



**REPORT OF THE
COMMITTEE ON FINANCE**

**FINANCE DIVISION
LATONIA MCKINNEY, DIRECTOR**

RESOLUTION COMPUTING AND CERTIFYING ADJUSTED BASE PROPORTION OF EACH CLASS OF REAL PROPERTY FOR FISCAL 2016 TO THE STATE BOARD OF REAL PROPERTY SERVICES PURSUANT TO SECTION 1803-a OF THE REAL PROPERTY TAX LAW.

Introduction. The above-captioned resolution completes the certification procedure required by Section 1803-a of the Real Property Tax Law to establish the class shares used in levying the real property taxes for the adopted Fiscal 2016 budget.

In a separate resolution, the Council computed and certified the current base proportions for Fiscal 2016 (the "CBP Resolution"). The above-captioned resolution uses those current base proportions, together with data supplied by the New York City Department of Finance from the final assessment roll released on May 26, 2015, to determine the adjusted base proportions (or class shares) in accordance with the procedure established by the State Board of Real Property Services (the "SBRPS").

The current base proportion for each class of real property takes into account the market value changes in the class occurring between the assessment roll for the base period, 1989, and the latest roll for which SBRPS has established class equalization rates, 2014. The CBP Resolution modified the class shares for the Fiscal 2016 property tax levy accordingly. The remaining step, to be taken in the above-captioned resolution, adjusts these current base proportions to take account of the various physical changes (such as demolitions, new construction, changes in exempt status and transfers among classes) that are reflected in the new final assessment roll. The computations called for in the SBRPS procedure are designed to separate the effects of these physical changes from equalization changes made by local assessors.

Analysis. The calculations shown on the SBRPS Form RP-6702 attached to the above-captioned resolution modify the share for each class to reflect physical changes. For Fiscal 2016, all property tax classes show modest physical increases. The Fiscal 2016 adjusted base proportions for Classes 1 and 4 show modest declines of an average of 0.6 percent from the Fiscal 2016 current base proportions. Classes 2 and 3 on the other hand see increases due to physical increases pushing their adjusted base percentage up about 0.03 percent and 5.4 percent respectively.

However, the changes from the adjusted base proportions from Fiscal 2015 to Fiscal 2016, as reported in the table below, show an increase for Class 2, while Classes 1, 3, and 4 see decreases.

Comparison of Class Shares for Fiscal 2015 and Fiscal 2016			
Class	Fiscal 2015	Fiscal 2016	Percent Change
1	15.0728	15.0321	-0.27
2	36.1823	36.5486	+1.01
3	6.0842	6.0353	-0.80
4	42.6607	42.3840	-0.65
Total	100.0000	100.0000	

The tax rates resulting from the use of class shares, or adjusted base proportions, shown above for Fiscal 2016 are compared to the Fiscal 2015 tax rates in the following table.

Comparison of Tax Rates for Fiscal 2015 and Fiscal 2016 (Per \$100 Assessed Value)			
Class	Fiscal 2015	Fiscal 2016	\$ Difference
1	19.157	19.554	0.40
2	12.855	12.883	0.03
3	11.125	10.813	-0.31
4	10.684	10.656	-0.03