



2018/19 Tax Levy

Farmingdale School District

**Board of Education Meeting
October 3, 2018**

2018/19 Tax Levy

2018/19 Approved Budget

Less: State Aid

Less: Other Revenue

Less: Appropriated Fund Balance/App. Reserves

Equals: Necessary Tax Levy

The approved tax levy increase for the 2018/19 school year is 2.98%

Taxing Definitions

❖ Market Value vs. Assessed Value

- Nassau County & Town of Babylon are responsible for assessing home values
- Market Value – Probable price a home would sell for if offered under ordinary circumstances
- Nassau Assessed Value = .25% of Fair Market Value of Home
- Town of Babylon Assessed Value = Appraisers Construction Cost Manual

❖ Equalization Rates

- There are nearly 4,000 taxing jurisdictions in New York
- Seek to measure the relationship of locally assessed values to the ever changing real estate market

Tax Levy Apportionment

(Nassau County vs. Town of Babylon)

2018/19

	Nassau County	Town of Babylon	Total District
Apportioned Base	\$10,022,393	\$13,093,213	--
Equalization Rate	0.0023	0.0112	--
Full Value	\$4,357,562,174	\$1,169,036,875	\$5,526,599,049
Apportionment	78.8470836%	21.1529164%	--
Portion of Tax Levy	\$97,630,951	\$26,192,210	\$123,823,161

2017/18

	Nassau County	Town of Babylon	Total District
Apportioned Base	\$10,264,291	\$13,140,692	--
Equalization Rate	0.0025	0.0118	--
Full Value	\$4,105,716,400	\$1,113,617,966	\$5,219,334,366
Apportionment	78.6636018%	21.3363982%	--
Portion of Tax Levy	\$94,585,823	\$25,655,077	\$120,240,900

Changes in Base Proportions

- ❖ Changes in base proportions are attributed to the following:
 - Changes in assessed values as it relates to grievances

Nassau County Base Proportions				
Property Class	2017/18	2018/19	Change	% Change
Class I	85.8%	85.6%	-0.2%	-0.2%
Class II	2.7%	2.9%	0.2%	7.4%
Class III	1.9%	1.9%	0.0%	0.0%
Class IV	9.6%	9.6%	0.0%	0.0%
Total	100.0%	100.0%	0.0%	

Average Farmingdale UFSD Residential Taxes Paid (Nassau County)

	Actual 2017/18	Estimated 2018/19
Average Assessed Value	\$679.00	\$644.00
Tax Rate	\$1,108.08	\$1,200.18
Taxes Paid	\$7,523.86	\$7,729.16

Difference between 2017/18 and 2018/19 = \$205.30 or 2.73%

The approved tax levy increase for the 2018/19 school year is 2.98%

Average Farmingdale UFSD Residential Taxes Paid (Town of Babylon)

	Actual 2017/18	Estimated 2018/19
Average Assessed Value	\$3,480.00	\$3,394.00
Tax Rate	\$195.24	\$200.04
Taxes Paid	\$6,794.35	\$6,789.36

Difference between 2017/18 and 2018/19 = **(\$4.99)** or **(0.07%)**

The approved tax levy increase for the 2018/19 school year is 2.98%

Important Tax Information

- ❖ The property tax cap law continues to be in effect
 - Tax levy cap controls the increase in the tax levy but not the actual amount of taxes paid by individual homeowners
 - Incentive checks to residents are tied to compliance with tax cap for school districts only through 2019/20

- ❖ A number of Class I grievances were settled for the 2018/19 school year
 - This will result in a shifting of taxes between those who were successful in grieving their taxes and those who were not successful or those who did not grieve their taxes at all

 - The resulting shift will be a change in taxes on average for homeowners in Nassau County and the Town of Babylon

Important Tax Information

- ❖ District residents who receive Basic or Enhanced STAR should expect a check in the mail as a result of the district staying within the tax levy limit in 2018/19
 - The estimated tax refunds in 2017/18 through 2019/20 for those receiving Basic STAR are:

Example of Basic STAR Refund Checks			
Qualified Gross Income	2017/18	2018/19	2019/20
Not over \$75,000	\$393	\$860	\$1,218
Over \$75,000 but not over \$150,000	\$288	\$609	\$860
Over \$150,000 but not over \$200,000	\$183	\$358	\$502
Over \$200,000 but not over \$275,000	\$77	\$107	\$143
Over \$275,000	No Refund	No Refund	No Refund

This example is for Farmingdale residents living in the Nassau County portion of the district

- The estimated tax refund in 2018/19 for those receiving Enhanced STAR is: \$803

Important Tax Information

- ❖ Changes to the STAR program will impact new homeowners
 - STAR is no longer part of school tax bills (for new homeowners only)
 - Reimbursement for STAR will come as a separate check from the state
- ❖ Anyone receiving enhanced STAR must enroll in the automatic income verification program
- ❖ STAR credit checks are scheduled to go out to Farmingdale residents in early Fall subject to state approval

Please visit the district's website at www.farmingdaleschools.org
(Business Services tab) for additional information regarding
a variety of tax related information