

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	2023 RAR*	2022 RAR	DATE ESTABLISHED	VALUATION DATE	VALUATION PERIOD
CLARKSTOWN	Not yet available	27.05%	February 28, 2022	July 1, 2021	7/1/20 - 6/30/21
HAVERSTRAW	Not yet available	65.06%	February 28, 2022	July 1, 2021	7/1/20 - 6/30/21
ORANGETOWN	Not yet available	37.48%	March 8, 2022	July 1, 2021	7/1/20 - 6/30/21
RAMAPO	Not yet available	10.30%	February 28, 2022	July 1, 2021	7/1/20 - 6/30/21
STONY POINT	Not yet available	10.28%	February 28, 2022	July 1, 2021	7/1/20 - 6/30/21
VILLAGE	2023 RAR	2022 RAR	DATE ESTABLISHED	VALUATION DATE	VALUATION PERIOD
UPPER NYACK	27.77%	30.99%	December 2, 2022	January 1, 2023	1/1/22-12/31/22
SPRING VALLEY	4.08%	4.55%	December 2, 2022	January 1, 2023	1/1/22-12/31/22
HAVERSTRAW	3.55%	3.99%	December 2, 2022	January 1, 2023	1/1/22-12/31/22
PIERMONT	100%	100%	December 2, 2022	January 1, 2023	1/1/22-12/31/22
HILLBURN	11.68%	12.95%	December 2, 2022	January 1, 2023	1/1/22-12/31/22

Last updated on December 4, 2022

***The 2023 town RARs are posted by ORPTS on April 1, 2023.**