

**OFFICE OF THE ULSTER
COUNTY COMPTROLLER**
ELLIOTT AUERBACH, COMPTROLLER

ESOPUS 2020 FORUM

SEPTEMBER 28, 2017

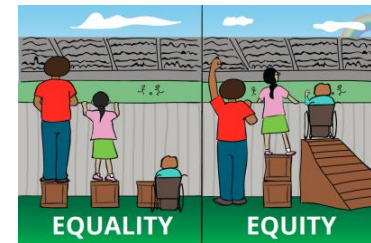


CORE GOALS OF A GOOD (PROPERTY) TAX SYSTEM*

1. Transparency – Is it simple enough for taxpayers to understand?



2. Equity – Are parcels treated the same way or differently?



3. Efficiency – Is it the lowest cost for a given level of service?



4. Accountability – Is leadership answerable to its constituency, and do records and goals clearly allow for verification?



GOALS VS. REALITY

Why do businesses and residents *especially loathe* the property tax?*

(1) Big check due once a year

(2) Completely separate from your income

(3) Selection of services that may (or may not) benefit individual taxpayers



21 Local Assessors vs. 1 Centralized County Assessing Unit

Friendlier Payment Options

*See *gen* John, Rachel and Benjamin, Gerald (Center for Research, Regional Education and Outreach; SUNY New Paltz). “Equity and the Property Tax Burden for Citizens in Ulster County – Discussion Brief #1.”

Town of Esopus
Summary of Exemptions by Roll Year
2015 Assessment Rolls

Municipal Totals

Total Parcels:	4,439
No. of Parcels w/Exemptions:	2,541
Percent of Parcels w/Exemptions:	57.24
No. of Exemptions: Wholly Exempt	230
No. of Exemptions: Partially Exempt	2,851
Total Equalized Value(\$000)*:	1,060,168

Exemptions: County Purposes

No. of Exemptions:	852
Equalized Value(\$000)*:	240,563
Percent of Equalized Value:	22.69

Exemptions: City/Town Purposes

No. of Exemptions:	806
Equalized Value(\$000)*:	236,331
Percent of Equalized Value:	22.29

Exemptions: School Purposes

No. of Exemptions:	3,006
Equalized Value(\$000)*:	334,355
Percent of Equalized Value:	31.54

Town of Esopus
Summary of Exemptions by Roll Year
2016 Assessment Rolls

Municipal Totals

Total Parcels:	4,435
No. of Parcels w/Exemptions:	2,495
Percent of Parcels w/Exemptions:	56.26
No. of Exemptions: Wholly Exempt	233
No. of Exemptions: Partially Exempt	2,798
Total Equalized Value(\$000)*:	1,055,517

Exemptions: County Purposes

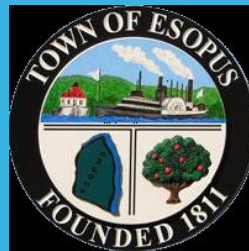
No. of Exemptions:	862
Equalized Value(\$000)*:	239,376
Percent of Equalized Value:	22.68

Exemptions: City/Town Purposes

No. of Exemptions:	811
Equalized Value(\$000)*:	235,014
Percent of Equalized Value:	22.27

Exemptions: School Purposes

No. of Exemptions:	2,972
Equalized Value(\$000)*:	328,778
Percent of Equalized Value:	31.15



See NYS Office of Real Property Tax Services – Municipal Summary of Exemptions by Roll Year (2015-16) (Town of Esopus)

*(\$000) Equalized Value in Thousands

Town of Esopus
Summary of Exemptions
by Property Group and Exemption Code
2016 Assessment Rolls

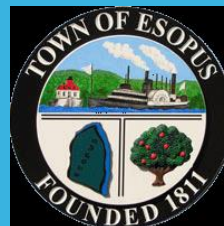
Group	Description	No. of Exemptions	Equalized Exempt Value (\$000)*
A	Residential Property Other Than Multiple Dwellings and Non-Residential Property Owned by Certain Individuals	2,705	109,763
B	Property of New York State Government and Agencies	10	348
C	Property of Municipal Governments and Agencies, School District, BOCES, and Special Districts	39	36,365
D	Property of U.S. or Foreign Governments and Agencies, International Or Interstate Agencies, and Indian Tribes	1	104
E	Property of Private Community Service Organizations, Social Organizations, and Professional Societies	181	155,686
F	Industrial, Commercial, and Public Service Property	7	5,667
G	Urban Renewal Property, Public Housing, and Private Subsidized Housing (Multiple Dwellings)	3	16,197
H	Agricultural and Forest Property	85	8,104
Totals:		3,031	332,235

