Farmland Protection Implementation Grants (FPIG) Program Guidance:
Use of the Final Assessment Roll to Calculate 'Land Only' Assessed Value

The New York State
Department *of* Taxation and Finance

Andrew M. Cuomo - *Governor* Thomas H. Mattox - *Commissioner*

Overview of the assessment roll

Must use most recent final assessment roll.

Overview of the assessment roll

STATE OF NEW YORK
COUNTY - Big County
CITY - Anywhere
SWIS - 999999 A

2011 TENTATIVE ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1

UNIFORM PERCENTAGE OF VALUE IS 95% B

C VALUATION DATE - JULY 1, 2010

D TAXABLE STATUS DATE - MAR 01, 2011

TAX MAP PARCEL NUMBER / CURRENT OWNERS NAME / CURRENT OWNERS ADDRESS	PROPERTY LOCATION & CLASS / SCHOOL DISTRICT / PARCEL SIZE/GRID COORD	ASSESSMENT LAND / TOTAL	EXEMPTION CODE / TAX DESCRIPTION / SPECIAL DISTRICTS	COUNTY / TAXABLE VALUE / ACCOUNT NO.	CITY	SCHOOL
57.63-2-79 E Archer, John Acher, Louise 3 Main St Anywhere, NY 00000	3 Main St F 210 1 Family Res School 111111 FRNT 60.00 DPTH 93.50 EAST-0647310 NRTH-0966910 DEED BOOK 2509 PG-260 FULL MARKET VALUE I 153,053	G 5,000 H 145,400	STAR B 41854 COUNTY TAXABLE VALUE CITY TAXABLE VALUE SCHOOL TAXABLE VALUE	57.63-2-79 0 145,400 K 145,400 115,400	0	30,000 J
57.63-2-78 Baker Janice 5 Main St Anywhere, NY 00000	5 Main St 210 1 Family Res School 111111 FRNT 45.00 DPTH 113.00 EAST-0647290 NRTH-0966860 DEED BOOK 2605 PG-355 FULL MARKET VALUE	3,700 115,700 121,789	VETERANS 41121 STAR E 41834 COUNTY TAXABLE VALUE CITY TAXABLE VALUE SCHOOL TAXABLE VALUE	57.63-2-78 17,357 0 98,343 98,343 65,700	17,357 0	0 50,000
57.63-2-77 Cook, Ima 310 George Street Somewhere, CA 55555	7 Main St 421 Restaurant School 111111 FRNT 75.00 DPTH 113.00 EAST-0647290 NRTH-0966800 DEED BOOK 2670 PG-640 FULL MARKET VALUE	2,660 129,900 136,737	COUNTY TAXABLE VALUE CITY TAXABLE VALUE SCHOOL TAXABLE VALUE	57.63-2-77 129,900 129,900 129,900		

L

I, the undersigned, do depose and swear that, to the best of my knowledge and belief, I have set forth in the tentative assessment roll attached hereto or filed herewith all the real property situated in the assessing unit in which I am assessor and, with the exception of assessments made by the State Board of Real Property Services, I have estimated the value of such real property at the sums which I have determined to be in accordance with the provisions of section three hundred five of the Real Property Tax Law. _____

In most towns the tentative assessment roll is made public on May 1. The tentative roll lists assessment information for every property for the current year. It is your responsibility to check your assessment and exemptions on the tentative roll after it has been filed. Questions about your assessment should be directed to your assessor. After meeting with your assessor, if you are still dissatisfied, you have the right to file for a formal review by your Board of Assessment Review by the filing deadline.

A **SWIS:** (State Wide Information System) A six-digit number assigned by the State as a unique identifier for every municipality in the state. The first two digits define the county, the second two the city or town, and the last pair the village, if any.

B **Uniform Percentage of Market Value:** New York State law requires that all properties in a municipality be assessed at the same percentage of market value. In this case, 95% means that the municipality is assessing property at 95% percent of market value. Adjust to 100%

C **Valuation Date:** In each municipality, property is assessed based on what its market value would have been on this date given its condition on taxable status date. In most towns, Valuation Date is July 1 of the year prior to the roll. (Please confirm the date in your municipality with your assessor.)

