

VESTAL CENTRAL SCHOOL DISTRICT

2024-25

Review of Tax Levy & Tax Rates

March 12, 2024



Tax Rate Calculation Components

Tax Levy

Property
Assessments

Equalization
Rates



Tax Rate Calculation

- Changes in the *ASSESSMENTS* and *EQUALIZATION RATES* impact each individual town's tax rates.
- The school district uses the total assessed value in each town and the state equalization rates to calculate the percentage of the school tax levy that must be paid by landowners in that town that year. In other words, the district first calculates each town's portion of the overall school tax burden.
- Each town's portion of the tax levy is then divided by the total assessed value of land in that town to determine the school *TAX RATE* per one thousand dollars of assessed value for that town.



Assessments & Equalization Rates

- Each town provides information to NYS Office of Real Property Services (ORPTS) related to information related to properties within their town
- The equalization rate and/or the assessed values change from one year to the next.
- The real estate market has experienced an upward trend over the past few years resulting in higher property values.
 - **Town of Vestal** – Assessment changes each year enable the town to maintain a 100% equalization rate
 - **Towns of Owego & Binghamton** – Equalization rates fluctuate to accommodate for changing property values
- Assessment/equalization rate = market value

Town	Assessment	Equalization Rate	Market Value	2023-24 Rate	2023-24 Taxes
Vestal	\$100,000	100.00%	\$100,000	\$19.20	\$1,920
Owego	\$54,000	54.00%	\$100,000	\$35.56	\$1,920
Binghamton	\$57,500	57.50%	\$100,000	\$33.40	\$1,920



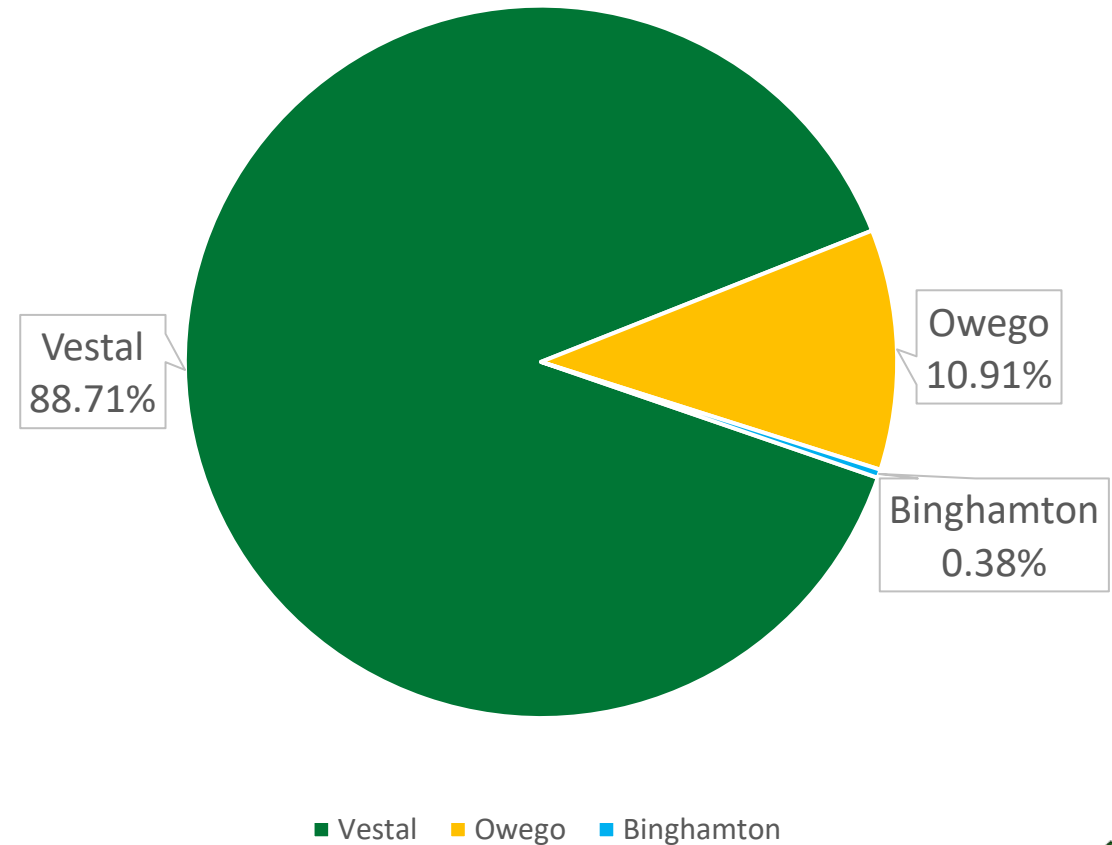
Historical Comparison Tax Levy vs. Tax Rate

	2023-24		2022-23		2021-22		2020-21	
Town	Tax Levy Increase	Tax Rate Increase	Tax Levy Increase	Tax Rate Increase	Tax Levy Increase	Tax Rate Increase	Tax Levy Increase	Tax Rate Increase
Vestal	2.58%	-7.58%	2.27%	-3.68%	0.00%	-5.34%	2.17%	1.19%
Owego	2.58%	6.11%	2.27%	5.64%	0.00%	-5.34%	2.17%	7.89%
Binghamton	2.58%	-5.20%	2.27%	5.29%	0.00%	-1.31%	2.17%	2.92%



Distribution of Tax Levy

- As assessments and equalization rates fluctuate, the **distribution** of the tax levy may shift between different towns, resulting in a change in the tax rate for the towns.
- Regardless of how the assessments and equalization rates change, the school district still levies and collects the same amount of school taxes.



Questions?

