

**2010 REPORT ON EFFECTIVENESS OF STATE TECHNICAL
AND FINANCIAL ASSISTANCE PROGRAMS
FOR PROPERTY TAX ADMINISTRATION**



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2010 REPORT ON EFFECTIVENESS OF STATE TECHNICAL AND FINANCIAL ASSISTANCE PROGRAMS FOR PROPERTY TAX ADMINISTRATION

I. INTRODUCTION

Chapter 309 of the Laws of 1996, which enacted a new Section 1575 of the Real Property Tax Law, requires the State Board of Real Property Services to submit annually "... a comprehensive report to the governor, the president pro tem of the senate and the speaker of the assembly... concerning the effectiveness of all financial, administrative, and technical incentives and assistance provided by the state for the improvement of property tax administration and the Board's recommendations relating to such administration and assistance."

The purpose of this report is to fulfill the statutory mandate of Section 1575. It reviews the existing technical and financial assistance programs provided to local governments in support of property tax administration and examines the history of these programs in terms of participation levels, financial outlays, and the procedural revisions which have been made to some since their inception. In addition, the report examines several basic indicators of assessment performance, uniformity, and efficiency, and charts the temporal changes in these indicators in relation to the state aid programs. This focus reflects the Board's view that the best way to measure the "effectiveness" of aid programs is to look at the extent of assessment improvement in terms of generally accepted indicators of assessment quality and efficiency.

In addition to their direct effects on local assessment administration, the aid programs have indirect effects on state-level property tax functions such as equalization, special franchise assessment, and setting of various types of assessment ceilings. Availability of high-quality local data in a uniform, mechanized format reduces state-level costs and increases accuracy in several program areas. In the equalization program, for example, the Office of Real Property Services (ORPS) must review fewer parcels per municipality if the parcels are assessed uniformly. Similarly, ORPS' costs of data handling are reduced when local assessment rolls are mechanized and in a uniform format that permits greater reliance on locally-determined reassessment values and parcel inventories.

II. DESCRIPTION AND EVOLUTION OF PROGRAMS

A. Financial Assistance Programs

Like many other states, New York State provides a number of local aid programs for the purpose of helping local governments to keep their assessments current and accurate, and to ensure that they are developed efficiently and with professional expertise. The cost of improving property tax administration can be substantial, particularly when assessments have been long neglected; rolls are decades out of date, and the systems used are outmoded. State financial assistance programs help to offset some of this cost. By reducing local costs, the state government helps to reduce one potential barrier to improving equity and efficiency – the costs such actions would directly impose on local taxpayers.

Over the past several decades, seven separate financial aid programs have been provided at various times, all with the goal of improving the quality, efficiency, and uniformity of local assessment administration. These programs evolved from the model of thirty-five years ago, the goal of which was to encourage initial reassessment projects, to today's more comprehensive programs oriented not only to initial reassessment but also to maintenance of the new assessments annually and consolidation of assessing and tax collection functions.¹

1. Attainment Aid

In the 1970s the state began to establish financial aid programs designed to defray the costs of equitable assessment administration to municipalities (excluding villages). The first program, titled the "State Assistance for the Attainment of Improved Real Property Tax Administration," became law in 1977 (Article 15-B, §1572 of the Real Property Tax Law). This program is often referred to informally as "Attainment Aid." Attainment Aid was payable in the amount of \$10 per parcel, in accordance with the following payment schedule:

- Payment #1 -- For preparation of assessment rolls, tax rolls, and tax bills (i.e., assessment administration information) (\$2/parcel)
- Payment #2 -- For submission of a plan of collection and maintenance of real property valuation data and the maintenance of records of transfers of real property which was certified by the State Board of Equalization and Assessment (former name of State Board of Real Property Services) (\$3/parcel)

¹ In addition to the financial aid programs offered for the purpose of increasing assessment quality and efficiency, the state has also offered aid payments to help defray local costs for attendance at training courses and processing applications for the state-financed STAR exemption. These are considered later in the report.

- Payment #3 -- Upon certification of satisfactory completion of plans submitted for Payment #2 (\$2/parcel)
- Payment #4 -- For implementation of a revised assessment roll certified as being in compliance with standards required for receiving prior payments, including compliance with requirements for both full disclosure to owners of real property as to the estimated effect of any changes in the assessed valuation resulting from an initial reassessment or subsequent update and a system of accounting for the collection of real property taxes (\$3/parcel).

This program was terminated by Chapter 309 of the Laws of 1996, which reorganized and updated the state's financial aid programs for assessment administration, with no Attainment Aid payments to be made for rolls subsequent to the 1998 roll. Payments to qualified municipalities under this program totaled over \$30.7 million. During this period, 986 municipalities, or virtually all of the non-village assessing units in New York, were certified for at least the first aid payment.

One main drawback of the Attainment Aid program was that it provided no incentive to maintain quality assessments once the initial reassessment had been completed (although many localities updated their rolls on a regular basis, despite the absence of further state payments for many years). Subsequent revisions to the aid programs, as described below, were intended to further this goal.

2. Supplemental Attainment Aid

For a brief period of time, two aid payments were made available, under a program generally referred to as "Supplemental Attainment Aid" (Chapter 53, Laws of 1992). Payments under this program were targeted toward those assessing units that had already completed an initial reassessment, but had failed to update this initial reassessment in subsequent years. The purpose of the program was to bring those rolls up to date, so that they could then be eligible for the "Maintenance Aid" program, described below.

The first supplemental payment, at \$2 per parcel, was awarded to those assessing units that re-verified and re-valued parcel inventories. A second payment of \$3 per parcel was awarded to recipients that included the new assessments on tentative assessment rolls in 1992, 1993, or 1994. Supplemental Attainment Aid payments totaling \$1.34 million were awarded to 55 municipalities between January 1, 1993 and April 1, 1995, when the program expired.

As previously mentioned Chapter 309 of the Laws of 1996 discontinued the Attainment Aid program and provided for its replacement by a redesigned Maintenance Aid program, as discussed below.

3. Maintenance Aid

In 1990, this new category of state aid was created to help assessing units preserve the systems of improved real property tax administration they had already achieved, through regular updating of rolls (RPTL Article 15-B, §1573). The program provided payments of \$2 per parcel annually to those that were certified as maintaining systems of improved real property tax administration. To receive aid, applicants were required to file a "Notice of Intent" on or before July 1 of the year prior to the assessment roll for which state assistance was requested. An "Application for Review" was required at least 90 days prior to the filing of the tentative roll for which state assistance was requested. Qualifications for this aid, which were specified in Part 201 of the State Board's rules, included certification for Attainment Aid payments 1-4, or a combination of Attainment Aid payments 1-3 and Supplemental Aid payments. Compliance with the following standards was also required: (a) acceptable Coefficient of Dispersion (COD) of less than 15, 17, or 20 percent, depending on population density; (b) automated assessment roll files/inventories in ORPS Real Property System (RPS) format; (c) satisfactory submission of quarterly automated sales corrections in RPS format; (d) checking of inventories within three months of sales; (e) verification of commercial inventories prior to each assessment update; (f) a system of assessment disclosure for each update; (g) submission of a satisfactory Confirmation of Compliance; and (h) data mailers sent to residential and farm property owners within three years of the last valuation update.

As indicated earlier, the Maintenance Aid program was restructured to incorporate aid previously provided under the Attainment Aid Program that expired at the end of 1998. This restructuring took effect on rolls prepared after January 1, 1996. Under the revised program, payments were as follows:

- In the year of a reassessment, up to \$5/parcel, not including wholly exempt parcels or parcels assessed by the State Board. This payment may be received repeatedly, but only once in any three-year period, and not within three years of receiving Payments #3 or #4 of Attainment Aid.
- In the intervening years, up to \$2/parcel, not including wholly exempt parcels or parcels assessed by the State Board.

To qualify for this aid, the assessing unit was required to meet standards of quality assessment administration, including an acceptable level of assessment uniformity as measured annually by the State Board; implementation of a reassessment or update at 100 percentage of value (except for New York City and Nassau County, where the criterion was a uniform percentage of value in each of four property classes (authorized in Article 18 RPTL)); publishing the uniform percentage of value used in assessment on the tentative assessment

roll; adopting a taxable status date and valuation date pursuant to law; providing a set of supporting valuation documents and files to the State Board; and providing a computer copy of the assessments, inventory, and sales files in standardized format to the State Board.

Regarding acceptable levels of assessment uniformity, an assessing unit that implemented a state-approved reassessment in a given year was presumed to satisfy the applicable assessment uniformity standards in the year of the reassessment and for the next two years. In the following year, aid eligibility depends on achieving a satisfactory assessment uniformity standard, as measured by the COD (unless another reassessment is implemented).

Between its inception in 1991 and through the 2004 roll year (the last year the program was in existence) Maintenance Aid payments amounted to nearly \$30 million, with over \$4.5 million disbursed to over 450 municipalities in 1998, the year of strongest participation in the program. However, beginning with the 1999 assessment roll, Maintenance Aid was limited to up to \$2 per-parcel payments. The \$5 per-parcel payments previously available in the Maintenance Aid program were instead provided under a new Triennial Aid program (see below for a discussion of this program and for program payments in 1999 through 2004).²

4. Annual Reassessment Aid and Triennial Aid

Chapter 405 of the Laws of 1999 substantially changed the Maintenance Aid program, creating a new annual aid program of financial assistance, supplemented by a program of triennial aid payments for those localities having completed a recent reassessment but not meeting the requirements for annual aid. As with earlier financial aid programs, this new program helped to defray the local costs of maintaining up-to-date, equitable, assessment practices. The new program is summarized in Table 1.

Chapter 405 provided a new, higher level of financial assistance to assessing units that annually maintain assessments at a level of 100 percent (or, at a uniform level in each class in special assessing units) under Annual Reassessment Aid. This program originally authorized state aid up to \$5 per parcel on each assessment roll through 2004, and up to \$2 per parcel on each assessment roll thereafter. However, to encourage the fullest possible participation in the program, Chapter 530 of the Laws of 2001 provided a \$5 payment per parcel for each qualifying assessment roll completed during an assessing unit's first five years in the program (or if its fifth

² Authorization for Maintenance Aid payments was originally scheduled to expire after the 2000 assessment roll, but Chapter 530 of the Laws of 2001 extended it until 2004 for assessing units that continued to satisfy the requirements of the pre-existing Maintenance Aid program. In order to have been eligible for this aid for 2001 through 2004 assessment rolls, an assessing unit must have applied for aid in either 1999 or 2000.

year was before 2004, for each qualifying roll through 2004). The maximum annual payment thereafter was increased to \$3 per parcel.

Table 1. Summary of State Reassessment Aid Programs, January 1, 2009			
Roll Year	Maintenance Aid Program*	Triennial Aid**	Annual Reassessment Aid*
1999	up to \$2/pcl./yr.	up to \$5/pcl. once every three years	up to \$5/pcl./yr.
2000	up to \$2/pcl./yr.	up to \$5/pcl. once every three years	up to \$5/pcl./yr.
2001	up to \$2/pcl./yr.	up to \$5/pcl. once every three years	\$5/pcl./yr.
2002	up to \$2/pcl./yr.	up to \$5/pcl. once every three years	\$5/pcl./yr.
2003	up to \$2/pcl./yr.	up to \$5/pcl. once every three years	\$5/pcl./yr.
2004	up to \$2/pcl./yr.	up to \$5/pcl. once every three years	\$5/pcl./yr.
2005-2011	N/A	up to \$5/pcl. once every three years	up to \$5/pcl./yr.
2012 and thereafter	N/A	N/A	up to \$5/pcl./yr.
<p>*These payments cannot be made in the same year as Triennial Aid.</p> <p>**Must meet the requirements of RPTL §1573 and Part 201 of State Board rules. Payment is made in year of reassessment, and municipality is eligible again in three years.</p> <p>N/A - Not available.</p>			

Authorization of these payments was scheduled to sunset after the completion of 2009 assessment rolls. In determining program eligibility, the State Board must ascertain whether the assessing unit has:

- maintained assessments annually at 100 percent of market value;
- conducted a systematic analysis of all locally-assessed properties annually;
- revised assessments annually where necessary to maintain the assessment level at 100 percent of market value;
- implemented a program to inspect physically and re-appraise each property at least once every six years; and
- complied with applicable statutes and rules.

Although the aid payment beyond the first five years in the program had been raised from \$2 to \$3 per parcel, there was concern on the part of both ORPS staff and the assessment community about continued participation by assessing units in the Annual Reassessment Aid Program. Both parties feared that reducing the level of support for participating municipalities beyond the fifth year of the program and also terminating the program in 2010 would only discourage participation in this program. To revitalize the program, legislation was enacted (under Chapter 655 of the Laws of 2004) that removed the sunset provision and eliminated the phase down in payments. Annual Reassessment Aid is now payable up to \$5 per parcel for each and every year in which a municipality qualifies under the program.