Town of Esopus
Summary of Exemptions
by Property Group and Exemption Code
2015 Assessment Rolls

Group	Description	No. of Exemptions	Equalized Exempt Value (\$000)*
A	Residential Property Other Than Multiple Dwellings and Non-Residential Property Owned by Certain Individuals	2,763	114,962
B	Property of New York State Government and Agencies	11	502
C	Property of Municipal Governments and Agencies, School District, BOCES, and Special Districts	40	39,497
D	Property of U.S. or Foreign Governments and Agencies, International Or Interstate Agencies, and Indian Tribes	1	104
E	Property of Private Community Service Organizations, Social Organizations, and Professional Societies	177	153,781
F	Industrial, Commercial, and Public Service Property	7	6,178
G	Urban Renewal Property, Public Housing, and Private Subsidized Housing (Multiple Dwellings)	3	16,197
H	Agricultural and Forest Property	79	7,569
Totals:		3,081	338,789

See NYS Office of Real Property Tax Services – Municipal Summary of Exemptions by Roll Year, Property Group, and Exemption Code (2015-16) (Town of Esopus)

*(\$000) Equalized Value in Thousands



Town of Esopus
Summary of Exemptions by Roll Year
2016 Assessment Rolls

Exemption Type	Number of Exemptions	Equalized Exempt Value in Thousands	Percent of All Exemptions	Exempt Value as Percent of Total Value
Wholly Exempt, Publicly Owned	49	37,682	1.62	3.57
Wholly Exempt, Privately Owned	184	171,884	6.07	16.28
Partially Exempt, Publicly Owned	4	1,100	0.13	0.10
Partially Exempt, Privately Owned	2,794	121,568	92.18	11.52
Invalidly Coded Exemptions	0	0	0.00	0.00
Muni Exemptions Total	3,031	332,235	100.00	31.48

Town of Esopus
Summary of Exemptions by Roll Year
2015 Assessment Rolls

Exemption Type	Number of Exemptions	Equalized Exempt Value in Thousands	Percent of All Exemptions	Exempt Value as Percent of Total Value
Wholly Exempt, Publicly Owned	50	40,965	1.62	3.86
Wholly Exempt, Privately Owned	180	169,978	5.84	16.03
Partially Exempt, Publicly Owned	5	1,103	0.16	0.10
Partially Exempt, Privately Owned	2,846	126,743	92.37	11.96
Invalidly Coded Exemptions	0	0	0.00	0.00
Muni Exemptions Total	3,081	338,789	100.00	31.96



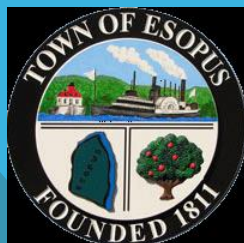
See NYS Office of Real Property Tax Services – Municipal Summary of Exemptions by Roll Year and Type (2015-16) (Town of Esopus)

*(\$000) Equalized Value in Thousands

Ulster County

**Summary of Exemptions and Exempt Value by Municipality
2016 Assessment Rolls**

Municipal Code	Municipal Name	2016 EQ Rate	No. of Parcels	No. of Parcels w/Exemptions	Percent of Parcels w/Exemptions	No. of Exemptions: Wholly Exempt	No. of Exemptions: Partially Exempt	Total Assessed Value(\$000)*	Total Equalized Value(\$000)*
5108	City of Kingston	100.00	8,675	4,223	48.68	439	4,911	1,829,929	1,829,929
5120	Town of Denning	17.00	1,192	274	22.99	74	235	32,605	191,796
5122	Town of Esopus	100.00	4,435	2,495	56.26	233	2,798	1,055,517	1,055,517
5124	Town of Gardiner	93.00	2,969	1,592	53.62	58	1,893	783,698	842,686
5126	Town of Hardenburgh	62.00	765	118	15.42	15	125	113,859	183,643
5128	Town of Hurley	100.00	3,493	2,063	59.06	42	2,596	851,066	851,066
5130	Town of Kingston	92.75	660	265	40.15	10	326	83,213	89,717
5132	Town of Lloyd	100.00	4,393	2,602	59.23	114	3,108	1,135,667	1,135,667
5134	Town of Marbletown	100.00	3,816	1,819	47.67	92	2,241	1,010,403	1,010,403
5136	Town of Marlborough	100.00	3,823	2,226	58.23	76	2,819	811,717	811,717
5138	Town of New Paltz	100.00	4,248	2,457	57.84	152	2,799	1,722,710	1,722,710
5140	Town of Olive	100.00	3,131	1,353	43.21	49	1,774	1,258,695	1,258,695
5142	Town of Plattekill	100.00	3,931	2,361	60.06	64	3,075	701,218	701,218
5144	Town of Rochester	100.00	4,812	2,052	42.64	86	2,537	845,358	845,358
5146	Town of Rosendale	100.00	2,792	1,663	59.56	90	2,035	527,124	527,124
5148	Town of Saugerties	100.00	9,495	5,231	55.09	216	6,660	1,884,099	1,884,099
5150	Town of Shandaken	25.50	3,512	901	25.65	139	1,052	179,883	705,423
5152	Town of Shawangunk	22.50	4,647	3,082	66.32	98	3,841	240,764	1,070,062
5154	Town of Ulster	81.50	5,409	2,951	54.56	166	3,590	1,212,893	1,488,212
5156	Town of Wawarsing	110.78	6,344	2,428	38.27	260	2,864	1,317,483	1,189,278
5158	Town of Woodstock	100.00	4,783	1,787	37.36	128	2,142	1,422,313	1,422,313
County Total:			87,325	43,943	50.32	2,601	53,421		20,816,633



