

Real Property Taxes

New York State authorized the City of Yonkers to levy property taxes on the value of the property, and the tax rate determines the amount of real estate taxes paid by a property owner. Taxes are billed annually, however, can be paid in three equal installments (July, October and January). The City is restricted by the State Constitution to the amount of taxes that can be levied for operating purposes. The limitation is 2% of the average full value assessment for the past 5 years. The first step in determining the maximum amount of tax levy is to calculate the City average full assessment. The State supplies the special assessment rate percentage used in calculating the full assessment. These figures are based on real estate market conditions over the past five years. The total estimated maximum amount for operating purposes is \$308,467,790 for FY 2015.

The City is using \$267,668,391 of the tax margin leaving \$40,799,399 available in taxing power. The City is allowed to levy property taxes for certain items above the 2% tax margin. Some of these items are debt services payments, tax certiorari payments, judgment and claims against the municipalities and operating capital.

The City has experienced a continuing decline on assessed values over the past several years due to tax certiorari brought against the municipalities. This problem is not only in Yonkers but is in Westchester County and New York State.

The following is a summary of City of Yonkers taxable assessed value and each year decrease and loss of tax power since 1989.

Real Property Taxes

Year	City Assessed Value	Decrease from Prior Year	Loss of Taxing Power since 1989
2015	\$ 472,802,879	2,522,826	\$ 143,974,854
2014	475,325,705	3,697,360	141,868,237
2013	479,023,065	(2,925,331)	136,910,455
2012	476,097,734	7,749,094	134,330,373
2011	483,846,828	5,236,062	123,330,342
2010	489,082,890	13,769,445	115,445,100
2009	502,852,335	5,846,753	101,344,815
2008	508,699,088	1,985,125	91,181,701
2007	510,684,213	6,094,734	85,859,999
2006	516,778,947	3,948,244	80,380,869
2005	520,727,191	4,064,351	74,895,677
2004	524,791,542	7,656,898	63,494,450
2003	532,448,440	3,223,608	56,671,523
2002	535,672,048	4,396,567	52,475,454
2001	540,068,615	350,334	48,933,877
2000	540,418,949	2,649,480	44,515,660
1999	543,068,429	3,333,158	42,078,029
1998	546,401,587	5,606,589	40,059,768
1997	552,008,176	13,245,809	38,394,219
1996	565,253,985	24,568,385	31,483,958
1995	589,822,370	26,797,548	23,917,776
1994	616,619,918	19,267,087	15,771,967
1993	635,887,005	9,874,939	10,453,267
1992	645,761,944	14,012,474	7,519,459
1991	659,774,418	8,646,225	4,297,715
1990	668,420,643	12,830,536	2,404,658
1989	681,251,179	-	-
Totals	NA	\$ 205,925,474	\$ 1,568,019,348

* Prior to 1989 taxable value was increasing.

The loss of assessed value in the past is due mainly to commercial and utilities companies receiving tax assessment reductions over this period of time. In addition, the City has not done a reassessment since 1954. The loss of taxing power is based on tax rate in effect for the year multiplied by the loss in assessment value since 1989.

The tax rate for FY 2015 is \$699.16 per thousand dollar of assessed value. The tax rate is divided between the City and the School District. The school rate is \$485.31 per thousand dollars of assessed value, and the City is \$213.85 per thousand dollars. The total levy for FY 2015 is \$334,280,132, an increase of \$3.3 million over FY 2014, which is approximately a one percent increase. The City is within the 2% property tax cap imposed by the State Legislature.