Chapter 405 also provided for a Triennial Aid program of up to \$5 per eligible parcel upon completion of a reassessment, which includes reinspection and reappraisal of all parcels on the assessment roll. Payments are available only on a triennial basis. This option is oriented toward those assessing units that wish to reassess periodically, but are not ready to commit to annual updating. Chapter 655 of the Laws of 2004 imposed a sunset of 2008 on this program; however, Chapter 212 of the Laws of 2006 extended this program through 2011.

As indicated in Table 2, Annual Aid participation has increased dramatically since its inception, with over 200 assessing units reassessing annually since the 2002 roll year. Participation in the Triennial Aid program fluctuates each year, since the assessing units reassess on a three-year cycle (sometimes on a countywide basis). Through the 2009 assessment rolls, a total of nearly \$62 million has been paid through the two programs, with Annual Aid comprising nearly 83 percent of total payments.

**Table 2. Annual Reassessment Aid and Triennial Aid (\$5/pcl.):
Program Participation and Expenditures**

Assessment Roll Year	Number of Assessing Units Receiving Aid		Expenditures (\$)	
	Annual	Triennial	Annual	Triennial
1999	17	75	1,023,125	664,535
2000	99	79	2,237,450	1,585,764
2001	158	80	3,448,948	1,379,466
2002	222	75	4,856,120	812,545
2003	219	52	5,405,990	486,210
2004	253	75	5,813,345	1,133,135
2005	247	55	5,398,930	798,195
2006	248	62	5,660,095	870,870
2007	214	81	4,705,160	1,182,860
2008	228	75	5,344,210**	1,361,813**
2009	260	44	5,337,446***	549,200***
TOTAL	--	--	\$51,230,893	\$10,734,593

* For the 2001 assessment roll year, the Triennial Aid per parcel payment was \$4.46.

**For the 2008 assessment roll year, both Triennial and annual Aid payments were reduced by 2% in accordance with Chapter 50 of the Laws of 2008.

***For the 2009 assessment roll year both Triennial and Annual Aid payments were reduced under Chapters 50 and 502 of the Laws of 2009 by 2 percent and 12.5 percent respectively. Annual aid amount is preliminary.

5. Aid for Consolidated, Coordinated and County Assessment Programs

It has long been an objective of the Office of Real Property Services to encourage a reduction in the number of assessing jurisdictions in New York State in order to improve efficiency in the administration of the real property tax. To provide further encouragement for efficient assessment administration, a consolidation incentive aid program was created under Chapter 170 of the Laws of 1994. This program, as initially enacted, offered local governments a one-time payment of up to \$10 per parcel if two or more assessing units unified their assessing functions in one of the following ways:

- combine to form a consolidated assessing unit, by employing a single assessor, preparing a single assessment roll, assessing at the same uniform percentage of value, conducting reassessments at the same time, having a single Board of Assessment Review; or
- coordinate the assessing function, by employing a single assessor, specifying the same uniform percentage of value for all assessments, and using the same assessment calendar; or

- contract with the county for all assessment administration services, including appraisal, assessing, and exemption processing.

Each of these approaches provides a way for many smaller municipalities to reduce the cost of reassessment, facilitate acquisition of new technology, and obtain valuation expertise. In addition, these approaches also help to achieve full-time, professional assessing, which can improve equity and provide better service to taxpayers. If a municipality reverts to separate assessing within ten years, the program requires that a prorated portion of the incentive aid payment must be returned to the state.

Since the inception of this program, 170 towns and 2 cities in 36 counties have received incentive aid for establishing Coordinated Assessment Programs (CAPs) in the 1995 through 2009 period. As shown in Table 3, total payments to date have amounted to \$2,907,524 for 75 Coordinated Assessing Units that formerly comprised 172 separate assessing units as of 2009. Thus, nearly 18 percent of all New York's city and town assessing units have participated in the program, although 11 programs comprising 23 municipalities have dissolved since inception, with an additional 4 municipalities withdrawing from programs currently in existence. At present 145 municipalities are within CAPs, comprising nearly 15 percent of all city and town assessing units.³

Chapter 309 of the Laws of 1996 also provided that a municipality may apply for both Maintenance Aid and one of the consolidation incentive aid programs in the same year. However, under the same legislation, payments for these consolidation incentive aid programs were reduced, from \$10 per parcel to a maximum of \$7 per parcel, effective for rolls filed after July 13, 1996. Moreover, the maximum amount receivable by a constituent municipality under this program was limited to \$140,000. A one-time payment of \$2 per parcel was provided for county assessing units established before April 1, 1996 if they implement a reassessment after 1996, at 100 percent of value. With the completion of a reassessment on the 2000 assessment roll, the Tompkins County assessing unit received \$65,736 under this provision.

Chapter 216 of the Laws of 2005 provided for an additional payment of \$5 per parcel to each assessing unit participating in a CAP that is implemented or expanded in 2006, 2007 or 2008. Payments are limited to \$100,000 per assessing unit for this enhanced program aid. This aid is not available to assessing units that have previously received consolidation incentive

³ Since the inception of consolidation incentive aid no municipalities have merged their respective assessing functions into consolidated assessing units. However, in February 2010 four towns in Dutchess County (Beekman, Fishkill, LaGrange, and Wappinger) are seeking to form such a unit, and have announced their intention to apply for financial assistance from the Local Government and Efficiency Competitiveness program (to be discussed in Part II).

aid for participation in a CAP. In 2006, \$65,325 in Enhanced Coordination Aid was paid to seven municipalities, based on their respective assessment rolls in 2006. Thirty municipalities received \$522,740 under this aid program based on their respective rolls in 2007. Twenty-one municipalities received \$228,955 for their committing to participate in coordinated assessment program on their respective rolls in 2008.

Chapter 348 of the Laws of 2007 provided greater flexibility in the formation of Coordinated Assessing Programs. Town and city assessing units forming or joining a CAP may do so from within adjoining counties as well as from the same county (RPTL §579(2)(b)).

Year*	Number of New Coordinated Units	Number of Parcels	Number of Prior Assessing Units	State Aid Payments (\$)**
1995	4	19,275	15	192,750
1996	5	16,234	11	162,340
1997	9	44,927	20	314,489
1998	5	24,252	11	169,764
1999	8	43,945	16	307,615
2000	1	2,980	2	20,860
2001	5	21,924	11	153,468
2002	6	23,244	14	162,708
2003	1	4,466	3	31,262
2004	1	1,182	2	8,274
2005	1	5,030	3	35,210
2006	3	13,096	7	91,672
2007	15	105,360	30	730,000
2008	9	61,203	23	419,853
2009	2	17,867	4	107,259***
TOTAL	75	404,985	168	\$2,907,524
<p>* Program was initiated in 1995.</p> <p>** State aid at \$10 per parcel in 1995 and 1996; \$7 per parcel thereafter, with a limit of \$140,000 per municipality.</p> <p>***For the 2009 assessment roll year payments were reduced under Chapters 50 and 502 of the Laws of 2009 by 2 percent and 12.5 percent respectively</p>				

As before, constituent municipalities withdrawing from the program within ten years after receiving consolidation incentive aid or additional payments must remit a prorated share to the

state.⁴ Rules require that in order to receive Annual or Triennial Aid for a reassessment, municipalities entering a consolidated or coordinated aid program after July 29, 1998 must also conduct a reassessment at 100 percent of value in the same year.

It is noteworthy that, within the last three years, there have been record numbers of new coordinated assessing units. In 2007-2009 period, a total of 57 municipalities became part of 26 new programs.

Chapter 530 of the Laws of 2001 authorized a one-time payment of up to \$1 per parcel to counties that enter into agreements with assessing units pursuant to RPTL §1573 for providing exemption services, appraisal services or assessment services to assessing units. The amount disbursed through the 2009 roll year has been modest (Table 4), despite recent expansion of covered services to include data collection, sales verification or other assessment-related services to assessing units (Chapter 633 of the Laws of 2004). Possible reasons for this low level of participation are the relatively small amount of the payment and lack of payments beyond the first year.

Year	Counties Receiving Aid	Municipalities Served	Payment (\$1/Parcel)
2002	5	24	\$56,809
2003	2	4	6,788
2004	3	4	15,430
2005	2	4	8,485
2006	3	5	15,245
2007	4	10	24,266
2008	4	11	21,230
2009	2	4	7,873**
TOTAL	25	64	\$156, 126
*Optional county services program (RPTL §1573 (3-a))			
**For the 2009 assessment roll year payments were reduced under Chapters 50 and 502 of the Laws of 2009 by 2 percent and 12.5 percent respectively.			

⁴ Since the inception of the programs, 11 Coordinated Assessing Programs have terminated their status, comprising 23 municipalities. In addition, four municipalities have withdrawn from three programs, although the programs remain intact.

6. Centralized Property Tax Administration Program

The Centralized Property Tax Administration Program (CPTAP) was established by ORPS in 2007 as part of an overall effort to streamline governmental efficiency among local governments in New York State.⁵ This program was open to counties not serving as assessing units in the state (currently excludes Nassau and Tompkins County, as well as New York City), and provides grants of \$25,000 to eligible counties that undertake any of the following initiatives:

- County Assessing Initiative: Prepare a study for the implementation of: (1) complete consolidation of the assessment function at the county level, with elimination of municipal assessing units and assessing rolls; or (2) the functional consolidation of assessing tasks at the county level without eliminating municipal assessing units, whereby involved municipalities would agree to coordinate their assessing functions and contract with the county for all assessment services (alternatively, this may involve individual cities and towns, or a group of cities and towns which contract with the county). An additional \$25,000 could be awarded upon receipt by ORPS of a copy of the study and a copy of the minutes of the county legislature or board of supervisors meeting that indicate the plan has been received by the county legislature or board of supervisors.
- County Tax Collection Information Initiative: Prepare a study for the implementation of a county-level database for tax collection purposes. The study must include a plan for managing the collection of data at the county level. An additional payment of up to \$25,000 would be available to defray the cost of implementing the county-level database upon submission by the county to ORPS of an executed contract between the county and the technology contractor charged with creating the database.
- New County/Coordinated Units: In addition to the \$25,000 grants, counties were eligible to receive payments on a per-parcel basis. A new county assessing unit would receive \$2 per parcel upon submitting proof that a referendum to establish a county assessing unit has been approved by the voters. Alternatively, a county would receive \$2 per parcel if a new Coordinated Assessment Program (CAP) is formed, and in which the county assumes all assessing services in all of the component municipalities. If a new CAP was formed in a county where the county assumes all assessing services in less than 100 percent of the component municipalities, that county would receive \$1 per parcel. Funds were to be disbursed upon receipt by ORPS of an executed agreement between the municipal participants and county.

⁵ In April 2007 Governor Spitzer issued an executive order creating the Commission on Local Government Efficiency and Competitiveness (LGEC), a body which has been charged with making recommendations concerning local governmental consolidation, through shared services and other efficiency measures. ORPS was one of several state agencies cooperating with the Commission. LGEC issued a report of its findings in April 2008, and the report can be accessed at <http://www.nyslocalgov.org>.

Payments under CPTAP would be in addition to any payments available under the existing State Aid programs available from ORPS. Only one grant is available per county per initiative. CPTAP applications closed on July 1, 2008.⁶

As shown in Table 5, fifty-one counties applied for and received awards for preparing a study pertaining to the County Assessing Initiative, totaling \$1,275,000. To date, 47 of these counties have received additional awards for submitting the study to ORPS and to the county legislature or board of supervisors, totaling \$1,175,000⁷. Forty-four counties applied for and received awards for preparing a study pertaining to the Tax Collection Information Initiative, totaling \$1,100,000. To date, 20 of these counties have been awarded additional payments of \$25,000 for submitting to ORPS a signed contract between the county and the technology contractor developing the tax collection database.

Table 5. Centralized Property Tax Administration Aid Program*		
Initiative	No. of Participating Counties	Amount of Aid
County Assessing Study	51	\$1,275,000
Submission to Co. Legislature	47	\$1,175,000
Tax Collection Database Study	45	\$1,100,000
Implementation Contract	20	\$500,000
*Data as of January 13, 2010.		

No payments have yet been made that pertain to new county assessing units or county CAPs, since no new county assessing units have yet been formed, nor has any county assumed assessing functions within newly formed CAPs to date. The CPTAP program is not expected to be available in the 2010-11 state fiscal year.

7. Real Property Tax Administration Technology Improvement Grant Program

In September 2005, the Office of Real Property Services established the Real Property Tax Administration Technology Improvement Grant Program (RPTATIP). The purpose of this program was to provide users of parcel-level data with more effective and easier access to information they need through sharing of the data, improved technology and integrated real property systems. Another desired outcome of the program was improved business processes

⁶ A description of assessment options currently available to counties is described in Collaborative Assessing – Potential Options for Study under the CPTAP Program (issued by the State Office of Real Property Services, May 2008).

