



City of Niagara Falls, New York

P.O. Box 69, Niagara Falls, NY 14302-0069

DATE: June 26, 2019

TO: The City Council

FROM: Mayor Paul Dyster
Chief Executive Officer

James R. Bird
City Assessor

SUBJ: AGENDA ITEM – Certification of Base Percentages, Current Percentages and Current Base Proportions for Homestead & Non-Homestead Assessment Roll

In accordance with Section 1903 of the Real Property Tax Law, the City Council must certify the attached referenced percentages and proportions.

Assessing units using Article 19 Homestead option must certify percentages and proportions when final class equalization rates are established by the Office of Real Property Services.

The certification is now due and the attached represents the necessary certifications.

Will Council certify the attached percentages and proportions?

Respectfully,

Mayor Paul Dyster
Chief Executive Officer

James R. Bird
City Assessor

Kennedy _____ Scott _____ Tompkins _____ Voccio _____ Touma _____

CERTIFICATE OF BASE PERCENTAGES, CURRENT PERCENTAGES AND
 CURRENT BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL, FOR THE
 LEVY OF TAXES ON THE 2019 ASSESSMENT ROLL

Approved Assessing Unit City of Niagara Falls, 291100
 Name of Portion City of Niagara Falls, 291100

CERTIFICATION

DETERMINATION OF BASE PERCENTAGES

Section I	(A) 1989 Taxable Assessed Value	(B) 1989 Class Equalization Rate	(C) Estimated Market Value A/(B*100)	(D) Base Percentages (C/sum of C)
Homestead	527,758,662	89.89	587,116,100	57.88167
Nonhomestead	379,459,055	88.82	427,222,534	42.11833
Total	907,217,717		1,014,338,634	100.00000

DETERMINATION OF CURRENT PERCENTAGES

Section II	(E) Prior Year Taxable Assessed Value Including Special Franchise	(F) Prior Year Class Equalization Rate	(G) Estimated Market Value E/(F*100)	(H) Current Percentages (G/sum of G)	I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on _____ base percentages, current percentages, and current base proportions as set forth herein for the assessment roll and portion as identified above.
Homestead	879,082,209	79.00	1,112,762,290	64.43976	
Nonhomestead	404,667,805	65.90	614,063,437	35.56024	
Total	1,283,750,014		1,726,825,727	100.00000	

DETERMINATION OF CURRENT BASE PROPORTIONS

Section III	(I) Local Base Proportion for the 1990 Assessment Roll	(J) Updated Local Base Proportion	(K) Prospective Current Base Proportion Part (J) Prorated to 100.00	(L) Adjusted Base Proportion used for Prior Tax Levy	(M) % difference between prior Adjusted Base Proportion and Prospective Current Base Proportion ((K/L)-1*100)	(N) Maximum Current Base Proportion	(O) Current Base Proportions
Homestead	40.12162	44.66747	46.90857	51.64874	-9.18		49.23118
Nonhomestead	59.87838	50.55494	53.09143	48.35126	9.80		50.76882
Total	100.00000	95.22241	100.00000	100.00000		(L*1.05)	100.00000

signature

title

date