

APPENDIX G

Fiscal Analysis Worksheet

FISCAL ANALYSIS WORKSHEET -- Orchard Ridge - Town of Clarkstown
EXISTING & FUTURE CONDITIONS - Market Value Approach 2010 TAX RATES

Taxing Jurisdiction	Current Res.1 Assess.	Non Homestead Rate*	Current Taxes**	Homestead Rate	Projected Taxes	Difference
Rockland County	\$2,206,075	5.267550	\$11,821	5.267550	\$179,940	\$168,319
Town of Clarkstown	\$2,206,075	22.081104	\$43,752	19.572125	\$668,584	\$624,832
Open Space	\$2,206,075	0.196302	\$394	0.176543	\$6,031	\$5,637
Congers/Valley Cottage Ambulance	\$2,206,075	0.284089	\$3,069	0.284089	\$9,704	\$6,635
Congers Fire	\$2,206,075	2.277648	\$4,053	2.277648	\$77,804	\$73,751
Consolidated Lighting District	\$2,206,075	0.266271	\$577	0.217382	\$7,426	\$6,849
Rockland Sewer No. 1*	\$2,206,075	1.405000	\$2,750	1.405000	\$47,995	\$45,245
Refuse/Garbage District	\$2,206,075	\$ 205 per unit	\$1,390	\$ 205 per unit	\$43,200	\$41,810
County Solid Waste	\$2,206,075	\$14.45 per unit	\$1,228	\$14.45 per unit	\$4,624	\$3,396
			\$57,213			
Total Town of Clarkstown			\$57,213		\$365,368	\$808,155
Total Town and County			\$68,834			
Clarkstown Central Schools	\$2,206,075	\$51.1478		\$44.7969	\$1,530,261	\$1,530,261
Clarkstown Schools Library	\$2,206,075	\$2.1951		\$1.8789	\$64,182	\$64,182
Total Clarkstown Schools			\$107,337		\$1,594,443	\$1,487,106
TOTAL TAXES			\$176,170		\$2,639,750	\$2,463,580
Average Taxes per unit					\$8,249	

Projected Assessed Value =
 Total Market Value **\$34,160,000**
 Residential Assessment Ratio (RAR) **30.50%**
 Total Assessed Value **\$34,160,000**
 Total Residential Units **320**
 Number of 2 BR Multi Family Units = **320**
 Market Value **\$350,000**
 Sub-total **2 BR Market Value** **\$112,000,000**

Total Market Value **\$112,000,000**
 Total Market Value **\$112,000,000**

Parcel	Assessed Value	Acres	Rockland County Tax	Clarkstown Tax	Total Municipal Tax	School Tax
35.19-2-15	\$27,500	0.21	\$145	\$785	\$930	\$1,783
35.19-2-16	\$82,075	0.21	\$432	\$2,688	\$3,120	\$4,036
35.19-2-17	\$14,700	0.21	\$77	\$394	\$472	\$686
35.19-2-18	\$14,700	0.21	\$77	\$394	\$472	\$686
35.19-2-19	\$105,000	1.50	\$553	\$3,207	\$3,760	\$4,901
35.19-2-20	\$539,000	6.40	\$2,839	\$13,515	\$16,354	\$25,158
44.7-2-10	\$599,900	8.57	\$3,160	\$15,044	\$18,204	\$28,001
44.7-2-10.1	\$201,600	3.40	\$1,062	\$5,590	\$6,652	\$13,072
44.7-2-10.2	\$621,600	8.88	\$3,274	\$15,595	\$18,870	\$29,014
Total	\$2,206,075	29.59	\$11,621	\$57,213	\$68,834	\$107,337
						\$176,170

Existing taxes	T Clarkstown	Open space	Congers Fire	Congers/VC Ambulance	Consolidated Light Dist	CTY Solid Waste Refuse	Rockland Sewer
Parcel	\$607.23	\$5.40	\$62.64	\$7.81	\$7.18	\$46.91	\$39.01
35.19-2-15	\$1,606.38	\$14.49	\$242.80	\$30.28	\$23.17	\$128.60	\$151.23
35.19-2-16	\$287.71	\$2.60	\$33.48	\$4.18	\$3.20	\$37.41	\$20.85
35.19-2-17	\$2,055.07	\$18.54	\$239.15	\$29.83	\$22.83	\$104.43	\$20.85
35.19-2-18	\$10,549.37	\$95.16	\$1,227.65	\$153.12	\$117.17	\$426.55	\$148.96
35.19-2-19	\$11,741.32	\$105.91	\$857.74	\$1,366.36	\$170.42	\$471.75	\$200.34
35.19-2-20	\$4,451.55	\$39.57	\$459.17	\$57.27	\$52.65	\$176.13	\$286.00
44.7-2-10	\$12,166.03	\$109.74	\$896.67	\$1,415.79	\$176.59	\$487.86	\$207.58
44.7-2-10.1	\$43,752.37	\$394.01	\$4,052.78	\$3,068.82	\$576.41	\$1,389.59	\$2,750.46
Total							