⁷ Data as of January 13, 2010.

through intergovernmental collaboration and cooperation in the use of real property data. Any county, city, town or consortium thereof in New York could apply for the following types of projects:

- Project A: results in a product that either: (1) provides taxpayers with the ability to access web-based parcel level and sales information (information provided may also include assessment calendars, photographs, tax rates, search/query capabilities and other appropriate rates and ratios); or (2) provides all the features and functionality of (1) as well as multi-purpose web-based parcel-related software application that encourages the integration and use of parcel data among multiple levels of government, and which also provides parcel tax history information to taxpayers.
- Project B: results in either: (1) a feasibility/pilot study that demonstrates that a proposed project is capable of being implemented, based on usability, technology or cost effectiveness and other parcel related records; or (2) a project that facilitates implementation of results determined in a demonstration project as described above, or in a pre-existing real property tax administration feasibility/pilot study.

Each grant application was evaluated in accordance with the published evaluation, ranking, and selection criteria. In the 2005-06 fiscal year 29 Project A grants and 8 Project B grants were awarded. A total of \$2.42 million was paid for fiscal year 2005-06 projects.

The RPTATIP grant program was also available for the 2006-07 fiscal year; 53 Project A grants and 5 Project B grants were awarded in that year (no B1 grants – feasibility or pilot study projects – were available). To date \$3.44 million has been paid. This program was not renewed for the 2007-08 fiscal year and thereafter.

B. Technical Assistance Programs

In addition to financial assistance programs, which help localities to offset various local costs, the state also provides technical assistance, through a number of ORPS programs. The technical assistance programs are varied and overlapping, providing information, advice, computer software, publications, administrative services, and other assistance, as outlined below. The goal of all these products and services is to help localities do a better and more cost-effective job in administering the property tax.

1. Real Property System (RPS)

ORPS has developed and supports computer software known as the Real Property System (RPS) for use by municipalities in assessment administration. The currently supported version of RPS is RPSV4. It offers local governments a uniform means of producing mandated assessment products, including assessment rolls, proper application of exemptions on each

parcel, tax billing/collection documents, and assessment change notices. In addition, the RPS system offers a means for maintaining the inventory information for all properties in an assessing jurisdiction and a system for undertaking a mass appraisal. As an integrated statewide system, RPS also allows ready access by the state government to local assessment data, including parcel inventory records and sales. This statewide uniformity allows ORPS to perform its equalization function with greater efficiency and cost effectiveness.

The prototype system was developed in 1974, and it consisted of three separate components. The Assessment Roll and Levy Module (ARLM), provided tax accounting routines, including assessment rolls, tax rolls and tax bills, in an effort to standardize assessment roll data. By 1986, about 80 percent of New York's city, town, and county assessing units were utilizing ARLM. The Data Management Module (DMT) allowed assessors to maintain detailed real property inventory characteristics for all properties, and to change those inventories appropriately as the properties were modified over time. Information regarding sales of properties could also be added on an ongoing basis by means of the module. About 50 percent of the state's assessing units had the capability of using DMT by 1986. The third RPS component, the Mass Appraisal Module (MAM), provided computer-assisted mass appraisal information with the capability to apply the three approaches to valuation (comparable sales, cost and income). About five percent of the state's assessing units had MAM capability in 1986.

RPS Version 3 (RPSV3), a DOS-based product that offered the assessment, inventory and valuation modules in a unified context, was developed in the late 1980s. In 1998, an updated version of RPSV3 added the ability to value complex industrial properties. By 1999, 94 percent of the state's assessing units were using RPSV3.

During the 1990s, ORPS had assisted over 50 percent of the assessing units to convert from a centralized mainframe computing system, often housed in the county property tax office, to personal computer operations based within local assessing jurisdictions. By 1999, 58 percent of assessing units were using personal computers. To accommodate these changes, RPSV3 was made available for personal computers, as well as for 36 IBM AS400 mini-computer sites, 11 IBM mainframe sites, and 6 Unisys mainframe sites. Most of these sites did processing for multiple assessing units.

A newer personal-computer-based valuation system (PCVAL), developed in 1996 to work in conjunction with RPSV3, provided assessing units with a complete, user-friendly, computer-assisted mass appraisal capability, including the ability to estimate value based on the cost, comparable sales, and income approaches. The PCVAL system allowed assessing units

having the requisite expertise to operate more independently, and this in turn reduced reliance on state staff and equipment.

Development of the next generation of RPS software, known as RPS Version 4 (RPSV4), was begun in early 1997. This new version was based on the Windows operating system and incorporated a relational database file structure and graphical user interfaces as well as many other user-requested enhancements. The project was broken down into four phases: Phase I was released to 11 test sites in January 1999 and Phase II to the same users in September 1999. After extensive testing, a production version of RPSV4 was released in November 1999.

The November 1999 release of RPSV4 included capability for file maintenance of assessment and inventory data, standard reports to supplement data handling, a geographic information system, a customized report writer and a complete document image management system. Phase III, consisting of programs that generate assessment and tax rolls and programs that can change exemptions and update individual data items, was released in February 2000. Phase IV, an array of valuation support programs (cost, market, user models), including the ability to value utility property, was released in July 2000. Valuation of forest property was integrated into RPSV4 in 2005. ORPS contracted with a vendor (Marshall and Swift) to modernize the RPSV4 cost system in 2006. That process is on-going. Administration of the taxable state land assessment approval process is currently being studied for future integration. RPSV4 has the capability of integrating the assessment system with other municipal systems and off-the-shelf software (such as SPSS), since it uses relational database file structures.

There are currently 957 non-village assessing units using RPSV4, comprising approximately 97 percent of all assessing units. Support for RPSV3 ceased effective December 31, 2004; the last remaining assessing units converted to RPSV4 during 2009. Beginning in 2010, some existing ORPS staff associated with the maintenance and development of RPSV4 will redeploy to work on RPSV5. To accomplish this, work on RPSV4 will be significantly curtailed.

The development of RPSV4 represented a major technological advancement for the Real Property System. Use of client server technology and a relational database file structure offered significant advantages to users. However, this system has been in production for ten years and is already beginning to show its age. The rapid pace of technological advancement continues to shorten the life cycle of systems.

In 2002, a team of local officials and ORPS staff looked at the issue of what the next generation of RPS (RPSV5) might look like. While they recognized the need to continue to keep

pace with advancing technology, they concluded that no single cost-effective RPSV5 solution existed that met all of the critical user requirements at that time. Continuing advancements in technology since 2002 and changing user needs have caused staff to re-examine this issue. Some preliminary work was done in 2005, 2006 and 2007 with an eye towards implementing web-based technology. Current consolidation initiatives provide further impetus for developing the next version of RPS. Unfortunately, fiscal constraints have prevented any significant progress during 2008 and 2009.

Implementation of RPSV5 is likely to be expensive. It has been estimated that the cost of developing and deploying a new web-based RPSV5 system which maintains existing functionality could cost upwards of \$10 million. At the same time, delaying this improvement would eventually leave users with obsolete technology for administering assessments and real property taxes.

2. Reassessment Project Support

The goal of a reassessment project is to assess all properties within a municipality at a uniform percentage of value as of a given date. For those projects in assessing units that have not reassessed in several years, the major focus of the work is to collect a complete and accurate inventory of all parcels in the municipality, and to use these data to reassess the entire roll. To facilitate reassessment projects, support is provided to local municipalities by ORPS regional staff throughout each of the following stages of the project: preliminary planning and analysis; data collection; valuation; field review; and impact estimation/disclosure. In the preliminary planning stage, ORPS staff members take part in local meetings to explain the reassessment process, and they help local officials with development of requests for proposals by private contractors. They also advise local officials concerning evaluation of bids, determination of schedules, and other administrative arrangements. Staff operates from regional offices located in Batavia, Syracuse, Albany, Saranac Lake, Newburgh, and Hauppauge.

In the data collection phase, ORPS staff members maintain contact with assessors and contractors regarding the progress of the project and to ensure that the data collected meet state standards. In the valuation stage, the parcels are valued through mass appraisal systems, with participation of ORPS staff to ensure that mass appraisal is done to state standards. The field review phase is the final check on computer-generated values, where ORPS staff members help local officials to understand the field checking of computer-generated value estimates and final valuation of all the parcels. ORPS also provides assistance with post-reassessment impact disclosure notices and public information meetings.

In addition to an initial reassessment, most assessing units follow up with subsequent periodic reassessments that may not require parcel inspection and reinventory if the existing inventory data are current and accurate. ORPS encourages assessing units to protect the investment made in the initial reassessment and attain international professional standards by keeping assessments current on an annual basis, with periodic physical re-inspection.

As already mentioned, in order to encourage annual reassessment, added financial assistance has recently been made available. Based on standards of the International Association of Assessing Officers (IAAO), the Annual Reassessment Program offers three approaches municipalities may now use to meet the statutory definition of annual reassessment: (a) review of all properties, with value adjustment, when appropriate, of certain properties by application of trend factors; (b) review of all properties, with complete re-inspection and reappraisal; or (c) some combination of both. While review and adjustment of individual assessments based on a systematic analysis of relevant market data must occur annually, re-inspection of each parcel must only occur at least once every six years. Technical assistance for annual reassessment programs is provided to ensure their adoption and success.⁸ Table 6 indicates the number of ORPS-assisted reassessments in selected years since the mid 1980s. In 2009, there were 326 projects, comprising nearly one-third of all assessing units. Some 252 of these projects involved assessing units that had also reassessed in the preceding year. The number of reassessment projects has been above 252 since 2001. In 2010, 385 reassessment projects are planned, which will set a new record. Of these, nearly 75 percent will likely involve municipalities that also reassessed in 2009, and which thus may be eligible for Annual Reassessment Aid. The Annual Reassessment Aid Program is thus clearly experiencing strong participation.

⁸ Publications entitled Guidelines for Annual Reassessment (and the Annual Aid Program) (State Office of Real Property Services, March 2008) and Guidelines for Effective Administration in New York State: a Self-Review Guide for Assessing Units (New York State Office of Real Property Services, revised August 2007) are available from ORPS staff and online at <http://www.orps.state.ny.us>.

Year	Number of Reassessment Projects	
1986	78	(1)
1996	105	(1)
2004	360	(256)
2005	317	(250)
2006	326	(233)
2007	313	(229)
2008	321	(230)
2009	326	(252)

Numbers in parentheses indicate cases where a reassessment also took place in same municipality in the preceding year.

3. Advisory Appraisals

State legislation enacted in 1970 (see RPTL §1544) offers advisory valuation assistance to county, city or town assessing jurisdictions, upon their request, in determining the taxable value of highly complex commercial and industrial properties and all utility properties. In 1990, that legislation was amended to provide that the municipality must be conducting a reassessment project in order to apply to ORPS for such advisory appraisal assistance. State advisory appraisals are not binding on the local assessor requesting the assistance.

In 2009, ORPS staff conducted 1,856 utility advisory appraisals, and 9 industrial/commercial appraisals, at the request of local governments. The number requested in a given year depends on several factors, including the number of assessing units undertaking reassessment projects and the incidence of industrial and utility properties in those assessing units. The level of advisory appraisals increased dramatically in the early part of the current decade, reflecting not only the widespread participation by municipalities in the Annual Reassessment Program but also the increased assistance provided by ORPS staff to local assessors in appraising utility property following price-deregulation of electricity generation in New York. The ORPS advisory appraisals for divested generating plants now include use of the income and comparable sales approaches to valuation, in addition to the cost approach that was the sole method of valuation in the pre-deregulation era.⁹ It is expected that the demand for advisory appraisal assistance will remain strong in 2010, commensurate with the growth of

⁹ See Divestiture of Electricity Generating Plants: Property Tax Implications, NYS Board of Real Property Services, December 31, 1999.

reassessment projects. The number of ORPS advisory appraisals provided in a sampling of years since 1986 is listed below (Table 7).

Year	Number of Advisory Appraisals		
	Utility	Industrial/Commercial	Total
1986	402	133	535
1991	375	15	390
1996	583	23	606
2002	1,660	32	1,692*
2006	1,859	18	1,877*
2007	1,801	34	1,835*
2008	1,776	33	1,809*
2009	1,856	9	1,865*

*Total does not include village portions of townwide advisory appraisals.

4. Assessment Administrator Training

The Real Property Tax Law was amended in 1970 to require the State Board to establish minimum qualification standards, as well as training and certification programs, for appointed assessors, county directors of real property tax services and professional appraisal personnel, including support staff in assessors' offices. It was further amended in 1982 to include elected assessors and assessor candidates, and in 1986 to add acting assessors who were in office for six months. A 1990 amendment required that the approximately 3,900 Board of Assessment Review (BAR) members attend a course in assessment practices at the beginning of their term in office. A 1997 statutory change authorized the state to reimburse elected assessors for costs incurred when they complete continuing education training programs (RPTL §318(4)). An additional statutory change (in 2005) required certification for assessors in the City of New York beginning in 2006 (RPTL §354). (Nassau and Tompkins Counties, along with five cities¹⁰ and all villages, were excluded from some or all of these standards.) State payments covered tuition, lodging, and travel costs.

