

Equalization of Taxes

The apportioning of taxes among the three towns and the city which comprise the Newburgh School District shall be done under the provisions of Section 1314 of the Real Property Tax Laws of the State of New York. This is necessary in a joint district made up of several municipalities in which the level of assessment varies in each unit of government to such a degree that the tax burden would not be fairly distributed if the assessed valuation was used in computing the tax rate. An equalization rate is, therefore, applied to distribute the tax burden equally regardless of the town or city level of assessment.

The Board of Education must, by law, accept the assessed tax roll as submitted by the assessors of the various municipalities. The New York State Board of Equalization and Assessment annually samples each roll and establishes an equalization rate which compensates for the differing levels of assessment that the local assessor utilizes. The rates established by the State Board of Equalization and Assessment must be used by the School District in apportioning taxes.

The following procedure is used in assessing individual taxes:

1. The assessed valuation is converted into what is commonly known as full or true valuation. This is done by dividing the assessed valuation of the various towns and the city by the ratio of assessment (Equalization Rate) which is published each year by the State Board of Equalization and Assessment.
2. The true valuation of each municipal unit is then divided by total true valuation of the School District to determine the share (ratio) that each unit must assume.
3. The actual number of tax dollars to be raised in each town and in the city is next determined by multiplying the proportion of the total tax to be levied in each town and the city by the total tax to be levied on the taxable property of the entire School District.
4. Next, to determine a tax rate on assessed valuation for each unit, the amount of tax to be levied in each town is computed by dividing the amount of tax to be levied in each town by the total valuation of each unit of government.
5. The final step is to multiply the individual property owner's assessment by the rate established.