

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/assessment to its equivalent fair market value. It is also a type of equalization rate, which is calculated from the prior year sales and their assessments, but is applicable only to residential property.

RARs are calculated annually by the NYS Office of Real Property Tax Services for each municipality and represent 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 2) the sale prices (SP) of all valid sale transactions typically occurring during the period July 1 - June 30 each year ($RAR = AV/SP$), though it differs by municipality.

Sample calculation of the fair market value of an assessment: A property in the Town of Clarkstown that has an assessment of \$200,000, has an equivalent fair market value of the assessment on the 2026 assessment roll of \$1,085,776 ($\$200,000/.1842$), as of the July 1, 2025 valuation date.

Sample calculation of an assessment: A property in the Town of Clarkstown that sells for \$750,000, should have a 2026 assessment no greater than \$138,150 ($\$750,000 \times .1842$).

2026 ROCKLAND COUNTY RESIDENTIAL ASSESSMENT RATIOS (RARs)			
<u>TOWN</u>	<u>2026 RAR</u>	<u>VALUATION DATE</u>	<u>VALUATION PERIOD</u>
CLARKSTOWN	18.42	July 1, 2025	7/1/24 - 6/30/25
HAVERSTRAW	42.46	July 1, 2025	7/1/24 - 6/30/25
ORANGETOWN	27.24	July 1, 2025	7/1/24 - 6/30/25
RAMAPO	6.05	July 1, 2025	7/1/24 - 6/30/25
STONY POINT	7.41	July 1, 2025	7/1/24 - 6/30/25
<u>VILLAGE</u>	<u>2026 RAR</u>	<u>VALUATION DATE</u>	<u>VALUATION PERIOD</u>
UPPER NYACK	20.02	January 1, 2026	1/1/25-12/31/25
SPRING VALLEY	2.56	January 1, 2026	1/1/25-12/31/25
HAVERSTRAW	2.55	January 1, 2026	1/1/25-12/31/25
PIERMONT	100	January 1, 2026	1/1/25-12/31/25
HILLBURN	7.37	January 1, 2026	1/1/25-12/31/25

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