During 2009, ORPS was required to provide for the training of about 1,500 assessors, county directors and real property appraisers. Among assessing units with training requirements, approximately 88 percent now have sole, appointed assessors. Most of the remaining 12 percent have three-member boards of elected assessors, thus imposing a

¹⁰ Albany, Buffalo, Rochester, Syracuse and Yonkers.

proportionately greater training burden. This is especially true insofar as the turnover rate for elected assessors is dramatically higher than the rate for appointed assessors.

The State Board adopted new training and certification rule amendments for assessors and county directors effective October 1, 2007. The most significant addition to the basic courses was an ethics component. Not only are new assessors and directors required to take this component, but all assessors and county directors are also required to take the component as a recertification requirement upon commencing a new term of office.

Significant revision of the fundamentals of assessment administration course component includes, among other things, incorporating the exemption and equalization course materials. A single valuation component was developed by the Institute of Assessing Officers (IAO) to address appraisal issues faced by assessors. This valuation training is supplemented by the Department of State appraiser licensing courses.

ORPS rules currently provide for three levels of training for assessors. The first level, basic certification as a State Certified Assessor (SCA), is required of both elected and appointed assessors and must be achieved within three years of taking office. If an assessor did not become certified in a prior term of office, he or she must attain certification within one year of beginning a new term of office. For basic certification, assessors are required to take six components, plus an initial orientation seminar. The six required topics are ethics; fundamentals of assessment administration; cost, market and income approach to value; data collection fundamentals; and mass appraisal. The sixth component, farm appraisal training, is required for approximately 80 percent of the state's municipalities, due to the existence of one or more of the following conditions:

- at least 10 percent of the total acreage is classified as agricultural on the assessment roll
- at least 10 agricultural assessments have been granted pursuant to Article 25-AA of the Agricultural Markets law; or
- at least 10 percent of the total acreage lies within an agricultural district, created pursuant to Article 25-AA of the Agricultural and Markets Law.

For municipalities where the farm appraisal training is not required, an elective component is required. Assessors may choose farm appraisal, forest valuation or commercial/industrial appraisal as their elective component.

The second level of training -- continuing education -- is required only of sole elected and appointed assessors. An average of 24 continuing education credits must be completed per year in approved courses. One hour of training equals one continuing education credit. In

addition to the courses already mentioned, assessors may choose continuing education in applied level of assessment training, statistical analysis, commercial data collection, computerized valuation, and various assessment administration seminars. Supplemental training on topics requested by assessors is also offered, if resources permit.

A third level of training – recertification – is required for all elected and appointed assessors. Completion of an approved ethics course is required for certified assessors no more than one year prior to or one year after reappointment or reelection to office.

The State Board also approved a new basic course of training for all county real property tax directors beginning October 1, 2007. Required training includes an initial orientation seminar and completion of nine additional courses over a four-year period. These include six components that are similar to assessor requirements: ethics; fundamentals of assessment administration, cost, market and income approach to value; data collection fundamentals; mass appraisal; and farm appraisal. Additional courses are tax mapping, tax collection, and commercial/industrial valuation. Successful completion of these components results in certification. Once certified, directors are required to attain an average of 24 continuing education credits each year. Upon reappointment to office, directors are required to become recertified by completing an approved ethics course within one year.

In 2006 the State Board adopted rules for the certification of assessors serving in New York City, as a result of Chapter 139 of the Laws of 2005.¹¹ Effective on April 1, 2006 assessors serving within New York City must complete a basic course of training that includes the following eight components: assessment administration, data collection fundamentals, real property appraisal fundamentals, income property valuation fundamentals, advanced income property valuation, ethics, mass appraisal fundamentals and computer-assisted mass appraisal modeling. In 2007 the program expanded the number of assessors covered by the certification requirement and extended the time for the New York City assessors to be certified by ORPS.

There are several training format options available to assessor and county director participants. ORPS courses are offered at various sites throughout the state. In addition, a web-based training program was introduced in 2000; online courses in assessment administration, mass appraisal, fundamentals of data collection and sales data management are currently available. Another alternative is a self-study program, where students are provided with training materials for independent study in several of the basic and continuing education courses. Self-study examinations are held numerous times per year in ORPS regional offices

¹¹ Subpart 188-8; Title Nine of the Official Compilation of Codes, Rules and Regulations of the State of New York.

and county offices. Finally, ORPS provides information to assessors concerning training courses conducted by other organizations that have been approved by the Department of State. Table 8 provides the status of training activity as of 2009.

Table 8. Assessment Training Status, 2009			
Position Held	Total Number of Positions	Basic Certification	
		Number Certified	Number Uncertified
County Director	55	40*	15
County Assessor	2	1	1
Appointed Assessor	853	806	47
New York City Assessor	143	113	30
Elected Assessor	334	248	86
Real Property Appraiser**	34	26	8
Assessor Candidate	56	7	49
TOTAL	1,477	1,241	236
* County directors and sole assessors are required to participate in continuing education courses once they are certified.			
** Employee of assessor's or county director's office.			

Table 9 shows the annual reimbursement costs for a sample of years in several training components. The primary differences in annual costs are related to the number of persons trained in a given year. While the "Basic Training" and "Continuing Education" costs listed are reimbursed directly to the assessment administrator or the locality, "Residential Sessions" costs are paid to the college sites where expanded programs are held.

Table 9. Trends in State Reimbursement Expenditures for Assessment Training (excluding New York City)				
Fiscal Year	Basic Training	Continuing Education	Residential Sessions	Total Reimbursement
1986-87	\$55,700	\$166,000	N/A	\$221,700
1991-92	9,500	130,000	N/A	139,500
1997-98	42,000	207,500	\$38,100	287,600
2003-04	61,700	237,500	41,800	341,000
2005-06	68,800	281,200	47,600	397,600
2006-07	60,100	290,700	48,600	399,400
2007-08	73,700	340,000	49,400	463,100
2008-09	94,000	243,400	N/A	337,400

In compliance with legal requirements, ORPS staff reviews the educational and experience qualifications for county directors of real property services, appointed assessors, real property appraisers and candidates for assessor. Failure to attain and maintain certification is grounds for removal from office. Beginning in 1996, ORPS undertook an effort to get more assessors into compliance with requirements by offering them extended time periods in which to take the necessary training and also the opportunity to avoid a compliance hearing. To date, 293 assessors (19 assessors in 2009) have signed consent orders in lieu of such a hearing.

Table 10 gives a summary of the training attendance and course outcomes for a sample of years between 1980 and 2009. The data include all courses administered by ORPS, taught either on-site or at other designated locations, including summer training sessions. Also included are data for courses taken on a self-study basis (permitted since 1990) and online training (begun in 2000). Up to one-third of the participants elected to take courses on a self-study basis in past years, but less than 10 percent have done so in recent years, no doubt because online study became available in 2004.

Year	No. of Courses	Number of Participants				Percent of Participants Passing			
		Class-room	Self Study	Online	Combined	Class-room	Self Study	Online	Combined
1980	2	575	N/A	N/A	575	79.8	N/A	N/A	79.8
1983	4	1,063	N/A	N/A	1,063	76.5	N/A	N/A	76.5
1986	6	1,601	N/A	N/A	1,601	83.6	N/A	N/A	83.6
1989	13	1,147	N/A	N/A	1,147	95.3	N/A	N/A	95.3
1992	12	771	288	N/A	1,059	92.3	68.8	N/A	87.8
1995	12	594	262	N/A	856	98.0	61.1	N/A	86.6
1998	12	477	223	N/A	700	97.7	68.6	N/A	88.4
2004	26	948	112	89	1,149	99.6	89.3	97.6	98.5
2005	22	746	96	182	1,024	99.1	86.5	97.8	97.7
2006	33	897	110	210	1,217	99.8	96.7	97.4	99.1
2007	27	982	86	226	1,294	100.0	94.2	95.8	98.9
2008	23	958	58	191	1,207	99.6	94.5	98.4	99.0
2009	21	654	51	144	849	99.4	94.1	92.6	98.1

The overall percentage of participants passing courses has improved over time, with nearly 100 percent of the classroom participants passing in recent years, as contrasted with less than 85 percent passing in the early 1980s. Pass rates for the self-study alternative also improved over time, although significant improvement did not occur until recently, and online

pass rates have been consistently high since this option became available. Reduced numbers in 2009 reflect a one-time cancellation of certain courses for fiscal reasons.

Newly appointed or reappointed Board of Assessment Review members must attend required training sessions, or they are precluded from participating in the hearing and determination of assessment complaints on Grievance Day. Section 523 of the Real Property Tax Law provides that "upon the appointment or reappointment of an individual to a board of assessment review, an appointee shall attend the training course as shall be prescribed by the State Board." Since BAR members serve five-year staggered terms, and are often appointed to fill vacancies for unexpired terms, BAR training must be conducted annually to ensure that a quorum (majority of trained BAR members) is available to hear complaints. The same legislation authorized the State Board to delegate BAR training to the county tax directors. ORPS staff works annually with county directors to update course content to reflect any changes affecting BAR matters. About one-third of the approximately 3,900 BAR members in New York take the training each year.

5. School Tax Relief (STAR) Program Aid

In 1997, the STAR Program was enacted and it provides an exemption on school property taxes for owner-occupied residential properties. Under the program, the state reimburses local school districts annually for the cost of the resulting exemptions. As of December 2009, approximately \$24.5 billion (\$2.5 billion in 2009) had been reimbursed to school districts since the program began. STAR administrative aid was also provided to localities to help them defray their costs for processing STAR exemption applications and modifying tax bills to comply with state mandates for tax bill context. This administrative aid was eliminated in the 2009-10 state budget.

6. Other Technical Assistance

In addition to the major technical assistance programs already discussed, further assistance of various types is provided on a daily basis in many program areas. These technical assistance activities are summarized below.

- a. Publications. A wide range of publications on real-property-related topics is produced on a continuing basis by ORPS. Approximately 180 publications are currently available, nearly two-thirds of which are accessible on the Internet at the ORPS web page (www.orps.state.ny.us). Those not accessible on the Internet are generally available at no cost to recipients, although a few lengthy and/or specialized publications require subscription fees. Requests are received not only from local

governments but also from New York State government agencies, legislative staff and taxpayers, as well as organizations and individuals from other states. Many publications are of special assistance to assessors, notably the multi-volume Assessor's Manual, which contains current information regarding such areas as exemption administration, valuation, and instructions on use of the RPS system.

- b. Legal Services. ORPS also provides legal assistance, advice and counsel to local officials and to municipal attorneys on matters relating to real property taxation. Over a ten-year period ending in 2007, ORPS helped train (in conjunction with the State Office of Court Administration) over 2,000 hearing officers at training sessions held once every four years in each of the state's judicial districts. (In 2008 OCA assumed full responsibility for training and providing counsel to these officers.) Legal opinions are published in Opinions of Counsel, with twelve volumes produced to date. Information on recent court decisions is published quarterly in the Real Property Tax Administration Reporter, a publication that is useful to local government officials, attorneys specializing in property taxes, and other such users.
- c. Public Information and Research. Inquiries on various matters related to property tax administration are received on a daily basis from state and local government officials and taxpayers. ORPS staff members respond to these requests, and attend local government meetings and conferences where appropriate. In certain instances, data files or research materials are prepared in response to requests. Much relevant information is now available on the ORPS web page <http://www.orps.state.ny.us/>. Staff members also prepare reports annually on such matters as exempt property and the quality of assessment practices, and periodically on those policy issues that arise from time to time in relation to property taxation.
- d. Tax Mapping Program. Under Section 503 of the Real Property Tax Law, counties have responsibility for preparing and maintaining tax maps for each city and town, and the maps must meet guidelines established by the State Board. ORPS also has the responsibility of providing advice and technical assistance pertinent to meeting Board rules. The advice and technical assistance provided to municipalities consist of reviewing and certifying tax map maintenance and assisting municipalities with digital map conversions.

Every assessing unit in the state is currently in compliance with State Board rules. In addition, all counties have either converted to digital tax maps or are in the process of converting.

- e. Geographic Information Systems (GIS) Services. Various GIS services are provided to localities in conjunction with reassessment projects and are also resident in RPS Version 4. They include:
- display of sale parcels in property value ranges to assist in sales analysis and neighborhood delineation;
 - coefficient of dispersion analysis using geographic selection criteria;

- land use analysis with color-coded views of a county or town using the property class code on the local RPS file;
- mapping and analysis of reassessment impacts on tax bills;
- school district analysis within a town, or alternately, towns within a school district; and
- providing environmental maps that display proximity to features influencing property values, such as hospitals, landfills, etc.

