

TOWN OF STRATFORD  
ASSESSMENTS

# HOW IS THE TOTAL ASSESSED VALUE OF THE TOWN USED?

IT IS USED TO DETERMINE THE TAX RATE FOR

- TOWN
- FIRE PROTECTION
- COUNTY
- SCHOOL

# TOWN TAX RATE

THE PORTION OF THE BUDGET RAISED BY THE TAX LEVY = TAX RATE  
TOTAL ASSESSMENT PER THOUSAND

FROM THE 2016 BUDGET

\$ 351, 235 TO BE RAISED IN TAXES

REST OF BUDGET RAISED FROM OTHER REVENUES (CHIPS, SALES TAX, ETC)

TOTAL ASSESSED VALUE     \$112,552,656

$$\frac{\$351,235}{\$112,552.656} = 3.12$$

# FIRE PROTECTION TAX RATE

$$\frac{\text{CONTRACT AMOUNT}}{\text{TOTAL ASSESSED VALUE}/1000} = \text{TAX RATE}$$

$$\frac{60,000}{114,173.364} = 0.53$$

THESE TAXES ARE PASSED THROUGH THE TOWN BUDGET.

# COUNTY TAX RATES

$$\frac{\text{COUNTY TAX LEVY}}{\text{TOTAL TAXABLE ASSESSED VALUATION}} = \text{AVERAGE CTY RATE}$$

$$\frac{\text{TOTAL TAXABLE ASSESSED VALUATION}}{\text{EQUALIZATION RATE}} = \text{EQUALIZED VALUE}$$

EQUALIZED VALUE X AVERAGE CO. RATE = TOWN'S SHARE OF CTY TAX LEVY

$$\frac{\text{TOWN'S SHARE OF CTY TAX LEVY}}{\text{TOWN TOTAL TAXABLE ASSESSED}/1000} = \text{CTY TAX RATE FOR TOWN}$$

STRATFORD'S COUNTY TAX RATE FOR 2016 WAS 8.40.

# SCHOOL TAX RATE

$$\frac{\text{TOTAL FULL VALUE OF TOWN}}{\text{TOTAL FULL VALUE OF SCHOOL DISTRICT}} = \text{PORTION OF TAX LEVY TO BE PAID BY INDIVIDUAL TOWN}$$

$$\text{PORTION TO BE PAID BY TOWN} \times \text{TAX LEVY} = \text{INDIVIDUAL TOWN'S TAX LEVY}$$

$$\frac{\text{INDIVIDUAL TOWNS TAX LEVY}}{\text{TOTAL FULL VALUE OF TOWN/THOUSAND}} = \text{TAX RATE}$$

# STATE OWNED LAND

STATE LAND IS ASSESSED WHEN THE WHOLE TOWN IS ASSESSED.

THE FINAL ASSESSMENT ON STATE LAND IS DETERMINED BY A DEPARTMENT IN ORPTS

THE TOTAL ASSESSMENT FOR STATE LAND IN STRATFORD IS \$19,417,800

THE TAXES PAID ON STATE LAND IN 2016 WERE \$101,018.83

# HOW ARE INDIVIDUAL ASSESSMENTS DETERMINED?

TYPE OF LAND

VACANT

IMPROVED

PRIMARY SITE – HOUSE, ETC

WATERFRONT

# INVENTORY

BUILDING STYLE, # STORIES, EXTERNAL WALL MATERIAL,  
YEAR BUILT

NUMBER OF KITCHENS, BEDROOMS, BATHROOMS,  
FIREPLACES

HEAT TYPE, FUEL TYPE

BASEMENT TYPE, GARAGE

EXTERIOR AND INTERIOR CONDITION

ADDITIONAL IMPROVEMENTS

# HOW IS THE ACTUAL VALUE DETERMINED?

SALES

COST

VALUES SHOULD BE FAIR AND EQUITABLE  
WITHIN THE TOWN.

THEY MUST BE ABLE TO BE SUBSTANTIATED.

# HOW CAN THE VALUES BE COMPARED TO OTHER TOWNS?

THE TYPE OF LAND AND INVENTORY MUST BE SIMILAR.

THE TOWNS MUST HAVE COMPARABLE TAX BASES.

# EXAMPLE

A \$300,000 HOME IN LAKE GEORGE **CANNOT** BE COMPARED TO ONE IN STRATFORD.

FOR A SPECIFIC PRICE, THE TYPE OF LAND AND INVENTORY WOULD BE SIGNIFICANTLY DIFFERENT.

THE TOWN OF BOLTON LANDING, LAKE GEORGE IS NOT COMPARABLE TO THE TOWN OF STRATFORD, NOT IN AREA, POPULATION, AND NOT IN TAX BASE.