See NYS Office of Real Property Tax Services – County Summary of Exemptions and Exempt Value by Roll Year and Municipality (2016) (Ulster County)

*((\$000) Equalized Value in Thousands

UCIDA – EXEMPTIONS & PILOTS*

Fiscal Year-end	RPT County Exemption	RPT Local Exemption	RPT School Exemption	Sales Tax Exemption	Mortgage Recording Exemption	Net Exemption
2016 (35 Projects)	\$369,585	583,503	2,185,207	500,734	7,028	3,646,057



County PILOT	Local PILOT	School PILOT	Total PILOTs
\$307,766	788,191	1,704,018	2,799,975



*See Ulster County Industrial Development Agency Financial Statements (and Reports of Independent Auditors) (2016) (Schedule of Projects and Exemptions; Schedule of PILOTs). See also Public Authorities Reporting Information System – Annual Report for Ulster County Industrial Development Agency (Fiscal Year Ending December 31, 2016).

UCIDA FINANCIAL AND EMPLOYMENT STATS*

Year-end	Total Project Value	Total Tax Exemp	Total PILOT	Net Tax Exemp	Est. Net Job Change	Net Exemp per Job Gained	IDA Expense	Expense per Project
2015 35 Projects	\$352.63M	\$5.73M	\$2.68M	\$3.05M	1,379	\$2,211	\$65,383	\$1,868
2014 36 Projects	\$356.33M	\$5.18M	\$2.15M	\$3.03M	1,471	\$2,057	\$285,157	\$7,921