D **Taxable Status Date:** The assessment reflects the ownership and physical condition of the property as of this date. In addition, most exemption applications must be filed with the assessor by this date. In most towns, Taxable Status Date is March 1 of the year in which the roll is filed. (Again, please confirm the date in your municipality with your assessor.)

Calculate for all parcels comprising project area.

E **Tax Map Parcel Number:** (Also known as the Section-Block-Lot or SBL.) This number will match the number on the tax bill, and is used when applying for exemptions and assessment review.

F **Property Location & Class:** The code identifies the parcel's category (i.e., 210 falls within the 200 range, indicating a one family residence):

100's = agricultural	400's = commercial	700's = industrial
200's = residential	500's = recreation/entertainment	800's = public services
300's = vacant	600's = community service	900's = wild/forested/conservation lands/public parks

School District: The parcel's school district and school district code.
Parcel Size: The parcel's frontal and depth dimensions.
Grid Coordinates: The parcel's identification by geographical coordinates, used for mapping purposes.
Deed Book: The volume number of the book (liber) and page number where deeds are recorded.

G **Land Assessment:** The assessed value of the land without the addition of improvements (permanent structures). By law, only the total assessment (H) may be reviewed (or grieved). Use only this value.

H **Total Assessment:** The total assessed value of the property, including the land and improvements.

I **Full Market Value:** What a willing buyer would pay a willing seller under normal circumstances. This should approximate the dollar amount for which the property could be sold. In places where the uniform percent of market value is 100%, this is the same as the assessed value; otherwise market value multiplied by the uniform percentage of value (B) will be the total assessed value (H).

J **Exemption:** The name of the exemption and the exemption code (in this case Basic STAR 41854), followed by the amount of the exemption for each taxing jurisdiction (i.e., STAR B is the Basic STAR exemption and applies only to school tax, thus the taxable value of the exemption for county and city is zero).

K **Tax Description:** Taxing jurisdictions include counties, cities, towns, school districts, villages and special districts (fire, sewer, water, etc.)

Taxable Value: The value, after exemptions are applied, upon which your tax bill will be calculated (H minus J = K). In this case, the school taxable value is different from the others due to the STAR exemption.

L **Assessor's Oath:** This is only listed on the last page of the roll. The assessor signs the roll to indicate that all assessments are uniform at the stated percentage of market value.

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Calculating the 'land only' assessed value obtained from a final assessment roll will ensure statewide consistency, yet localized as to a participating landowner's parcel of land.

For example, a hypothetical scenario for central New York:

Tax Map Parcel	Land Assessment	Tax Map Acreage	Property Class
027.-04-02.0	$ 32,000	32.04	120 Field crops
046.-02-04.1	$ 79,500	101.38	105 Vacant farmland
045.-03-06.1	$ 71,500	72.20	105 Vacant farmland
046.-06-13.1	$ 29,300	30.79	105 Vacant farmland
	$212,300	***236.41***	
Thus –			
	$898		Per-acre "land assessment" value (from above)

For a truly consistent approach statewide, each total 'land only' assessed value must first be indexed to a Uniform Percentage of Value = 100%. Thus, if the final assessment roll stipulated a Uniform Percentage of 100% for the total assessed value shown above, then no adjustment is necessary. In other words, the final assessment roll 'land only' assessed value is $898/acre.

However, if the final assessment roll stipulated a Uniform Percentage of less than 100%, you must first adjust the 'land only' assessed value to an index of 100%. To do so, simply divide the 'land only' assessed value by the decimal fraction corresponding to the Uniform Percentage of Value stipulated on the final assessment roll. For example, if Uniform Percentage of Value was stipulated as 85.5% for the total 'land only' assessed value shown above would be indexed to 100% as follows –
$212,300 ÷ 0.855 = $248,304, or $1,050/acre for the 236.41-acre property shown above. In other words, the final assessment roll 'land only' assessed value (after indexing adjustment) is $1,050/acre.

For Incentive Payment Projects –
The annual incentive payment amount shall be 1.5% of 'land only' assessed value from above, or $898/acre x 0.015 = $13/acre [or $1,050/acre x 0.015 = $16/acre in the adjusted example].