**WHY DIFFERENT TAX RATES: AN EXAMPLE**

**Equalization rates are set by NYS**

The rates often change from year to year

- **Equalization rate = 100**
  - Town is assessing property at 100% of market value

- **Equalization rate < 100**
  - Overall property in the town is assessed less than market value

- **Equalization rate > 100**
  - Overall property in the town is assessed higher than market value

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**TAX BILL - TOWN OF BETHLEHEM**

- **Full Market Value** $250,000
- **Assessed Value** $237,500
- **Est. Tax Rate per $1K** $21.499915
- **Total Taxes Due** $5,106

**TAX BILL - TOWN OF NEW SCOTLAND**

- **Full Market Value** $250,000
- **Assessed Value** $227,500
- **Est. Tax Rate per $1K** $22.443951
- **Total Taxes Due** $5,106

In this example, houses with the same full market value would expect to pay an equivalent amount of taxes due to the different tax rates.

Remember: Assessed Value × Tax Rate = Total Tax Bill

<table>
<thead>
<tr>
<th></th>
<th>Town of Bethlehem</th>
<th>Town of New Scotland</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full Market Value</td>
<td>$250,000</td>
<td>$250,000</td>
</tr>
<tr>
<td>Equalization Rate</td>
<td>95%</td>
<td>91%</td>
</tr>
<tr>
<td>Assessed Value</td>
<td>$237,500</td>
<td>$227,500</td>
</tr>
<tr>
<td>Est. Tax Rate per $1K</td>
<td>$21.499915</td>
<td>$22.443951</td>
</tr>
<tr>
<td>Total Taxes Due</td>
<td>$5,106</td>
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</tr>
</tbody>
</table>

Remember: Assessed Value × Tax Rate = Total Tax Bill

$1,000