%	84,000.00	70.260414	5,901.87

Payment Schedule

<u>Payment Period</u>	<u>Penalty</u>	<u>Late Fee</u>	<u>Total Due</u>
09/02/14 - 10/01/14			5,410.87
10/02/14 - 10/31/14	2.00%	108.22	5,519.09


Total Taxes before STAR Savings 5,901.87

Your tax savings this year resulting from the NYS School Tax Relief (STAR) program are \$ 491.00

STAR Tax savings generally may not exceed last year's by more than 2%

TOTAL TAXES DUE 10/01/14 \$5,410.87

**2014 School Tax Bill
RECEIVER'S STUB**


72 Cole Ln
Troy, NY 12180-7217

Bill No. 000450

382200 112.-1-5.2

Payment Schedule

<u>Payment Period</u>	<u>Penalty</u>	<u>Late Fee</u>	<u>Total Due</u>
09/02/14 - 10/01/14			5,410.87
10/02/14 - 10/31/14	2.00%	108.22	5,519.09

AVERILL PARK CENTRAL SCHOOL DISTRICT
RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT. PLEASE INCLUDE THE BILL NUMBER ON YOUR CHECK WITH THE PAYMENT.

**AVERILL PARK CSD
VETERANS EXEMPTION TOTALS
C - REDUCED BASIC \$6,000, \$10,000, \$20,000**

	AVE Reduction In Full Value	AVE Number	AVE Reduction In Assessed Value	Average Assessment	AVE Tax Rate	AVE Average Savings
BERLIN	52,000	6	13,832	2,305	70.96	\$163.59
BRUNSWICK	936,525	104	250,052	2,404	70.70	\$169.98
EAST GREENBUSH	52,000	5	52,000	10,400	18.88	\$196.31
NASSAU	814,083	100	618,703	6,187	24.84	\$153.67
NORTH GREENBUSH	1,028,418	105	272,531	2,596	71.23	\$184.88
POESTENKILL	2,147,282	211	571,177	2,707	70.97	\$192.11
SAND LAKE	3,992,375	458	3,992,375	8,717	18.88	\$164.54
SCHODACK	84,000	10	84,000	8,400	18.88	\$158.56
STEPHENTOWN	161,064	14	49,930	3,566	60.89	\$217.16
	9,267,747	1,013	5,904,600	47,283		
% REDUCTION OF ALL FULL VALUE IN DISTRICT	0.62%					

**AVERILL PARK CSD
VETERANS EXEMPTION TOTALS
H - COUNTY LEVEL \$27,000, \$45,000, \$90,000**

	AVE Reduction In Full Value	AVE Number	AVE Reduction In Assessed Value	Average Assessment	AVE Tax Rate	AVE Average Savings
BERLIN	187,978	6	50,002	8,334	72.07	\$600.59
BRUNSWICK	3,195,005	104	853,066	8,203	71.80	\$588.95
EAST GREENBUSH	233,565	5	233,565	46,713	19.17	\$895.50
NASSAU	3,117,459	100	2,369,269	23,693	25.22	\$597.63
NORTH GREENBUSH	3,006,534	105	796,732	7,588	72.34	\$548.91
POESTENKILL	6,741,805	211	1,793,320	8,499	72.07	\$612.57
SAND LAKE	14,796,299	458	14,796,299	32,306	19.17	\$619.32
SCHODACK	357,070	10	357,070	35,707	19.17	\$684.51
STEPHENTOWN	485,358	14	150,461	10,747	61.84	\$664.60
	32,121,073	1,013	21,399,784	181,790		
% REDUCTION OF ALL FULL VALUE IN DISTRICT	2.19%					

**AVERILL PARK CSD
VETERANS EXEMPTION TOTALS
Q - MAXIMUM LEVEL \$54,000, \$90,000, \$180,000**

	AVE Reduction In Full Value	AVE Number	AVE Reduction In Assessed Value	Average Assessment	AVE Tax Rate	AVE Average Savings
BERLIN	193,271	6	51,410	8,568	72.34	\$619.87
BRUNSWICK	3,527,696	104	941,895	9,057	72.08	\$652.77
EAST GREENBUSH	301,700	5	301,700	60,340	19.24	\$1,161.15
NASSAU	3,382,119	100	2,570,410	25,704	25.32	\$650.85
NORTH GREENBUSH	3,475,313	105	920,958	8,771	72.62	\$636.93
POESTENKILL	7,592,730	211	2,019,666	9,572	72.35	\$692.52
SAND LAKE	18,238,805	458	18,238,805	39,823	19.24	\$766.33
SCHODACK	438,905	10	438,905	43,891	19.24	\$844.61
STEPHENTOWN	552,042	14	171,133	12,224	62.08	\$758.80
	37,702,581	1,013	25,654,882	217,949		
% REDUCTION OF ALL FULL VALUE IN DISTRICT	2.58%					