7. Technical Assistance Costs

Table 11 presents summary data for costs associated with several major ORPS technical assistance programs in the 2009-2010 fiscal year.

Table 11. Estimate of ORPS Program Costs for Certain Technical Assistance to Local Governments (FY 2009-2010)*	
Program	Total State Cost
Real Property System (RPS) Support	\$ 5,900,000
Assessment Administrator Training	2,100,000
Reassessment Assistance	4,900,000
Advisory Appraisals	2,500,000
TOTAL	\$15,400,000
*Does not include financial assistance programs. Technical assistance programs listed are those for which local assistance costs can reasonably be separated from other program costs.	

As evident from the data, over 70 percent of total ORPS technical assistance costs are associated with reassessment project support and the RPS system. The assessment administrator training program and the advisory appraisal program share the remaining 30 percent of total technical assistance expenditures given in Table 11.

III. MEASURING IMPROVEMENTS IN ASSESSMENT ADMINISTRATION

A. Introduction

There is probably no single "best" measure of the quality of assessment administration. Among the relevant dimensions of assessing quality are the uniformity (equity) achieved, the frequency of updating of data through reassessment activity, the degree of professionalization of the assessor's office, the costs incurred, the extent of adoption of modern technology, and the quality of taxpayer relations and public information. This section of the report attempts to chart the progress of assessment administration since 1983 in terms of several of these considerations for which data are available. The data are not ideal in all instances, and proxy variables must be used, e.g., utilization of the RPS system is a reasonable, but not perfect, measure of technology adoption, and the percentage of assessors who are appointed as opposed to elected is arguably a reasonable, though not perfect, measure of the extent of professionalization of assessing.

One important point to consider is the question of causality. Since the purpose of this report is to examine the effectiveness of state assistance programs, there is a temptation to attribute any observed progress in assessment administration to the existence of the programs. However, such a causal relationship can not be ascertained from the available data, given that external factors were operative during the period in which state assistance programs were provided. The potential effects of factors such as changing real estate markets, litigation, statutory amendments, ORPS policies and requirements, technology, and many others, can not be eliminated or otherwise accounted for adequately. Because of these factors, it is impossible to postulate a direct quantitative relationship between provision of state aid and assessment improvements.

An important exception to this generality involves the Annual Assessment Aid Program which, immediately after its initiation, appears to have generated a remarkable increase in the number of assessing units that keep their values current on an annual basis. Prior to this program, only one or two assessing units in the state did so, but there were over 160 such projects in the program's third year (2001) and participation had risen to 260 by 2009 with a substantial further increase expected in 2010.

B. Number of Assessing Units and Assessors

As noted earlier in this report, it has long been the objective of the Office of Real Property Services to encourage a reduction in the number of assessing jurisdictions in New York State in order to improve efficiency in the administration of the real property tax. In 1983 there were 1,546 assessing jurisdictions, including villages.

Over the past twenty years, ORPS has provided information designed to make village officials aware of the advantages of ending village assessing. Discontinuance of assessing by villages eliminates a duplicative government function and it also reduces confusion among taxpayers relative to their town vs. village assessments. There has been a steady decline in the number of villages assessing, with seven more discontinuing it in the past year. As of January 1, 2010 only 132 of the 552 villages in New York (less than 24 percent) maintain their status as assessing units. The other villages have terminated their assessing unit status, and instead have transferred responsibility of assessing for village purposes to the respective town assessing units (RPTL §1402 (3)).¹²

Many years ago, certain city and town assessing units had been consolidated. In Tompkins County, the county government assumed the assessing function for its one city and nine towns, and Nassau County has been assessing on behalf of its three towns and all but one of its school districts for many decades (the two cities in Nassau County and most of its villages still assess for their own taxing purposes). In recent years, the Coordinated Assessment Aid program has effectively combined an additional 145 municipalities into 64 coordinated assessing programs.¹³ As a result of all these changes, the total number of assessing jurisdictions in New York now stands at effectively 1,034, having been reduced by over 33 percent since 1983 (Table 12). It is also worthy of noting that all this consolidation occurred through state incentives and local initiative, and without state mandates.

¹² Four villages are coterminous with the respective towns in which they are located, and instead have single assessment rolls for both town and village purposes (Village Law §17-1722-a). Furthermore, under RPTL §1402(4) villages incorporated on or after January 1, 1995 are considered non-assessing units, unless the village enacts a local law to become an assessing unit. To date none of the four villages subject to this statute has opted to become a village assessing unit.

¹³ As indicated in Table 3, 168 assessing units in 73 coordinated assessing programs have received financial aid to date. However, 11 programs that comprised 23 assessing units are now defunct, with an additional four assessing units withdrawing from their respective programs.

Year	Total Number of Assessing Jurisdictions*	Jurisdictions with Multi-Jurisdictional Assessors	
		Number of Jurisdictions	Number of Assessors
1983	1,546	N/A	N/A
1987	1,435	144	59
1992	1,294	190	74
1997	1,177	361	133
2004	1,092	449	162
2007	1,057	486	167
2008	1,044	501	173
2009	1,034	506	172

* For purposes of this table, coordinating assessing units are counted as a single assessing unit, and village assessing units are included.

Despite these reductions in the number of assessing units, the fact remains that the primary responsibility for assessing remains at the city or town level, with only modest progress toward consolidation. Less than 15 percent of the non-county assessing units in the state have opted to enter Coordinated Assessing Programs. The CAP programs still allow redundant assessment administration (i.e., separate assessment rolls are still prepared for each municipality comprising the CAP). Furthermore, this modest program has seen dissolution of eleven CAPs, and also a few municipalities withdrawing from their respective CAPs. Only 13 cities and towns in the state (excluding New York City) have relinquished assessing altogether, and have allowed this function to be conducted at the county level.¹⁴ The greatest success at consolidation so far has been the reduction in village assessing units, where, as mentioned above, the majority of villages have elected to cease assessing for their own purposes, and instead use the respective town rolls on which to levy taxes. Even so, village assessing persists, as nearly one out of every four villages performs its own assessing. Furthermore,

¹⁴ Nassau County, one of two county assessing units, does not assume the assessing function for all governments within its jurisdiction. County assessing is conducted for county, town, and special district purposes only, as well as for the 15 villages choosing to relinquish their assessing to the county. However, the other 49 villages still conduct their own assessing. Furthermore, the City of Glen Cove retains the assessing function for city and school purposes, while the City of Long Beach retains its own assessing for city purposes.

village assessing remains the rule rather than the exception in the suburban counties of the Greater New York City metropolitan area, with 96 of the area villages continuing to assess.

However, new impetus for consolidation of assessing has developed in recent years. In April 2007 Governor Spitzer issued an Executive Order that created the Commission on Local Government Efficiency and Competitiveness (LGEC). In the message the Governor expressed concern about the large number of taxing jurisdictions in the state (over 4,200), and that this large number reflects the circumstances of an earlier period in history. The Governor directed that the Commission "... shall make recommendations on ways to consolidate and eliminate taxing jurisdictions, special districts, and other local entities where doing so would improve the effectiveness and efficiency of local government." Shortly after its formation, the Commission proceeded to seek initiatives from local officials that would foster local governmental mergers, consolidation, sharing of services, directed growth and regional services.

LGEC issued a report of its findings and recommendations in April 2008.¹⁵ One recommendation urged moving property tax assessing and collection to the county level, with a period for phasing in this change. As mentioned earlier, 51 county governments have been awarded grants through the Centralized Property Tax Administration Program to study such a conversion in their respective jurisdictions. However, counties receiving these grants and completing consolidation studies have often taken relatively little subsequent action that would suggest that countywide assessing will take root in the state. Becoming a countywide assessing unit requires voter approval under the State Constitution, and without implementation and promotion of proposals contained in the CPTAP studies by county governments, consolidation referenda are unlikely to pass. County-level coordination of assessing need not overcome this hurdle, however, and may thus be more likely to occur in actual practice.

Among a few of the county governments receiving CPTAP grants there is some evidence of concrete steps being taken to centralize property tax data availability throughout their respective jurisdictions (see Table 13). Although the information presented therein may not presage the development and promotion of major county-level involvement in assessing, such centralized information can help to uniform taxpayers on critical real property tax matters. Furthermore, the availability of centralized on-line information may also engender greater awareness and concern about redundancies and inefficiencies in assessment administration. Given the substantial budgeting problems facing both state and local governments at the

¹⁵ 21st Century Government: Report of the New York State Commission on Government Efficiency & Competitiveness, April 2008.

present time, streamlining the assessing function (among other municipal functions) will likely remain an issue of top concern for the foreseeable future.

Table 13. Reported Action Taken by County Governments Following Submission of Completed CPTAP Study to County Legislature (February 2010)	
County Government	Specific Action Being Taken
Allegany	Working with software vendor to create centralized database.
Cayuga	Centralizing tax collection database, and promoting benefits of such effort to public.
Clinton	Providing online property information for all school districts, and municipalities within the county other than four towns and one village.
Essex	Purchasing new server for in-house property tax data system.
Franklin	Treasurer's office proceeding toward centralized tax collection/partial payment system.
Onondaga	Treasurer's office proceeding toward centralized tax collection/partial payment system
Ontario	Planning to assist municipalities with commercial data verification and valuation.
Orange	RFP to be issued for countywide tax collection system, including delinquent taxes.
Orleans	Established terminal server environment in which county can support assessment and data files of all ten towns.
Oswego	Treasurer's office proceeding toward centralized tax collection/partial payment system
Sullivan	Entered into contract with private vendor to link taxing jurisdictions into common network; each jurisdiction will retain own database, but with direct communication with, and assistance from, county.
Westchester	Study now under advisement by Collaborative Assessment Commission. Under consideration: creation of database for commercial sale and lease data; aerial photography project (oblique and aerial street photography); recommended property inventory procedures.
Ulster	Working on design specifications for a centralized tax collection database.
Source: ORPS Regional Managers. Information is current as of February 19, 2010.	

Meanwhile, many jurisdictions have employed assessors who already work in one or more municipalities. While this is usually not consolidation as such, it bears a certain resemblance to it. The number of assessing units sharing an assessor with at least one other unit now stands at 506, an increase of over 251 percent since 1987. The number of multi-jurisdictional assessors operating in these localities increased by 192 percent, to 172, and the typical multi-jurisdictional assessor now handles three assessing units. As a result, there are

now 334 fewer assessors in New York than there would be if no assessing units had engaged in the practice of multi-jurisdictional assessing. These trends are extremely favorable from the standpoint of assessor professionalization, reduction in training costs, and improved service to taxpayers.

As the number of assessing units and assessors has been changing, the mechanism for selecting assessors has also changed. Table 14 shows the relative incidence of elected and appointed assessors between 1983 and 2009. The data indicate that, during this time period, there has been a notable shift toward appointment of assessors (single assessor per assessing unit) rather than electing them (generally, three-assessor board). While municipalities with elected assessors comprised over half of the total in 1983, their share has fallen steadily, to less than one-eighth by 2009.

Year	Percent of Municipalities With	
	Appointed Assessors	Elected Assessors
1983	48%	52%
1986	54%	46%
1990	59%	41%
1994	67%	33%
2000	77%	23%
2005	83%	17%
2006	84%	16%
2007	86%	14%
2008	87%	13%
2009	88%	12%

With rapid modernization of technology through the RPS system, professionalization of assessors is encouraged, and this in turn favors appointment rather than election. Since increasingly technical skills and knowledge are required to do the job using modern technology, more assessing units are seeking the services of individuals already possessing those skills. For a given municipality, the measures required to ensure availability of qualified staff may involve consolidation, multi-jurisdictional assessing, appointment rather than election of the assessor, greater use of county-level services, and the like.

Clearly, these trends also have ramifications for the state assessment administrator training programs themselves. With fewer assessors, an increasing tendency to appoint them, and higher average skill levels, demands on state training programs are shifting to a greater

emphasis on continuing education and less on basic education. Consolidation and greater professionalization will pay additional dividends in the future, such as a reduction in the level of state support required for reassessment projects and better availability of quality local assessment data at the county and state levels.

C. Data Updating and Reassessment Activity

Although assessing units are required to assess properties annually at a uniform percentage of value, as of the specified "valuation date," the state has not provided any mechanism to, nor granted any agency the authority to, enforce compliance. Nevertheless, many localities are now reassessing every few years, and many are also beginning to reassess at market value annually in order to take advantage of the financial incentives available under the Annual Reassessment Aid program. As previously indicated, such reassessment efforts have traditionally begun with an initial compilation of property inventories as well as reassessment of all parcels, and thereafter consist of subsequent periodic reassessments, which normally do not require a full re-inventory, but ensure equity through the systematic analysis of assessments and local market conditions, with adjustment of assessments where appropriate.