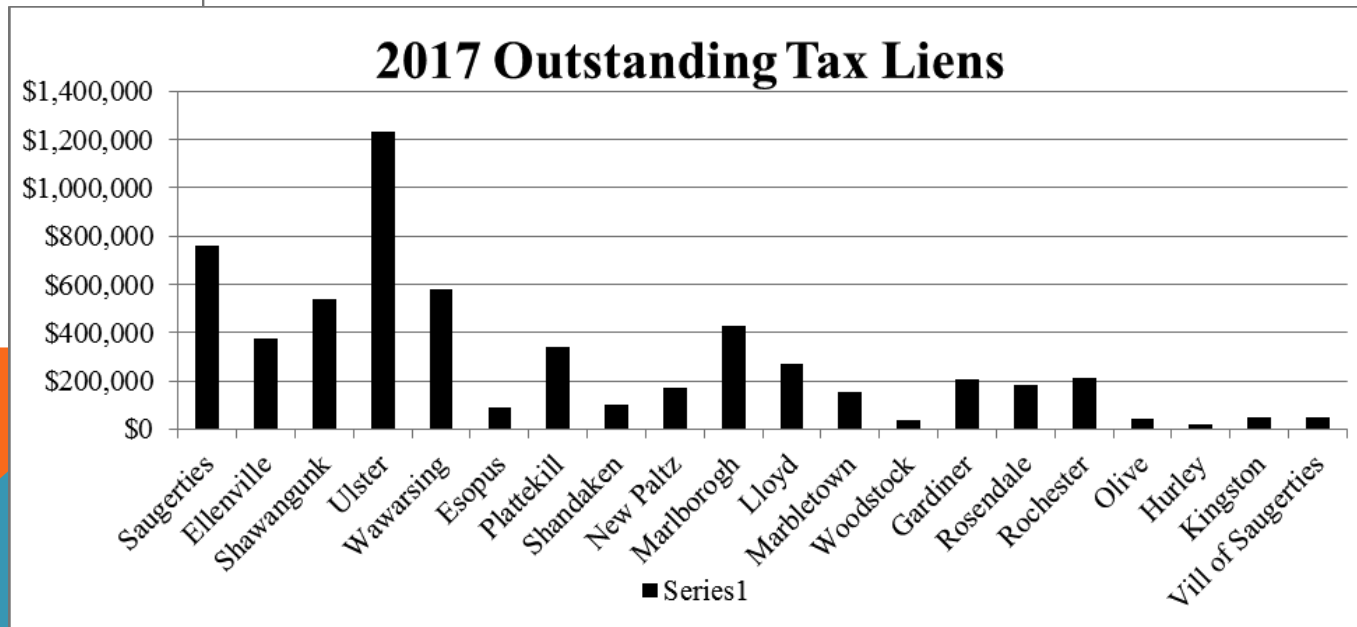
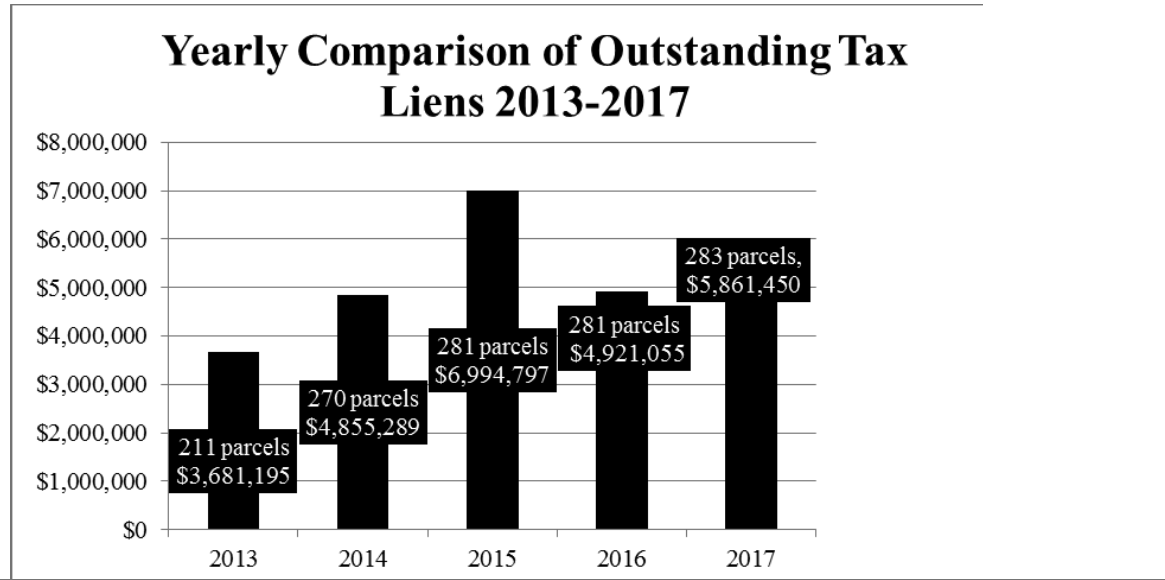
“Total Tax Exemp” – the gross amount of tax exemptions, including real property tax, mortgage recording tax, and state and local sales tax exemptions received on an annual basis

“Net Tax Exemp” – amount of annual total tax exemptions less annual PILOTs

“Net Exemp per Job Gained” – the annual cost of cumulative job gain

*See Office of the New York State Comptroller. Mid-Hudson IDA Data for 2015 (Ulster County Industrial Development Agency) and Annual Performance Report on NYS IDAs (Fiscal Years Ending 2014).

IMPACT OF FORECLOSURES IN ULSTER COUNTY*



*See Ulster County Comptroller. "Ulster County 2017 Tax Lien Foreclosure Report - By the Numbers." (April 18, 2017)

RESOURCES

Ulster County Comptroller:

(845) 340-3529

countycomptroller@co.ulster.ny.us

NYS OSC Local Gov and School Accountability:

(866) 321-8503 (Help Line)

(518) 408-5934 (Albany)

localgov@osc.state.ny.us

Ulster County Real Property Tax Service Agency:

(845) 340-3490

Ulster County Industrial Development Agency:

(845) 340-3556

oed@co.ulster.ny.us

NYS Office of Real Property Tax Services:

(518) 591-5232 (General Assistance)

orpts.solutionscenter@tax.ny.gov