City of Yonkers Assessed Valuation Comparison

	FY 2014 Adopted	FY 2015 Executive	Dollar Change	% Change
<u>City</u>				
Real Estate	\$ 726,784,081	\$ 722,719,817	\$ (4,064,264)	-0.56%
Special Franchise	25,117,088	25,177,088	60,000	0.24%
Subtotal	\$ 751,901,169	\$ 747,896,905	\$ (4,004,264)	-0.53%
<u>Less:</u>				
Wholly and Partially Exempt Properties	\$ 269,382,744	\$ 267,436,202	\$ (1,946,542)	-0.72%
Veteran Exemption	7,192,720	7,657,824	465,104	6.47%
Subtotal	\$ 276,575,464	\$ 275,094,026	\$ (1,481,438)	-0.54%
Total Taxable Assessed Value - City	\$ 475,325,705	\$ 472,802,879	\$ (2,522,826)	-0.53%
<u>School District</u>				
Taxable Assessed Value - City	\$ 475,325,705	\$ 472,802,879	\$ (2,522,826)	-0.53%
<u>Plus:</u>				
Veterans' Exemptions Taxable for School Purposes	7,192,720	7,657,824	465,104	6.47%
Total Taxable Assessed Value - Education	\$ 482,518,425	\$ 480,460,703	\$ (2,057,722)	-0.43%

City Of Yonkers Property Tax Calculation

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
Board of Education					
Operating Expenditures	\$ 460,767,103	\$ 477,726,938	\$ 490,365,425	\$ 507,750,047	\$ 497,952,093
Debt Service	20,675,394	20,477,527	23,027,936	22,203,741	23,901,875
Total Expenditures	\$ 481,442,497	\$ 498,204,465	\$ 513,393,361	\$ 529,953,788	\$ 521,853,968
Less B.O.E. Revenue	263,593,257	273,455,225	286,093,712	298,478,334	288,680,380
Tax Levy	\$ 217,849,240	\$ 224,749,240	\$ 227,299,649	\$ 231,475,454	\$ 233,173,588
Assessed Valuation	\$ 491,547,227	\$ 484,253,264	\$ 486,548,675	\$ 482,518,425	\$ 480,460,703
Tax Rate per \$1000 A.V.	\$ 443.19	\$ 464.12	\$ 467.17	\$ 479.72	\$ 485.31
\$ Change vs. Prior Year	\$ 4.67	\$ 20.93	\$ 3.05	\$ 12.55	\$ 5.59
% Change vs. Prior Year	1.06%	4.72%	0.66%	2.69%	1.17%
City					
Total Tax Levy	\$ 305,699,826	\$ 315,524,266	\$ 327,820,814	\$ 330,920,260	\$ 334,280,132
Less B.O.E. Levy	217,849,240	224,749,240	227,299,649	231,475,454	233,173,588
City Tax Levy	\$ 87,850,586	\$ 90,775,026	\$ 100,521,165	\$ 99,444,806	\$ 101,106,544
Assessed Valuation	\$ 483,846,828	\$ 476,097,734	\$ 479,023,065	\$ 475,325,705	\$ 472,802,879
Tax Rate per \$1000 A.V.	\$ 181.57	\$ 190.66	\$ 209.85	\$ 209.21	\$ 213.85
\$ Change vs. Prior Year	\$ 19.34	\$ 9.09	\$ 19.19	\$ (0.64)	\$ 4.64
% Change vs. Prior Year	11.92%	5.01%	10.07%	-0.30%	2.22%
Total Tax Rate					
Tax Rate per \$1000 A.V.	\$ 624.76	\$ 654.78	\$ 677.02	\$ 688.93	\$ 699.16
\$ Change vs. Prior Year	\$ 24.01	\$ 30.02	\$ 22.24	\$ 11.91	\$ 10.23
% Change vs. Prior Year	4.00%	4.81%	3.40%	1.76%	1.48%