In the early 1980s, more than one-quarter of the reassessment projects in a typical year occurred without ORPS assistance.¹⁶ However, by 2001 such projects were no longer undertaken, as more municipalities were converting their rolls to the RPS system, a program which fosters assistance through ORPS. This in turn may be taken as evidence that ORPS has been increasingly successful in encouraging reassessment activity, since an increasingly large proportion of assessing unit "customers" are choosing to use its services and the tools it provides. This observation is particularly true of the smaller and medium-sized municipalities which, unlike the state's largest municipalities, can not create and support their own specialized systems on a cost-effective basis.

Table 15 provides a summary of reassessment activity between 1994 and 2009, including both ORPS-assisted projects and those done without ORPS' involvement. Although the number of reassessment projects has clearly fluctuated from year to year, over time an increasing commitment to reassess is evident. The number of projects supported in 2009 (326) marks the eighth consecutive year in which over 300 projects have occurred. Included in these

¹⁶ In these early years, some projects completed without ORPS involvement may not have achieved today's standards for an adequate reassessment program.

reassessment projects were the reassessments conducted by Nassau County in 2003 through 2009, comprising over 400,000 parcels annually.

Of the 1,963 reassessment projects conducted over a 6-year period between 2004 and 2009, nearly 74 percent involved municipalities that reassessed at least twice. An increasing number of municipalities are realizing that reassessment is not a one-time activity, but rather an effort that needs continuing renewal. And, as mentioned earlier, approximately 385 municipalities have plans to reassess in 2010, and nearly 75 percent of these municipalities had reassessed in 2009.

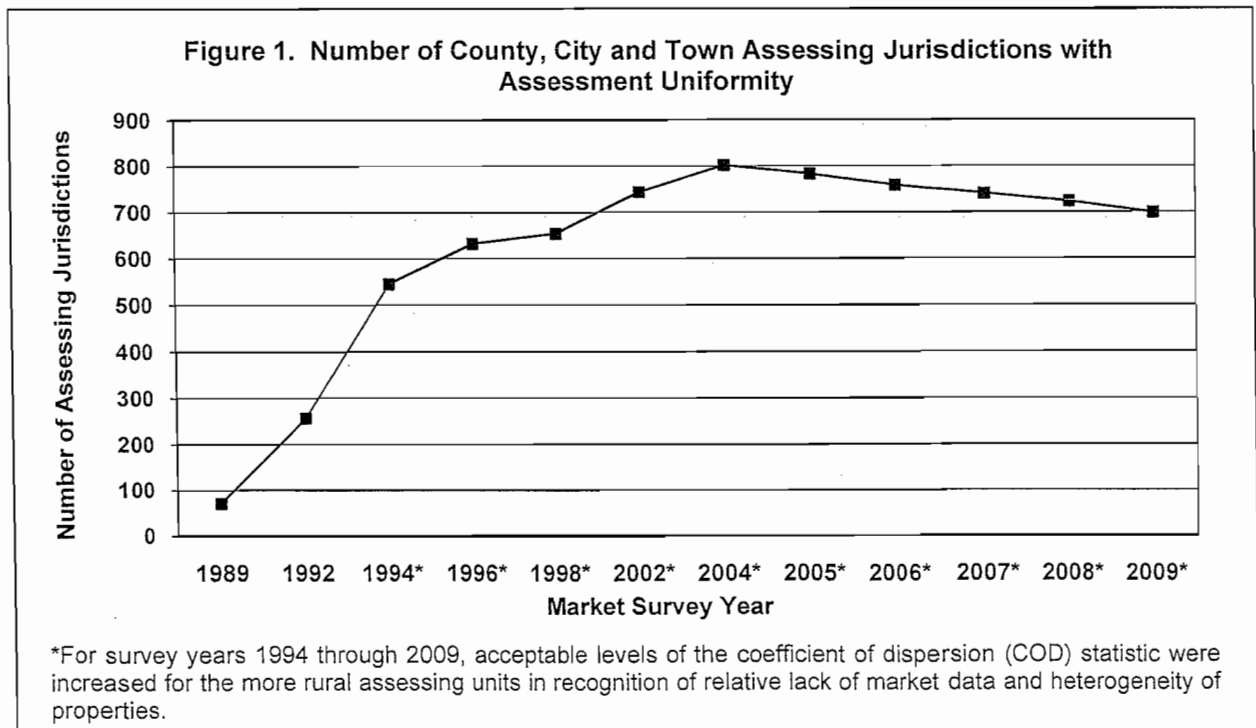
Year	ORPS-Assisted Reassessments	Non-ORPS Assisted Reassessments	Total
1994	114	14	128
1995	74	11	85
1996	105	11	116
1997	91	11	102
1998	140	4	144
1999	96	2	98
2000	184	3	187
2001	246	0	246
2002	308	0	308
2003	322	0	322
2004	360	0	360
2005	317	0	317
2006	326	0	326
2007	313	0	313
2008	321	0	321
2009	326	0	326

Overall, 236 assessing units (or about one-fourth of the state) have failed to conduct any reassessments during this 16-year period. Only 10 of these places plan to reassess in 2010, indicating a relatively low level of interest in assessment improvement on the part of assessing units in this group. A variety of factors may explain these municipalities' reluctance to reassess, and there is no conclusive information regarding the extent to which the aid programs might influence the local decision-making process in each case. Nevertheless, some means of convincing them to attain equity must be found, as the current condition of their rolls is unacceptable.

D. Assessment Uniformity

The State Board is required by law to oversee and review assessing practices in New York State (RPTL §202), and to report this information to the Governor and the Legislature (RPTL §1200). The Board thus seeks to determine periodically the extent to which localities are equitably assessing the parcels within their jurisdictions to assure a fair distribution of the tax burden based upon accurate property values. Methods used to monitor equity levels include a comparison of the assessed values of parcels sampled from each local assessment roll (in determination of equalization rates) with the market values of the same parcels, and audit of reassessment projects to ensure that they have produced accurate values.

Since all parcels in an assessing unit (or, within a special assessing unit, in a property class) must be assessed at a uniform percentage of market value, there should ideally be little variation among their assessment ratios (assessed value divided by market value). While some variation is inevitable, due to measurement inaccuracy, high levels of variation indicate inequity because the parcels on the roll are assessed at significantly different percentages of market value. The extent of variation is measured by a widely used statistic known as the Coefficient of Dispersion (COD). Low COD values indicate uniform assessments and high COD values indicate the opposite. Figure 1 shows the number of city, town and county assessing units exhibiting acceptable uniformity levels based on either the COD statistic, or a combination of the COD and audit of recent reassessments (1996 through 2009 surveys).



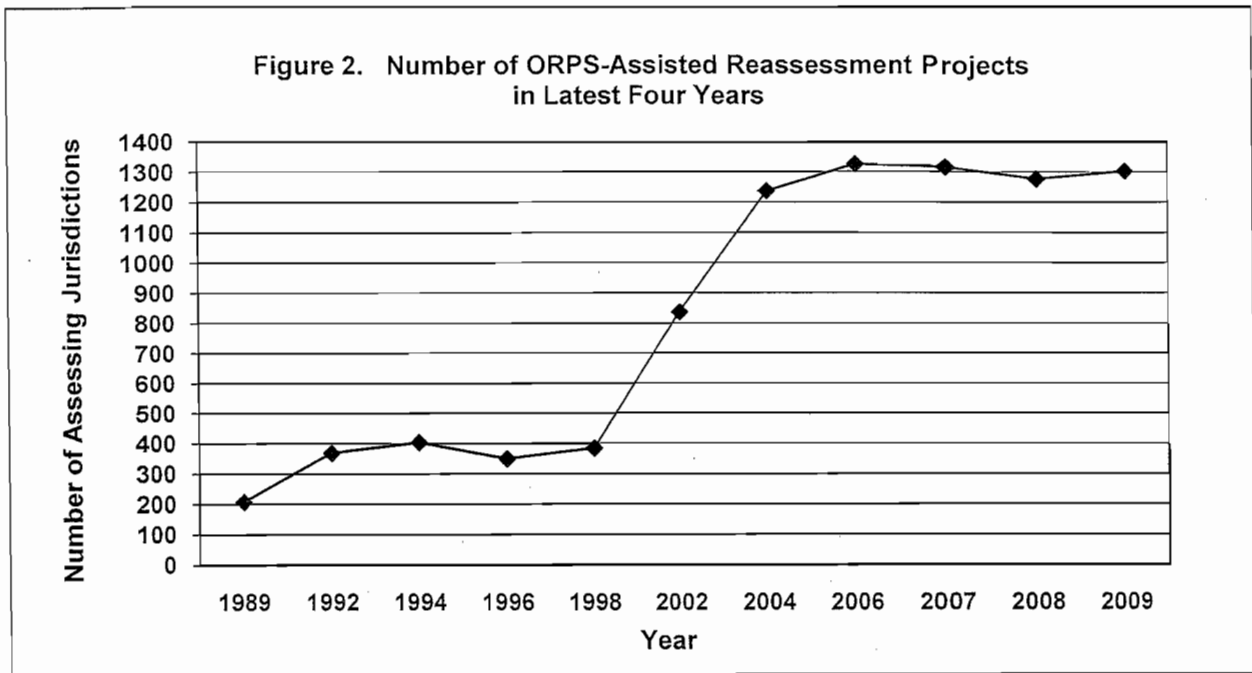
Between the 1989 and 1992 surveys, the number of assessing units having equitable assessments more than doubled. For these years, State Board rules required that all assessing units be evaluated based on an acceptable COD level of 15 percent. However, beginning with the 1994 market survey, the standard was broadened to recognize more rural assessing units as having uniform rolls if they had CODs of 17 percent (population density on 100-400 per square mile) or 20 percent (population density of less than 100 per square mile). The revised standards recognized the fact that the rural assessing units usually have greater difficulty achieving a low COD due to scarcity of market data and heterogeneity of properties. With the adjustment of COD standards included in the analysis, the number of assessing units recognized as having uniform assessments expanded to more than 500 in the 1994 survey. The number with uniformity further increased to 632 for the 1996 survey, reflecting substantial gains. The 2003 and 2004 surveys data demonstrated continued improvement, with 802 assessing units exhibiting assessment uniformity in the latter year. Some 285 of these had acceptable CODs, and the remaining 517 underwent successful review of their respective recent reassessments.

Surveys conducted between 2005 and 2009 indicated slight decreases in the level of assessment uniformity. In the 2005 survey, 245 municipalities had acceptable CODs, with an additional 538 municipalities undergoing successful review of their respective recent reassessments. In 2006 the figures were 219 and 540 respectively; for 2007 the figures were 193 and 547 respectively; for 2008 the figures were 177 and 546 respectively; for 2009 the figures were 156 and 543 respectively. This decline in the five most recent surveys exhibits the difficulty that non-reassessment municipalities have faced in maintaining equity during times of rapidly changing residential real estate markets in many areas of the state.

Figure 2 shows the amount of reassessment activity in the four most recent years analyzed in each survey, a reasonable measure of the recency of assessments. The data indicate that the number of ORPS-assisted reassessments implemented within these four years grew more than six-fold from 1989 through 2008, with growth especially strong in the last few years due to more participation in of the annual reassessment program. This pattern of growth reinforces that seen in overall assessment uniformity (Figure 1), a correlation which underlines the essential relationship between assessment equity and the maintenance of values at current market levels.

While it would obviously be better to have all assessing units meeting uniformity standards and conducting frequent or even annual reassessments, the substantial gains evident in these figures are still quite striking. During the late 1980s and early 1990s, the number of

jurisdictions meeting standards in a given year lagged the number having conducted recent reassessments, sometimes substantially. This phenomenon is thought to have been primarily the result of the historically atypical rates of real estate appreciation (in the late 1980s) and depreciation (in the early 1990s) that characterized this era. Rapidly changing values made accurate measurement difficult, and the lag between local assessments and state measurements of market value assumed heightened importance.



