



CITY OF LOCKPORT
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TIM RUSSO
Director of Finance

June 12, 2023

To: Mayor and Council
From: Director of Finance

Re: Upcoming Assessed Valuation Impact on FY 2024 Budget

The Assessor's Office has received filing from NYS denoting the City's upcoming 100% equalization rate for assessed values which will be utilized for the FY 2024 operating budget. Valued at \$1,259,233,740, this figure is a 7.81% increase from the net taxable values used in the FY 2023 operating budget (I should note that this figure is not net out of current upcoming Article 7 reimbursements from the 2023 budget assessment and the final roll will not be available until July).

This increase will have a beneficial impact to taxpayers in the City, as it is likely the resulting tax rate for the upcoming operating budget will decrease. While NYS OSC has not yet determined our exact allowable growth factor, the most recently used determination has been 1.002. With a prior year carry-forward balance amounting to \$203,472 (unused portion of last year's tax cap allowance), the current estimate for our allowance levy maximum totals \$13,761,144, a 3.6% levy increase from the current year (detailed below). This will be modified and adjusted as we get closer to the budget cycle, however.

Tax Levy Limit, Before Adjustments and Exclusions	
Real Property Tax Levy FYE 2023	\$13,283,557
Tax Cap Reserve Offset from FYE 2022 Used to Reduce FYE 2023 Levy	\$0
Total Tax Cap Reserve Amount (Including Interest Earned) from FYE 2023	---
Tax Base Growth Factor	1.0000
PILOTs Receivable FYE 2023	\$422,175
Tort Exclusion Amount Claimed in FYE 2023	\$0
Allowable Levy Growth Factor	1.0200
PILOTs Receivable FYE 2024	\$422,175
Available Carryover from FYE 2023	\$203,472
Tax Levy Limit Before Adjustments/Exclusions	\$13,761,144

The below chart displays potential City tax rate as a result of two levy growth options, a 1.5% and 3.6% (max) increase. In the 1.5% option, the tax payers would experience a drop in the City tax rate of 5.85%, down to \$10.7072 per thousand of assessed value. In the 3.6% (max levy)

option, the tax rate still drops by 3.91% to \$10.9282 per thousand of assessed value. If there was no change in the levy, the resulting tax rate of \$10.5489 would produce a 7.25% rate decrease.

Year	City Assessed Value	City Assessed Value Growth	City Levy	City Levy Growth	City Tax Rate per Thousands	City Tax Rate Growth
2011	\$ 635,768,759	0.15%	\$ 9,693,899	-4.20%	\$15.2475	-4.34%
2012	\$ 717,689,819	12.89%	\$10,570,790	9.05%	\$14.7289	-3.40%
2013	\$ 710,182,939	-1.05%	\$10,460,506	-1.04%	\$14.7293	0.00%
2014	\$ 706,713,146	-0.49%	\$10,648,259	1.79%	\$15.0673	2.29%
2015	\$ 704,494,966	-0.31%	\$11,711,243	9.98%	\$16.6236	10.33%
2016	\$ 701,588,943	-0.41%	\$11,923,013	1.81%	\$16.9943	2.23%
2017	\$ 698,799,455	-0.40%	\$12,173,502	2.10%	\$17.4206	2.51%
2018	\$ 700,508,192	0.24%	\$12,400,830	1.87%	\$17.7026	1.62%
2019	\$ 700,156,667	-0.05%	\$12,671,920	2.19%	\$18.0987	2.24%
2020	\$ 698,764,513	-0.20%	\$13,044,256	2.94%	\$18.6676	3.14%
2021	\$ 694,776,851	-0.57%	\$12,974,816	-0.53%	\$18.6748	0.04%
2022	\$ 695,217,910	0.06%	\$13,112,349	1.06%	\$18.8608	1.00%
2023	\$ 1,167,997,805	68.00%	\$13,283,557	1.31%	\$11.3729	-39.70%

1.5% Levy Growth	2024	\$ 1,259,233,740	7.81%	\$13,482,810	1.50%	\$10.7072	-5.85%
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3.6% Levy Growth	2024	\$ 1,259,233,740	7.81%	\$13,761,144	3.60%	\$10.9282	-3.91%
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This is all positive news for the City's outlook. While figures are still estimates, such tax rates will bring residents more towards the County averages. In addition, there is ample opportunity to increase the levy with minimal impact to the tax rate if required for operations. We will continue to monitor for any upcoming changes that may skew these estimates.

Thank you,



Tim Russo
Finance Director