



**REPORT OF THE  
COMMITTEE ON FINANCE**

**FINANCE DIVISION  
LATONIA MCKINNEY, DIRECTOR**

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**RESOLUTION COMPUTING AND CERTIFYING ADJUSTED BASE PROPORTION OF EACH CLASS OF REAL PROPERTY FOR FISCAL 2017 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 2017 budget.

In a separate resolution, the Council computed and certified the current base proportions for Fiscal 2017 (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, 2016, 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, 2015. The CBP Resolution modified the class shares for the Fiscal 2017 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 2017, all property tax classes show modest physical increases. The Fiscal 2017 adjusted base proportions for Classes 1 and 4 show modest declines of an average of 0.9 percent from the Fiscal 2017 current base proportions. Classes 2 and 3 on the other hand see increases due to physical increases pushing their adjusted base percentage up about 0.8 percent and 3.5 percent, respectively.

However, the changes from the adjusted base proportions from Fiscal 2016 to Fiscal 2017, 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 2016 and Fiscal 2017			
Class	Fiscal 2016	Fiscal 2017	Percent Change
1	15.0321	14.8922	-0.93
2	36.5486	37.2591	+ 1.94
3	6.0353	6.0207	-0.24
4	42.3840	41.8280	-1.31
Total	100.0000	100.0000	

The tax rates resulting from the use of class shares, or adjusted base proportions, shown above for Fiscal 2017 are compared to the Fiscal 2016 tax rates in the following table.

Comparison of Tax Rates for Fiscal 2016 and Fiscal 2017 (Per \$100 Assessed Value)			
Class	Fiscal 2016	Fiscal 2017	\$ Difference
1	19.554	19.991	0.44
2	12.883	12.892	0.01
3	10.813	10.934	0.12
4	10.656	10.574	-0.08

**Preconsidered Res. No.**

**RESOLUTION COMPUTING AND CERTIFYING ADJUSTED BASE PROPORTION OF EACH CLASS OF REAL PROPERTY FOR FISCAL 2017 TO THE STATE BOARD OF REAL PROPERTY SERVICES PURSUANT TO SECTION 1803-a OF THE REAL PROPERTY TAX LAW.**

**By Council Member Ferreras-Copeland**

**Whereas**, This Resolution, dated June 14, 2016, computes and certifies the adjusted base proportion of each class of real property for the fiscal year beginning on July 1, 2016 and ending on June 30, 2017 ("Fiscal 2017") to the State Board of Real Property Services ("SBRPS") pursuant to Section 1803-a of the Real Property Tax Law; and

**Whereas**, On May 26, 2016, pursuant to Section 1514 of the New York City Charter, the Commissioner of the Department of Finance delivered to the Council the certified assessment rolls for all real property assessable for taxation in the City in each borough thereof for Fiscal 2017, a certified copy of which is in the Office of the Clerk of the City pursuant to Section 516 of the Real Property Tax Law (the "Fiscal 2017 Assessment Rolls"); and

**Whereas**, Pursuant to Section 1803-a(1) of the Real Property Tax Law the Council adopts herewith a resolution in which the Council computed and certified the current base proportion, the current percentage and the base percentage of each class of real property in the City for Fiscal 2017 (the "Current Base Proportion Resolution"); and

**Whereas**, Section 1803-a(5) of the Real Property Tax Law requires the Council, subsequent to the filing of the final Fiscal 2017 Assessment Rolls, to adjust current base proportions computed pursuant to the Current Base Proportion Resolution to reflect additions to and removals from the Fiscal 2017 Assessment Rolls as described therein (each such current base proportion so adjusted to be known as an "Adjusted Base Proportion"); and

**Whereas**, within five days upon determination of the Adjusted Base Proportions, Section 1803-a(6) of the Real Property Tax Law, requires the Council to certify, to the SBRPS, the Adjusted Base Proportion for each class of real property applicable to the City, the assessed value of all property in each class of real property, the net change in assessed value for each class on the Fiscal 2017 Assessment Rolls resulting from the additions to or removals from the Fiscal 2017 Assessment Rolls as described above, and the net change in assessed value for each class on the Fiscal 2017 Assessment Rolls resulting from changes other than those referred to above;

**NOW, THEREFORE**, be it resolved by The Council of The City of New York as follows:

**Section 1. Computation and Certification of Adjusted Base Proportions and Related Information for Fiscal 2017.** (a) The Council hereby computes and certifies the Adjusted Base Proportion for each class of real property applicable to the City, the assessed value of all property in each class of real property, the net change in assessed value for each class on the Fiscal 2017 Assessment Rolls resulting from the additions to or removals from the Fiscal 2017 Assessment Rolls as described in Section 1803-a(5) of the Real Property Tax Law, and the net change in assessed value for each class on the Fiscal 2017 Assessment Rolls resulting from changes other than those described in Section 1803-a(5) of the Real Property Tax Law, as shown on SBRPS Form RP-6702, attached hereto

as Exhibit A and incorporated herein by reference (the "ABP Certificate").