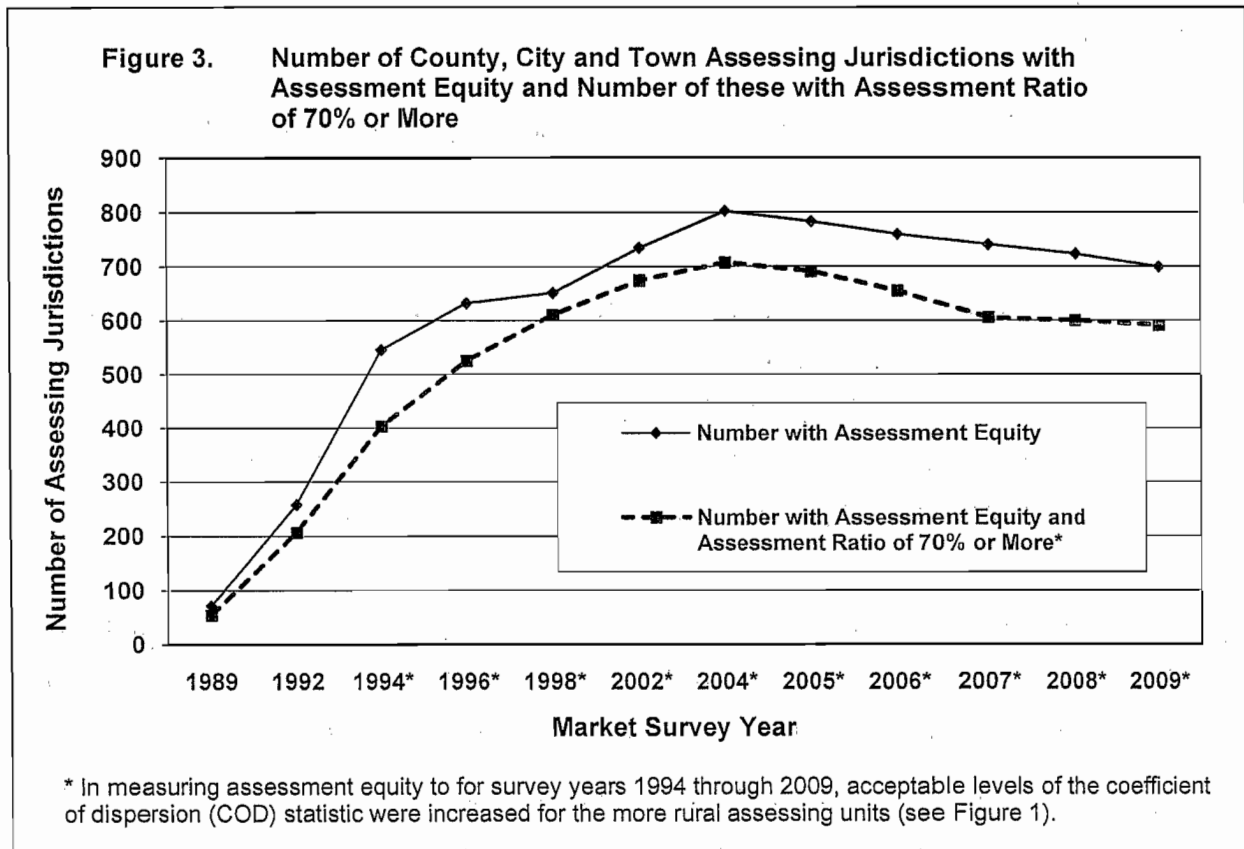
The situation eased somewhat in the mid-1990s, when relatively stable market conditions had returned, and it became easier for assessing units to keep abreast of the market conditions (Figure 1). Although market values for property types such as residential have increased significantly in many areas of the state through 2006, the number of places exhibiting uniformity remained relatively high, as more and more assessing units updated their values annually.

However, the number of annual reassessments began to fall somewhat after 2004, and a decline in the number of assessing units with equity is also evident. These trends coincided with volatile markets in some areas, where previously rising prices began to fall.

There remains significant room for improvement throughout the state. Of the 284 municipalities which failed to meet assessment uniformity standards in 2009, only 24 plan to reassess in 2010. Over 85 percent of these municipalities have not reassessed in the prior six years, and over one-sixth have no known record of reassessing since 1970. Until municipalities

in this group decide to undergo reassessment, they will repeatedly fail to meet annual assessment uniformity standards.

It is also useful to examine the relationship between reassessment activity and equity by looking at the number of municipalities that are assessing at relatively high percentages of market value, since a high percentage of market value is a strong indication of recent reassessment activity. Whereas a few municipalities have chosen to reassess at percentages other than 100 percent of current market levels, this phenomenon is relatively insignificant and has been declining over time. Figure 3 charts the relationship of assessment equity, as measured by the COD (or a satisfactorily completed reassessment used in the 1996 through 2009 surveys), and the overall level of market value reflected in assessments, as measured by the number of municipalities with a ratio of assessed value to market value of at least 70 percent. It was necessary to use a figure such as 70 percent, rather than 100 percent, because market changes in a given community may result in a percentage that is significantly less than 100 percent (or even greater than 100 percent) in just a year or two during certain market periods, even though the assessments are relatively current.



As Figure 3 shows, the number of municipalities with high uniformity levels closely tracks the number with assessment ratios of 70 percent or more in the 1989 through 2009 surveys. This is indeed striking evidence of the effectiveness of frequent reassessment as a means of achieving equitable distribution of local property taxes and it underlines the public benefit of state encouragement of reassessment projects.

Table 16 further demonstrates this effect. Only 29 percent of assessing units having average assessment ratios of 10 or less had equitable assessments. As the average ratio increases, the percentage with equity also increases, demonstrating the clear relationship between equity and recent assessment.

	Average Assessment Ratio			
	< 10	10 to 35	35 to 70	> 70
Percentage with Equity	29%	31%	33%	92%
Percentage without Equity	71%	69%	67%	8%

Yet another view of the factors that underlie assessment equity can be gained from looking at the relationship between uniformity statistics and the methods used to select assessors. Figure 4 shows the uniformity levels found in the 1989 through 2009 surveys in comparison to local use of the appointed assessor option. While the improvement in uniformity is particularly noteworthy in the post-1989 period, the trend toward appointment of assessors is more moderate and relatively consistent over the entire period. These differences in the two trends notwithstanding, it is still evident that there is a positive correlation, with substantial movement toward convergence after the 1990s, notwithstanding some divergence during the volatile real estate markets of recent years. While improvements in uniformity can not be causally related to appointment of assessors, there can be little doubt that the two trends are mutually reinforcing, and that an underlying trend toward greater professionalism and technical expertise is responsible for both.

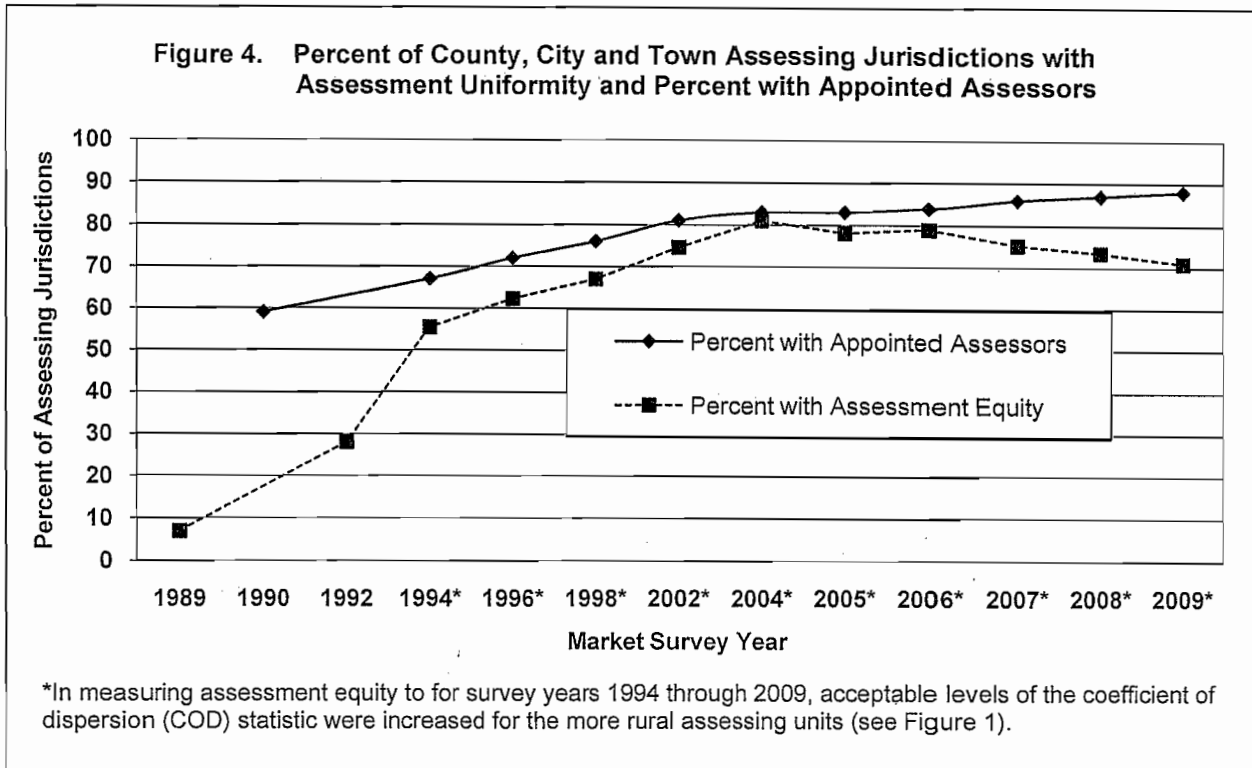


Table 17 gives the breakdown for each assessor category – elected and appointed. The data indicate that three-quarters of appointed assessors have equitable rolls, whereas less than half of elected assessors have equitable rolls.

	Appointed	Elected
Percentage with Equity	75%	47%
Percentage without Equity	25%	53%

All the trends discussed thus far -- reduction in the number of assessors, increased reassessment activity, greater assessment uniformity, appointment rather than election of assessors, assessing unit consolidation, and computerization under a common system -- are fostered by the technical and financial aid programs provided by the state government through ORPS. It is not possible to determine how much each is influenced by other factors such as conditions in real estate markets, litigation, statutory changes, etc., but it is safe to conclude that substantial progress on all counts has occurred during the time period in which state financial and technical assistance were available to localities. This is especially true of the Annual Reassessment Aid Program, which brought about a dramatic increase in the pace of reassessment projects.

E. Effects of Local Aid Programs on State Equalization

Calculating equalization rates based on market values that are as current as possible is important because of the critical role the rates play in local government finance. Among the more important uses of equalization rates are apportioning the school tax burden among two or more municipalities that are in the same school district, apportioning county taxes, and determining the amount of education aid granted to each school district. In these programs, equalization rates determined from local assessment rolls are used to calculate the full market value of taxable property, which is the basis for school and county tax apportionment and is a key component of education aid formulas. If the value basis used in ratemaking is not accurately reflective of local tax bases, taxes and education aid will not be distributed with maximum equity.

In the early 1990s, there was a substantial lag between the year of tax apportionment and the market value year from which the equalization rates used in the process were derived (Table 18). For 1990 assessment rolls, the lag was four years, as equalization rates were based on a January 1, 1986 valuation date. However, by 2000 the lag had been eliminated for 36 percent of the school districts, which were thus able to use current equalization rates for apportionment of levies. By 2003, every school district that levied on the current year's assessment roll was able to apply current equalization rates in apportioning tax levies for the first time.¹⁷

