

Assessment to Tax Rates

Assessments are the mechanism used to apportion property taxes from the County, Schools and Municipalities. The following example shows how assessments are converted to a tax bill.

Town A			
91,000,000	Total Assessed Value	700,000	Total TOWN Budget
84,000,000	Taxable Assessed Value	650,000	Budget Levy
70.00	Equalization Rate	\$7.74 per \$1,000	Tax Rate (650,000 / 84,000,000)

Town B			
100,000,000	Total Assessed Value	700,000	Total TOWN Budget
90,000,000	Taxable Assessed Value	650,000	Budget Levy
100.00	Equalization Rate	\$7.22 per \$1,000	Tax Rate (650,000 / 90,000,000)

Town C			
50,000,000	Total Assessed Value	700,000	Total TOWN Budget
46,000,000	Taxable Assessed Value	650,000	Budget Levy
40.00	Equalization Rate	\$14.13 per \$1,000	Tax Rate (650,000 / 46,000,000)

County Tax Bill			
3,000,000	Total COUNTY Budget		
2,700,000	Budget Levy (Amount of Budget to be raised by property tax)		
		Town A	Town B
Total Assessed Value		91,000,000	100,000,000
Total Taxable Value		84,000,000	90,000,000
Equalization Rate (in decimal form)		<u> .70</u>	<u> 1.00</u>
Equalized Taxable Value		120,000,000	90,000,000
	(For County and School Tax)		
			Town C
			50,000,000
			46,000,000
			<u> .40</u>
			115,000,000
		(Total of All Equalized Taxable Values = 325,000,000)	

% of County Levy (by Town)		
A	120,000,000 / 325,000,000	36.9231
B	90,000,000 / 325,000,000	27.6923
C	115,000,000 / 325,000,000	35.3846

\$ Apportionment of County Levy (by Town)		
A	.369231 x 2,700,000	996,923.70
B	.276923 x 2,700,000	747,692.10
C	.353846 x 2,700,000	955,384.20

Tax Rate by Town (per \$1,000 Assessed)		
A	996,923.70 / 84,000,000	11.8681
B	747,692.10 / 90,000,000	8.30769

C	955,384.20 / 46,000,000	20.7692
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Town A After Reassessment

130,000,000	Total Assessed Value	<i>(Was 91,000,000 last year, now up 42.8%)</i>
120,000,000	Taxable Assessed Value	<i>(Was 84,000,000 last year, now up 42.8%)</i>
100.00	Equalization Rate	<i>(70% last year, 100% this year)</i>

Town Tax Rate (Same Budget Levy) = \$5.42 per \$1,000 (Was \$7.74 before Reassessment)

Town B After Reassessment

100,000,000	Total Assessed Value	<i>(Was 100,000,000 last year, now up 0%)</i>
90,000,000	Taxable Assessed Value	<i>(Was 90,000,000 last year, now up 0%)</i>
100.00	Equalization Rate	<i>(100% last year, 100% this year)</i>

Town Tax Rate (Same Budget Levy) = \$7.22 per \$1,000 (Was \$7.22 before Reassessment)

Town C After Reassessment

125,000,000	Total Assessed Value	<i>(Was 50,000,000 last year, now up 150%)</i>
115,000,000	Taxable Assessed Value	<i>(Was 46,000,000 last year, now up 150%)</i>
100.00	Equalization Rate	<i>(40% last year, 100% this year)</i>

Town Tax Rate (Same Budget Levy) = \$5.65 per \$1,000 (Was \$14.13 before Reassessment)

County Tax Bill After Reassessment			
	3,000,000	Total Budget	
	2,700,000	Budget Levy (Amount of Budget to be raised by property tax)	
		Town A	Town B
		Town C	
Total Assessed Value		130,000,000	100,000,000
Total Taxable Value		120,000,000	90,000,000
Equalization Rate (in decimal form)		<u>1.00</u>	<u>1.00</u>
		<u>1.00</u>	<u>1.00</u>
Equalized Taxable Value		120,000,000	90,000,000
		115,000,000	
(For County and School Tax)			
		<i>(Total Equalized Taxable Values = 325,000,000)</i>	

% of County Levy (by Town) After Reassessment		
A	120,000,000 / 325,000,000	36.9231
B	90,000,000 / 325,000,000	27.6923
C	115,000,000 / 325,000,000	35.3846

\$ of County Levy (by Town) After Reassessment		
A	.369231 x 2,700,000	996,923.70
B	.276923 x 2,700,000	747,692.10
C	.353846 x 2,700,000	955,384.20

Tax Rate by Town (per \$1,000 Assessed) After Reassessment		
A	996,923.70 / 120,000,000	8.30769
B	747,692.10 / 90,000,000	8.30769

C

955,384.20 / 115,000,000

8.30769