



**REPORT OF THE
COMMITTEE ON FINANCE**

**FINANCE DIVISION
PRESTON NIBLACK, DIRECTOR**

**RESOLUTION COMPUTING AND CERTIFYING ADJUSTED
BASE PROPORTION OF EACH CLASS OF REAL PROPERTY
FOR FISCAL 2013 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 2013 budget.

In a separate resolution, the Council computed and certified the current base proportions for Fiscal 2013 (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 25, 2012, 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, 2011. The CBP Resolution modified the class shares for the Fiscal 2013 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 2013, most property tax classes, save Class 3, show modest physical increases. The Fiscal 2013 adjusted base proportions for Classes 1 and 2 show modest declines of less than one percent from the Fiscal 2013 current base proportions, while Class 4 is marginally up by about half of a percent from the Fiscal 2013 current base proportions. Class 3 on the other hand saw relatively more of a change due to physical increases putting in its adjusted base percentage more than 4 percent over its current base proportions.

However, the changes from the adjusted base proportions from Fiscal 2012 to Fiscal 2013, as reported in the table below, show increases for Classes 1 and 2, while Classes 3 and 4 see decreases.

Comparison of Class Shares for Fiscal 2012 and Fiscal 2013			
Class	Fiscal 2012	Fiscal 2013	Percent Change
1	15.3852	16.0010	+4.00
2	37.8064	36.7771	-2.72
3	7.0338	6.2023	-11.82
4	39.7746	41.0196	+3.13
Total	100.0000	100.0000	

The tax rates resulting from the use of class shares, or adjusted base proportions, shown above for Fiscal 2013 are compared to the Fiscal 2012 tax rates in the following table.

Comparison of Tax Rates for Fiscal 2012 and Fiscal 2013 (Per \$100 Assessed Value)			
Class	Fiscal 2012	Fiscal 2013	\$ Difference
1	18.205	19.217	+1.012
2	13.433	13.113	-0.320
3	12.473	11.003	-1.470
4	10.152	10.410	+0.258