City of Yonkers Combined Property Tax Levy Components

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
2% Tax Constitutional Limit	\$ 250,744,880	\$ 261,461,671	\$ 262,875,093	\$ 267,441,243	\$ 267,668,391
Debt Service Exclusion	52,413,185	51,468,816	62,638,536	61,169,074	64,270,844
City Operating Capital	372,769	414,787	114,787	114,787	116,287
City Capital Labor	668,992	678,992	692,398	695,156	724,610
Tax Certiorari Payments	500,000	500,000	500,000	500,000	500,000
Judgment & Claims	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Total Property Tax Levy	\$ 305,699,826	\$ 315,524,266	\$ 327,820,814	\$ 330,920,260	\$ 334,280,132
2% Constitutional Limit	\$ 453,265,053	\$ 384,621,093	\$ 325,655,512	\$ 284,251,255	\$ 308,467,790
Expend. Subject to 2% Limit	\$ 250,744,880	\$ 261,461,671	\$ 262,875,093	\$ 267,441,243	\$ 267,668,391
Constitutional Tax Margin	\$ 202,520,173	\$ 123,159,422	\$ 62,780,419	\$ 16,810,012	\$ 40,799,399

City of Yonkers FY 2015 - 2% Constitutional Tax Limit Calculation

Fiscal Year	Property	Franchise	City Charitable A. V.	Vet Exempt.	School Taxable A.V.	Special Ratio %	Full Value
FY 2011	\$465,024,329	\$ 18,822,499	\$483,846,828	\$ 7,700,399	\$491,547,227	3.10%	\$ 15,856,362,161
FY 2012	\$457,275,235	\$ 18,822,499	\$476,097,734	\$ 8,155,530	\$484,253,264	3.24%	\$ 14,946,088,395
FY 2013	\$454,698,864	\$ 24,324,201	\$479,023,065	\$ 7,525,610	\$486,548,675	3.18%	\$ 15,300,272,799
FY 2014	\$450,208,617	\$ 25,117,088	\$475,325,705	\$ 7,192,720	\$482,518,425	3.12%	\$ 15,465,334,135
FY 2015	\$447,625,791	\$ 25,177,088	\$472,802,879	\$ 7,657,824	\$480,460,703	3.09%	\$ 15,548,890,065
					Five Year Total		\$ 77,116,947,554
					Five Year Average		\$ 15,423,389,511
					2% of Five Year Avg.		\$ 308,467,790

City of Yonkers Comparison of Taxing Power and Its Use

	FY 2014 Adopted	FY 2015 Executive	FY 2015 Exec - FY 2014 Adopted	% Change
Five Year Average - Full Valuation	\$ 14,212,562,746	\$ 15,423,389,511	\$ 1,210,826,765	8.5%
2% of Five Year Average	\$ 284,251,255	\$ 308,467,790	\$ 24,216,535	8.5%
Total Debt & Capital Exclusion	63,479,017	66,611,741	3,132,724	4.9%
Maximum Taxing Power	\$ 347,730,272	\$ 375,079,531	\$ 27,349,259	7.9%
<u>City Tax Levy</u>				
Operating	\$ 56,308,107	\$ 56,515,829	\$ 207,722	0.4%
Total Debt & Capital Exclusions	43,136,699	44,590,715	1,454,016	3.4%
Total City Expenditures	\$ 99,444,806	\$ 101,106,544	\$ 1,661,738	1.7%
<u>School District Tax Levy</u>				
Operating	\$ 211,133,136	\$ 211,152,562	\$ 19,426	0.0%
Total Debt & Capital Exclusions	20,342,318	22,021,026	1,678,708	8.3%
Total School District Expenditures	\$ 231,475,454	\$ 233,173,588	\$ 1,698,134	0.7%
<u>Combined Tax Levy</u>				
Operating	\$ 267,441,243	\$ 267,668,391	\$ 227,148	0.1%
Total Debt & Capital Exclusion	63,479,017	66,611,741	3,132,724	4.9%
Total Tax Levy Expenditures	\$ 330,920,260	\$ 334,280,132	\$ 3,359,872	1.0%
Constitutional Tax Margins	\$ 16,810,012	\$ 40,799,399	\$ 23,989,387	142.7%

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