

WHAT IS A RESIDENTIAL ASSESSMENT RATIO (RAR)?

As a simple way to explain it, a residential assessment ratio (RAR) is a factor that converts an assessed value into an indication of fair market value of that assessment. It is an equalization rate, which is calculated from the prior year sales and assessments and is applicable only to residential property.

RARs are calculated annually by the NYS Office of Real Property Tax Services for each municipality and represents the median level of assessment of all residential parcels in a municipality. The derivation/calculation of an RAR comprises two components: 1) the assessed value (AV) and the sales prices (SP) of all valid sale transactions typically occurring during the period July 1 - June 30 each year (RAR = AV/SP).

Sample calculation of the fair market value of an assessment: A property in the Town of Scarsdale that is assessed on the 2020 assessment roll for \$1,000,000, would have a calculated fair market value of \$1,012,146 ($1,000,000 / .9880 = 1,012,146$), on the July 1, 2019 valuation date.

Sample calculation of an assessment: A property in Scarsdale that sells for \$1,300,000 in December 2019 would have a 2020 assessment of \$1,284,400 ($1,300,000 \times .9880 = 1,284,400$).

Sample calculation of an individual RAR: A property in Scarsdale that sells in December 2019 for \$1,300,000 and has an assessment of \$1,100,000 on the 2020 assessment roll would have a calculated RAR of 84.62% ($1,100,000 / 1,300,000 = .846154$), which indicates that this property is underassessed in 2020.

ROCKLAND COUNTY				
RESIDENTIAL ASSESSMENT RATIOS (RARs)				
TOWN	<u>2021</u> RAR	<u>DATE ESTABLISHED</u>	<u>VALUATION</u> DATE	<u>VALUATION</u> PERIOD
CLARKSTOWN	30.35%	February 25, 2021	July 1, 2020	7/1/19-6/30/20
HAYERSTRAW	73.75%	February 25, 2021	July 1, 2020	7/1/19-6/30/20
ORANGETOWN	42.64%	February 16, 2021	July 1, 2020	7/1/19-6/30/20
RAMAPO	11.46%	February 16, 2021	July 1, 2020	7/1/19-6/30/20
STONY POINT	12.27%	February 25, 2021	July 1, 2020	7/1/19-6/30/20
VILLAGE	<u>2022</u> RAR	<u>DATE ESTABLISHED</u>	<u>VALUATION</u> DATE	<u>VALUATION</u> PERIOD
UPPER NYACK	30.99%	December 2, 2021	January 1, 2022	1/1/21-12/31/21
SPRING VALLEY	4.55%	December 2, 2021	January 1, 2022	1/1/21-12/31/21
HAYERSTRAW	3.99%	December 2, 2021	January 1, 2022	1/1/21-12/31/21
PIERMONT	100%	December 2, 2021	January 1, 2022	1/1/21-12/31/21
HILLBURN	12.95%	December 2, 2021	January 1, 2022	1/1/21-12/31/21

Last updated on December 7, 2021