STRATFORD'S TOTAL ASSESSMENT IS APPROXIMATELY \$112, 000,000 (112million), WHEREAS BOLTON LANDING'S IS APPROXIMATELY \$1, 600,000,000 (1.6 billion)

STATE OF NEW YORK

COUNTY - Fulton TOWN - Stratford

SWIS - 1738

2016 FINAL ASSESSMENT

TQWN TOTALS

UNIFORM PERCENT OF VALUE IS 100.00

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VALUATION DATE-JUL 01,  
2015

TAXABLE STATUS DATE-MAR  
01, 2016

RPS150/V04/L015 CURRENT  
DATE 6/23/2016

GRAND TOTALS

ROLL SEC DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
1 TAXABLE	939	43,533,260	79,221,844	77,115,009	77,642,530	78,932,277	72,039,127
3 STATE OWNED LAND	181	19,417,800	44,548,910	31,824,630	31,824,630	32,142,080	32,142,080
4 SPECIAL FRANCHISE		1,013,099	1,013,099	1,013,099	1,013,099	1,013,099	
5 UTILITIES & N.C.	7	25,000	514,897	514,897	514,897	514,897	514,897
WHOLLY EXEMPT	15	183,400	1,104,700				
SUBTOTAL	1,145	663,159,460	126,403,450	110,467,635	110,995,156	112,602,353	105,709,203
GRAND TOTAL	1,145	663,159,460	126,403,450	110,467,635	110,995,156	112,602,353	105,709,203

STATE OF NEW YORK  
 COUNTY - warren TOWN- Bo1t:on  
 SWIS - 5220

2016 FINAL ASSESSMENT ROLL  
 TOWN TOTALS  
 UNIFORM PERCENT OF VALUE IS 093.00

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 VALUATION DATE-JUL 01, 2015  
 TAXABLE STATUS DATE-MAR 01, 2016  
 RPS150/V04/L015  
 CURRENT DATE 6/22/2016

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
1	TAXABLE	3,392	755,805,530	1,440,690,505	1,427,834,202	1,429,232,163	1,434,441,901	1,410,387,051
2	STATEOWNEDALND	162	116,529,020	116,529,020	116,529,020	116,529,020	116,529,020	116,529,020
5	SPECIAL FRANCHISE	10		4,829,295	4,829,295	4,829,295	4,829,295	4,829,295
6	UTILITIES & N.C.	13	391,300	3,759,906	3,759,906	3,759,906	3,759,906	3,759,906
8	WHOLLY EXEMPT	90	21,415,300	42,699,900				
	SUBTOTAL	3,667	894,141,150	1,608,508,626	1,552,952,423	1,554,350,384	1,559,560,122	1,535,505,272
	GRAND TOTAL	3,667	894,141,150	1,608,508,626	1,552,952,423	1,554,350,384	1,559,560,122	1,535,505,272



# WHAT TOWNS ARE COMPARABLE TO STRATFORD?

TOWN	COUNTY	LAND AREA	WATER AREA	POPULATION	STATE LAND ASSESSED VALUE	ASSESSED TOTAL TAXABLE	TOWN TAX RATE	SCHOOL TAX RATE	COUNTY TAX RATE
STRATFORD	FULTON	74.876 sq mi	1.795 sq mi	610	44,548,910	79,221,844	3.63	13.27	8.40
CAROGA	FULTON	50.627 sq mi	3.651 sq mi	1205	12,091,233	144,213,283	3.36	8.28	
FAIRFIELD	HERKIMER	41.296 sq mi	0.162 sq mi	1627		68,299,012	2.45	18.22	7.16
NEWPORT	HERKIMER	32.009 sq mi	0.443 sq mi	2302		117,183,092	1.37	18.22	5.34
NORWAY	HERKIMER	35.560 sq mi	0.273 sq mi	762	296,450	31,504,756	5.67	18.22	7.18
OHIO	HERKIMER	301.344 sq mi	6.227 sq mi	1002	117,526,536	106,383,212	3.74	12.97	5.64
RUSSIA	HERKIMER	56.962sq mi	3.456 sq mi	2587	5,587,300	153,560,826	3.43	12.97	5.70

# WHERE ARE WE NOW?

THERE WAS A SUIT AGAINST THE TOWN OVER ASSESSMENTS.

THE CONTRACTOR HIRED WAS UNABLE TO PRODUCE THE DOCUMENTATION REQUIRED TO SUBSTANTIATE THE VALUES.

THE ASSESSMENTS ON THE PROPERTIES INVOLVED IN THE SUIT WERE SIGNIFICANTLY REDUCED.

OTHER PROPERTY OWNERS ARE NOW USING THE SAME STRATEGY.

ASSESSMENTS WERE LOWERED THROUGH GRIEVANCE, SCAR, AND STIPULATION.

HOW DO WE FIX THIS?

REDO THE REVAL

?????

THE TOWN BOARD HAD A WORKSHOP  
ON THE REVAL PROCESS.

WE REVIEWED THE PROCESS IN DETAIL.

WE WERE ABLE TO IDENTIFY PAST MISTAKES.

WE WERE ABLE TO IDENTIFY WHAT MIGHT NOT  
NEED TO BE REDONE TO LOWER COSTS.

# PUBLIC COMMENT