



# Brighton Central School District

Adoption of 2018-19 Property Tax Levy  
Impact of Revaluation

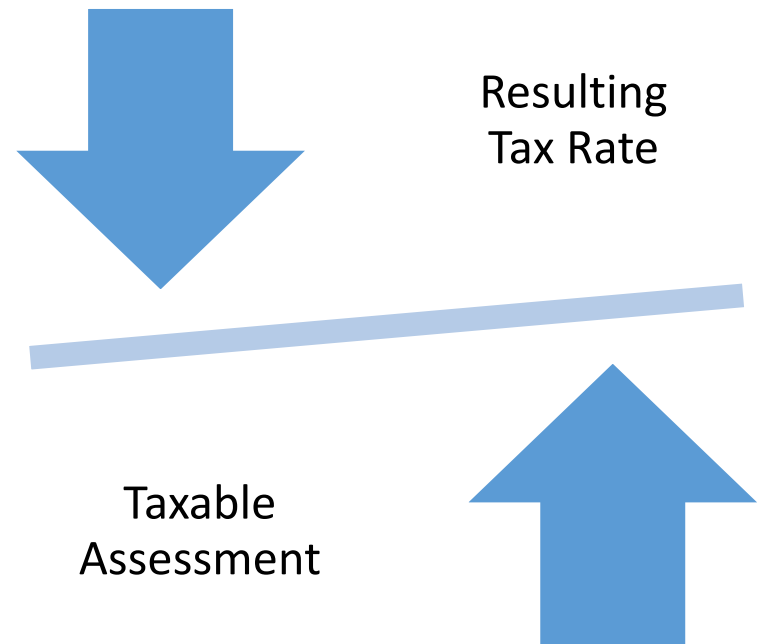
# Impact of Town Reassessment

- Tax Levy = Amount of money Board will raise from property taxes
- Tax Rate = Share of levy that each taxpayer will pay
- **Important Formulas:**

Tax Rate =

Levy Set by BOE  $\div$  Town-wide Assessment  
Calculated by Towns

Tax Bill = Rate X 1,000 X Home Assessment  
(Set by Towns)





# Impact of Town of Brighton Revaluation

Tax Rate Factor (Town of Brighton)	Expected Impact on Tax Rate	Actual Impact
2017-18 Equalization Rate = 89%	Decrease of 11%	Decrease of 11%
2018-19 Tax Cap Increase = +2.36%	Increase of 2.36%	Increase of 2.36%
Est. Appreciation in Tax Base	Decrease of 1.0%	Decrease of 1.65%
Shift in Share Between Brighton and Pittsford		Decrease of .09%
<b>Estimated Change in Tax Rate</b>	<b>Decrease of 9.64%</b>	<b>Decrease of 10.4%</b>



# 2018 Property Tax Rates – Scenario A

	Taxable Assessment	Equalization	Full Value	Town %	Tax Rate	Avg Home*	Avg Bill*
<b>Town of Brighton</b>							
<b>2017</b>	\$1,826,191,015	89%	\$2,051,900,017	98.68%	\$27.60	\$200,000	\$5,519
<b>2018</b>	\$2,085,680,127	100%	\$2,085,680,127	98.59%	<b>\$24.71</b>	\$225,000	\$5,560
<b>Change</b>	14.21%		1.65%	-0.09%	-10.46%	12.5%	\$41
<b>Town of Pittsford</b>							
	Taxable Assessment	Equalization	Full Value	Town %	Tax Rate	Avg Home*	Avg Bill*
<b>2017</b>	\$27,351,170	100%	\$27,351,170	1.32%	\$24.56	\$200,000	\$4,912
<b>2018</b>	\$29,800,545	100%	\$29,800,545	1.41%	<b>\$24.71</b>	\$200,000	\$4,942
<b>Change</b>	9.0%		9.0%	0.09%	0.61%	0.0%	\$30

\* Actual average of single family home pending analysis. Adjustment based on prior year equalization rates.

Chart is for illustration purposes, only.



# 2018 Property Tax Rates- Scenario B

Town of Brighton							
	Taxable Assessment	Equalization	Full Value	Town %	Tax Rate	Avg Home*	Avg Bill*
<b>2017</b>	\$1,826,191,015	89%	\$2,051,900,017	98.68%	\$27.60	\$200,000	\$5,519
<b>2018</b>	\$2,085,680,127	100%	\$2,085,680,127	98.59%	<b>\$24.71</b>	\$240,000	\$5,931
<b>Change</b>	14%		2%	-0.09%	-10%	20.0%	\$412
Town of Pittsford							
	Taxable Assessment	Equalization	Full Value	Town %	Tax Rate	Avg Home*	Avg Bill*
<b>2017</b>	\$27,351,170	100%	\$27,351,170	1.32%	\$24.56	\$200,000	\$4,912
<b>2018</b>	\$29,800,545	100%	\$29,800,545	1.41%	<b>\$24.71</b>	\$200,000	\$4,942
<b>Change</b>	9%		9%	0.09%	0.6%	0.0%	\$30

\* Actual average of single family home pending analysis. Adjustment based on 20% increase in assessment.  
 Chart is for illustration purposes, only.

