

**CITY OF NIAGARA FALLS
NEW YORK**

DATE: May 12, 2021
TO: The City Council
FROM: Mayor Robert M. Restaino
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

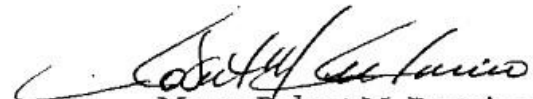
In accordance with Section 1903 of the Real Property Tax Law, the City Council must certify the attached referenced percentages and proportions.

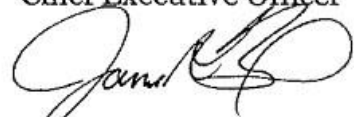
Assessing units using Article 19 Homestead option must certify percentages and proportions when final class equalization rates are established by the Office of Real Property Services.

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

Will Council certify the attached percentages and proportions?

Respectfully,


Mayor Robert M. Restaino
Chief Executive Officer


James R. Bird
City Assessor

Kennedy _____ Soda _____ Spanbauer _____ Voccio _____ Tompkins _____

CERTIFICATE OF BASE PERCENTAGES, CURRENT PERCENTAGES AND
CURRENT BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL, FOR THE
LEVY OF TAXES ON THE 2021 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)
Class				
Homestead	527,758,662	89.89	587,116,100	57.88167
Nonhomestead	379,459,055	88.82	427,222,634	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)
Class				
Homestead	886,088,237	71.00	1,248,011,601	64.76077
Nonhomestead	396,186,362	58.34	679,099,009	35.23923
Total	1,282,274,599		1,927,110,611	100.00000

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.

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 (L*1.05)	(O) Current Base Proportions
Class		I*(H/D)	(J/sum of J)				
Homestead	40.12162	44.88998	47.25831	52.93215	-10.72		50.57876
Nonhomestead	59.87838	50.09857	52.74169	47.06785	12.05	49.42124	49.42124
Total	100.00000	94.98855	100.00000	100.00000			100.00000

signature

title

date