(b) The Clerk of the Council is hereby authorized and directed to execute the ABP Certificate and to file it with the SBRPS no later than five days after the date hereof.

**Section 2. Effective Date.** This resolution shall take effect as of the date hereof.

**STATE BOARD OF REAL PROPERTY TAX SERVICES**  
**(Formerly State Board of Equalization and Assessment)**  
**16 Sheridan Avenue, Albany, NY 12210-2714**

**Certificate of Adjusted Base Proportions Pursuant to Article 18, RPTL,**  
**for the 2016 Assessment Roll**

Special Assessing Unit \_\_\_\_\_

Check One to Identify Portion: County\_\_\_\_;City\_x\_\_\_\_;Town\_\_\_\_; Village\_\_\_\_; Town Outside Village Area\_\_\_\_; School District\_\_\_\_; Special District\_\_\_\_.

Name of Portion \_\_\_\_\_

Reference Roll\_\_\_\_2015\_\_\_\_; Levy Roll\_\_\_\_2016\_\_\_\_

**SECTION I** Determination of Portion Class Net Change in Assessed Value due to Physical and Quantity Changes,  
Equalization Changes and Computation of Class Change in Level of Assessment Factor

	(A)	(B)	(C)	(D)	(E)
Class	Total Assessed Value on the Reference Roll	Total Assessed Value of Physical and Quantity Increases Between Reference Roll and Levy Roll	Total Assessed Value of Physical and Quantity Decreases Between Reference Roll and Levy Roll	Net Assessed Value of Physical and Quantity Changes (B-C)	Surviving Total Assessed Value on the Reference Roll (A-C)
1	<u>\$19,512,340,642</u>	<u>\$114,660,831</u>	<u>\$45,368,617</u>	<u>\$69,292,214</u>	<u>\$19,466,972,025</u>
2	<u>83,300,559,208</u>	<u>\$3,005,801,185</u>	<u>\$957,488,475</u>	<u>2,048,312,710</u>	<u>82,343,070,733</u>
3	<u>2,959,525,125</u>	<u>\$106,359,605</u>	<u>\$37,820,769</u>	<u>68,538,836</u>	<u>2,921,704,356</u>
4	<u>104,691,930,027</u>	<u>\$2,426,295,793</u>	<u>\$1,601,013,801</u>	<u>825,281,992</u>	<u>103,090,916,226</u>

	(F)	(G)	(H)	(I)
Class	Total Assessed Value of Equalization Increases Between Reference Roll and Levy Roll	Total Assessed Value of Equalization Decreases Between Reference Roll and Levy Roll	Net Equalization Changes (F-G)	Change in Level of Assessment Factor (H/E)+1
1	<u>\$671,689,055</u>	<u>\$69,221,392</u>	<u>\$602,467,663</u>	<u>1.030948</u>
2	<u>\$5,520,858,950</u>	<u>\$260,589,507</u>	<u>5,260,269,443</u>	<u>1.063882</u>
3	<u>\$6,253,650</u>	<u>\$34,110,316</u>	<u>(27,856,666)</u>	<u>.990466</u>
4	<u>\$6,321,694,720</u>	<u>\$535,612,525</u>	<u>5,786,082,195</u>	<u>1.056126</u>

SECTION II Computation of Portion Class Adjustment Factor

	(J)	(K)	(L)	(M)	(N)	(O)
Class	Taxable Assessed Value on the Levy Roll	Taxable Assessed Value on Levy Roll at Reference Roll Level of Assessment (J/I)	Assessed Value of Special Franchise on the Levy Roll at the Reference Roll Level of Assessment	Total Taxable Assessed Value on Levy Roll at Reference Roll Level of Assessment (K+L)	Taxable Assessed Value on the Reference Roll	Class Adjustment Factor (M/N)
1	\$19,111,921,769	\$18,538,201,509	\$0	\$18,538,201,509	\$18,458,924,968	1.00429
2	74,446,822,088	69,976,578,312	0	69,976,578,312	68,400,753,679	1.02304
3	2,138,646,526	2,159,232,650	11,994,546,617	14,153,779,267	13,476,553,342	1.05025
4	102,035,200,834	96,612,715,560	0	96,612,715,560	96,038,089,014	1.00598

SECTION III Computation of Adjusted Base Proportions

	(P)	(Q)	(R)
Class	Current Base Proportions	Current Base Proportions Adjusted for Physical and Quantity Changes #1 (P*O)	Adjusted Base Proportions (Q/SUM of Q)*100
1	15.0452	15.1097	14.8922
2	36.9519	37.8033	37.2591
3	5.8163	6.1086	6.0207
4	42.1866	42.4389	41.8280
<b>Total</b>	<b>100.0000</b>	<b>101.4605</b>	<b>100.0000</b>

I, the Clerk of the Legislative Body of the special assessing unit identified above, hereby certify that the legislative body determined on June 14, 2016 the adjusted base proportions and the data, procedures and computations used to determine the adjusted base proportions as set forth herein for the assessment roll and portion identified above.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date