

PATCHOGUE-MEDFORD UFSD SCHOOL PROPERTY TAX INFORMATION

2024-2025 Proposed School Property Taxes Tutorial



Property Tax Terms

➤ **Tax Cap**

Formula established by the Governor that limits how much a school district can increase the levy each year.

➤ **Tax Levy**

Amount of taxes approved by the community at the annual vote to support proposed educational programs.

➤ **Assessed Valuation**

Amount that the Town of Brookhaven assigns to value properties. This is not the “sales value” of the home.

➤ **Tax Rate**

Tax rate is determined by this formula:

Total Tax Levy divided by Total Assessed Valuation

What is the Property Tax Cap Formula?

- Tax Cap formula is used to calculate the maximum permissible amount known as the tax levy limit
- If the District proposes a tax levy at the limit or lower, the budget needs a “simple majority” in the budget vote (greater than 50%) in order to pass
- If the District proposes a tax levy greater than this amount, the budget needs a “super majority” which requires greater than 60% in order to pass. This is also known as **piercing the cap**.

THE BASE FORMULA

2023-2024 TAX LEVY
x

TAX BASE GROWTH FACTOR
+

PILOTS RECEIVED IN 2023-2024
-

THE BASE TAX LEVY TO PAY FOR SOME COURT ORDERS/JUDGEMENTS
-

TAX LEVY TO PAY FOR LOCAL CAPITAL COSTS
x

ALLOWABLE LEVY GROWTH FACTOR
-

PILOTS RECEIVABLE (ESTIMATED) IN 2024-2025
+

AVAILABLE CARRYOVER (IF ANY)
=

TAX LEVY LIMIT FOR 2024-2025

Important Notes About the 2024-2025 Proposed Tax Levy

- The proposed budget tax levy does not pierce the tax cap
- The District is proposing a levy increase of 2.67%
- The tax cap formula caps the tax levy, not the tax rate
- Based on the formula established by New York State, dollar values of tax levies could differ from district to district

Proposed Tax Levy and Assessed Value

Proposed Tax Levy	Assessed Valuation
Proposed Tax Levy for 2024-2025 is \$131,318,680	Assessed value is determined by the Town of Brookhaven (The District's total Assessed Value for 2023/2024 was 43,472,400)
Levy to levy increase of \$3,412,881 or 2.67% over the 2023-2024 Tax Levy	Amount is received by the District in July/August each year Estimated tax rate increase of 2.83% is based on no decline in assessed valuation
	Assessed value varies from property to property (see slides 7-10)



How Can I Determine the Estimated Change in School Taxes for My Property?

This can be done by performing three easy steps:

1. Identify the Full Assessed Value for your property (see slides 7-8 for two easy ways that this can be accomplished)
2. Multiply the Full Assessed Value by 0.08318. This is the difference in the proposed tax rate for the 2024-2025 school year and will allow you to compute your Estimated Annual Increase in School Taxes Before STAR.
3. Divide this number by 12 to determine your Estimated Monthly Increase in School Taxes Before STAR

Please note: we have also prepared a Property Tax Estimator chart (see next slide) which lists many of the most common property Assessed Values for homes in our district.

Property Tax Estimator Chart


The complete chart with assessed values up to \$11,000 can be easily found on our website, or by clicking [here](#)

Please note that the amount that the Town of Brookhaven assigns to a property's assessed value is not the same as the "sales value" of the home.

Full Assessed Value for School Taxes (Before STAR Savings)	2023/2024 School Taxes (before STAR savings)	2024/2025 Estimated School Taxes (before STAR savings)	Estimated Annual Increase	Estimated Monthly Increase
1,500	\$ 4,406.34	\$ 4,531.11	\$ 124.77	\$ 10.40
1,550	\$ 4,553.22	\$ 4,682.15	\$ 128.93	\$ 10.74
1,600	\$ 4,700.10	\$ 4,833.18	\$ 133.09	\$ 11.09
1,650	\$ 4,846.97	\$ 4,984.22	\$ 137.25	\$ 11.44
1,700	\$ 4,993.85	\$ 5,135.26	\$ 141.41	\$ 11.78
1,750	\$ 5,140.73	\$ 5,286.30	\$ 145.57	\$ 12.13
1,800	\$ 5,287.61	\$ 5,437.33	\$ 149.72	\$ 12.48
1,850	\$ 5,434.49	\$ 5,588.37	\$ 153.88	\$ 12.82
1,900	\$ 5,581.36	\$ 5,739.41	\$ 158.04	\$ 13.17
1,950	\$ 5,728.24	\$ 5,890.44	\$ 162.20	\$ 13.52
2,000	\$ 5,875.12	\$ 6,041.48	\$ 166.36	\$ 13.86
2,050	\$ 6,022.00	\$ 6,192.52	\$ 170.52	\$ 14.21
2,100	\$ 6,168.88	\$ 6,343.55	\$ 174.68	\$ 14.56
2,150	\$ 6,315.75	\$ 6,494.59	\$ 178.84	\$ 14.90
2,200	\$ 6,462.63	\$ 6,645.63	\$ 183.00	\$ 15.25
2,250	\$ 6,609.51	\$ 6,796.67	\$ 187.16	\$ 15.60
2,300	\$ 6,756.39	\$ 6,947.70	\$ 191.31	\$ 15.94
(See website for a chart with the complete listing of values from 1,500 to 11,000)				
11,000	\$ 32,313.16	\$ 33,228.14	\$ 914.98	\$ 76.25

Where Can I Find My Home's Assessed Value?

Your Full Assessed Value can be found on your most recent property tax bill and look for the number circled below (remember this is **before** STAR savings):

LAND ASSESSMENT			FULL ASSESSED VALUE	UNIFORM %	FULL VALUE
150			2,520	WHICH IS 0.74% of	340,540
LEVY DESCRIPTION	TAXABLE VALUE	TAX RATE PER 100	TAX AMOUNT W/ EXEMPTIONS	TAX AMOUNT W/O EXEMPTIONS	
School Tax	68.21% OF TOTAL BILL		\$6,568.98	\$7,664.98	
SCHOOL DISTRICTS - PATCHOGUE / MEDFORD UF	2,120	283.317	\$6,043.59	\$7,139.59	

If you do not have a copy of your most recent property tax bill, go to the following link and then click on “Our New Map”

<https://apps.brookhavenny.gov/Online-Services/Receiver-of-Taxes/Tax-Portal>

Once you locate on your property on the map, click on it to “View Tax Bill”



TOWN OF
BROOKHAVEN
NEW YORK



What can we help you find?



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Home » Online Services » Taxes » Tax Portal

New Map

Visit **Our New Map** to View Your Tax Bill Information Online! Please replace your shortcuts or favorites using this new link to gain direct access.



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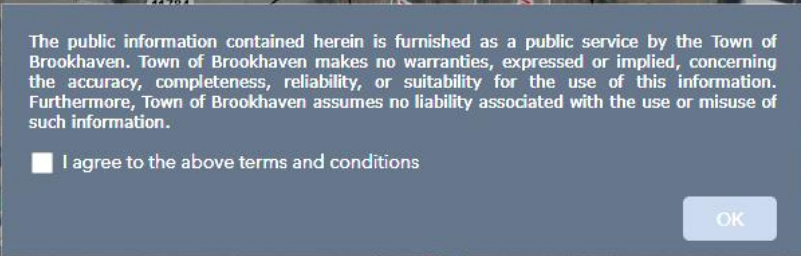
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