

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 assessment to its equivalent fair market value. It is also a type of equalization rate, which is calculated from valid residential sales and their assessments that transacted in the prior valuation period, but is applicable only to residential property.

An RAR is 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 annual derivation/calculation of an RAR comprises two components: 1) the assessed value (AV) and 2) the sales prices (SP) of all valid sale transactions occurring during the prior valuation period, which is typically from July 1 - June 30 (RAR = AV/SP), though it differs by municipality.

Sample calculation of the fair market value of an assessment: A property in Scarsdale that is assessed for \$1,000,000 would have a 2026 equivalent fair market value of \$1,669,100 at the 2026 RAR of 66.91% (1,000,000/.6691).

Sample calculation of an assessment: A property in Scarsdale that sells for \$1,000,000 should have a 2026 assessment no greater than \$669,100 (\$1,000,000 x .6691).

2026 WESTCHESTER COUNTY RESIDENTIAL ASSESSMENT RATIOS (RARs)		
<u>CITY</u>	<u>2026 RAR</u>	<u>VALUATION DATE</u>
MT. VERNON	1.36	May 1, 2026
NEW ROCHELLE	1.46	December 1, 2025
PEEKSKILL	1.78	May 1, 2026
RYE	1.17	July 1, 2025
WHITE PLAINS	1.47	January 1, 2026
YONKERS	1.41	July 1, 2025
<u>TOWN</u>	<u>2026 RAR</u>	<u>VALUATION DATE</u>
BEDFORD	6.75	July 1, 2025
CORTLANDT	1.05	July 1, 2025
EASTCHESTER	0.75	July 1, 2025
GREENBURGH	100	July 1, 2025
HARRISON	0.94	May 1, 2026
LEWISBORO	6.08	June 1, 2025
MAMARONECK	100	July 1, 2025
MT PLEASANT	0.87	June 1, 2026
NEW CASTLE	12.50	June 1, 2026
NORTH CASTLE	1.48	July 1, 2025
NORTH SALEM	100	July 1, 2025
OSSINING	100	July 1, 2025
PELHAM	100	July 1, 2025
POUND RIDGE	11.09	July 1, 2025
RYE	100	July 1, 2025
SCARSDALE	66.91	July 1, 2025
SOMERS	8.34	May 1, 2026
YORKTOWN	1.42	July 1, 2025
MT. KISCO	9.75	June 1, 2026
<u>VILLAGE</u>	<u>2026 RAR</u>	<u>VALUATION DATE</u>
BUCHANAN	0.90	January 1, 2026
CROTON-ON-HUDSON	-	-
BRONXVILLE	100	January 1, 2026
TUCKAHOE	0.94	January 1, 2026
LARCHMONT	100	January 1, 2026
SLEEPY HOLLOW	13.58	January 1, 2026
PLEASANTVILLE	5.94	January 1, 2026
MT. KISCO	4.84	January 1, 2026

Use Town of Cortlandt RAR