Table 18. Equalization Rate Lag in School Apportionment

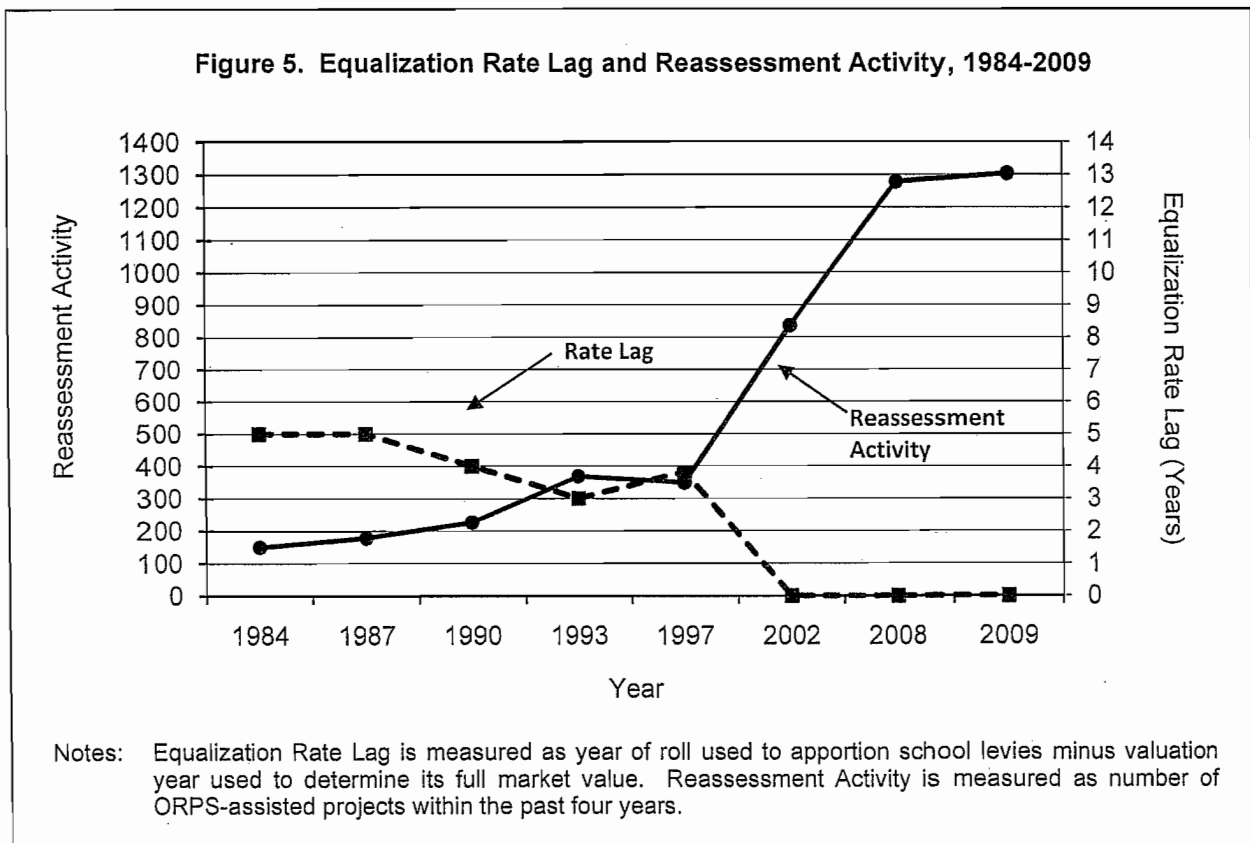
Apportionment Roll Year	Valuation Date	Lag (in years)		Apportionment Roll Year	Valuation Date	Lag (in years)
1992	1/89	3.00		2001	1/01	0.00**
1993	1/90	3.00		2002	1/02	0.00**
1994	1/92	2.00		2003	1/03	0.00***
1995	1/93	2.00		2004	1/04	0.00***
1996	1/94	2.00		2005	7/04	0.00**
1997	1/94	3.00		2006	7/05	0.00***
1998	1/96	2.00		2007	7/06	0.00***
1999	1/97	2.00		2008	7/07	0.00***
2000	1/00	0.00*		2009	7/08	0.00***

* Current rates used by 36 percent of school districts.
 ** Current rates used by over 90 percent of school districts.
 *** Current rates used by all school districts.

¹⁷ A few school districts use assessment rolls completed in the prior year to apportion and levy taxes.

Although a lag may not be as important a concern in times of low real estate appreciation, it becomes a major issue when market values are changing significantly, as has been the case for residential property throughout the past decade, especially in certain metropolitan and recreational areas of the state. The reduction from a lag of over four years to no lag at all for municipalities and school districts is thus a significant achievement in equitable allocation of property taxes and education aid. With the slowing of some real estate markets in the last couple of years, and some places experiencing price declines, current equalization rates again assume a key role in apportionment accuracy.

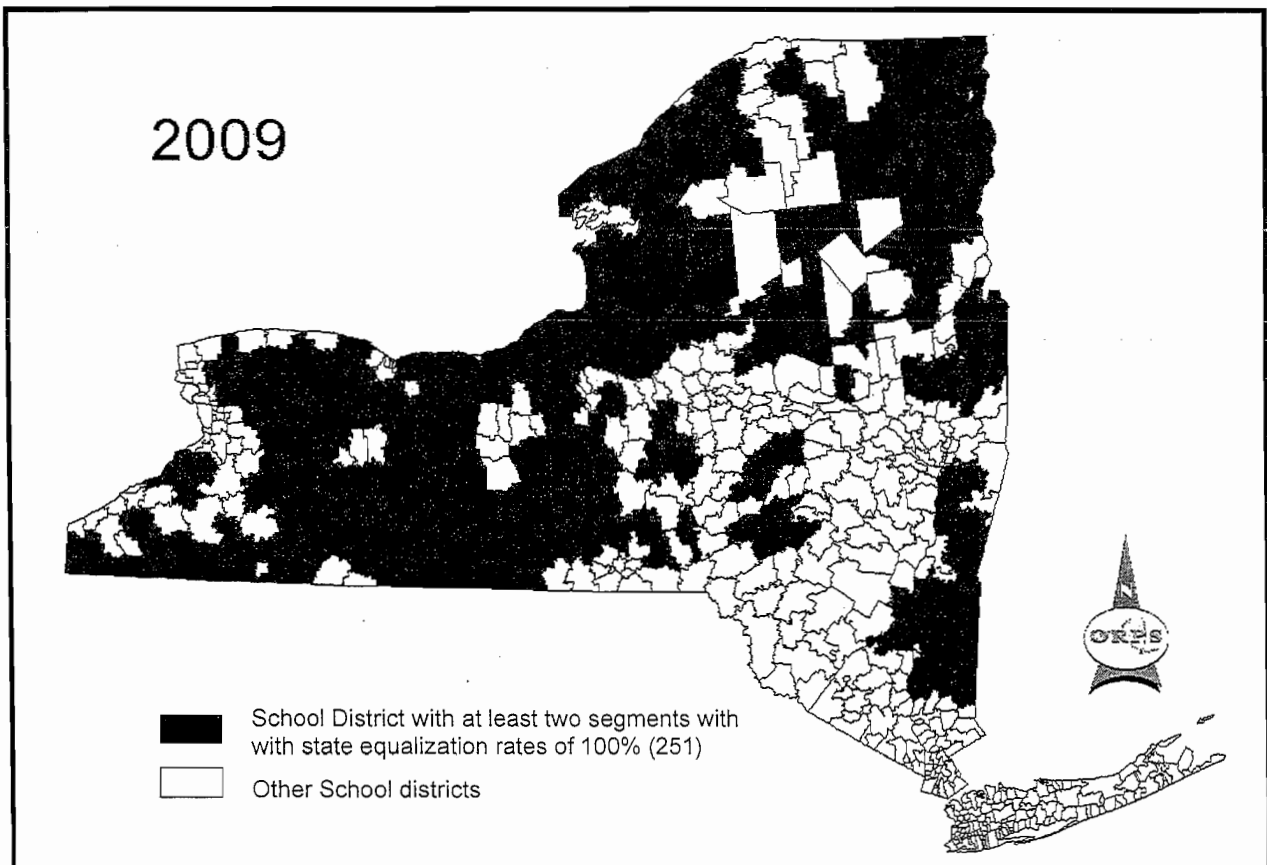
Elimination of the lag has been made possible largely through improvements in assessment administration, including reassessments, computerization, and better sales reporting and processing. These improvements are, in turn, related to state technical and financial assistance programs, although the precise influence of each aid program on the timeliness and accuracy of rate making can not be measured. Nevertheless, a comparison of the amount of ORPS-assisted reassessment activity with the lag in equalization rates (Figure 5) indicates that both measures have shown improvement over time, indicating a close inverse correlation.



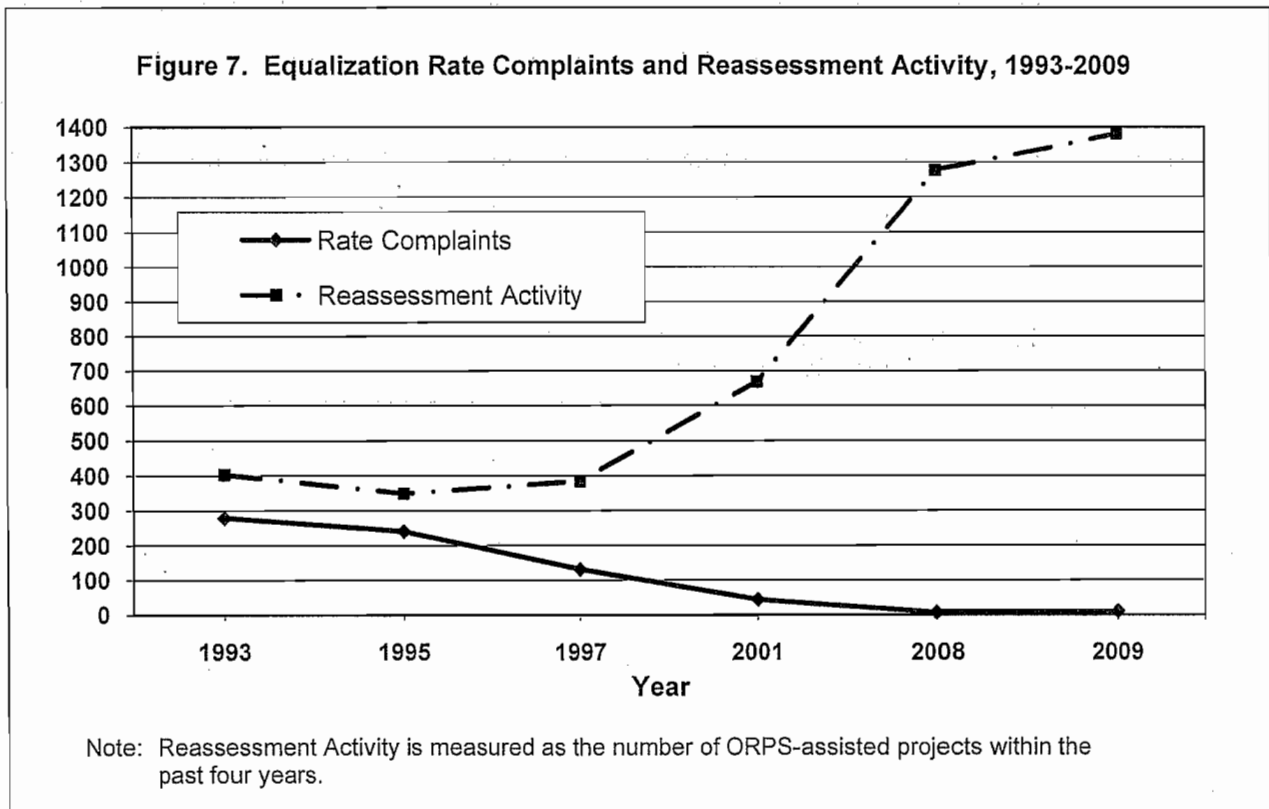
As discussed earlier, the sharp rise in reassessment activity in the past decade is most likely attributable to increasing participation in the relatively new Annual Reassessment Aid Program. Increasing numbers of municipalities appear to be realizing the advantages of participating in that program: in developing and sustaining equity in their respective jurisdictions, they not only obtain financial assistance in the process but also have the results of their efforts, without any lag, fully reflected in the current equalization rate used for apportionment of school and county tax levies.

Yet another indication of the major improvement brought about by the Annual Reassessment Aid Program is the dramatic increase in the number of school districts in which at least two municipalities can apportion school taxes using equalization rates of 100 percent. This allows them to avoid the confusing and sometimes inequitable apportionment results that occur when the rates are at fractional levels and differences in tax rates are very difficult to explain to taxpayers. Only one district could do this type of apportionment in 1997, but approximately 49 percent school districts that apportion taxes could do so in 2009 (Figure 6).

Figure 6. School Districts with at Least Two Segments with State Equalization Rates of 100%



Another apparent benefit from participating in programs of assessment improvement is the decreasing propensity for municipalities to file complaints on preliminary state equalization rates, as shown in Figure 7. Reassessment projects averaged less than 100 annually during the nineties but rose after 1999; meanwhile, the number of rate complaints continued to fall over this period. In 2009, the locally-declared assessment ratios supplied by 94 percent of assessing units were adopted without change as final equalization rates¹⁸. The reduction in the number of complaints filed over this period has enabled ORPS to direct its time, resources and personnel away from costly and time-consuming rate complaint hearings, concentrating instead on providing assistance to localities for improved assessing practices.



As mentioned earlier, where a community has a recent reassessment roll, and the values can be verified as having been calculated based on current market levels, the roll can be used directly to determine market values and equalization rates. This “review” or “procedure audit” eliminates the need to recalculate the total market value of the roll based on sample appraisals and sales. Use of local reassessment rolls directly in establishing market value

¹⁸ Under the Property Taxpayer’s Bill of Rights, assessors are required to state the uniform percentage of value at which parcels are assessed. Such information must be placed on the assessment roll and on the property owner’s tax bill or tax receipt.

began with the 1996 survey, and has continued with every survey since then. The total assessed values derived from reassessments of some or all of the four major property classes are separately reviewed and audited. Also reviewed are the procedures used locally in completing the reassessment projects, i.e., inventory compilation, sales screening, computer-assisted valuation, appraisal review, etc. In 2009, this approach was used to determine the equalization rate in over 55 percent of the assessing units (Table 19). As more communities conduct reassessment projects in future years, the number of equalization rates prepared utilizing a procedure audit will increase proportionately. Thus, the various technical and financial incentives and assistance provided to localities by the state are producing an additional benefit in terms of reduced equalization effort and associated costs.

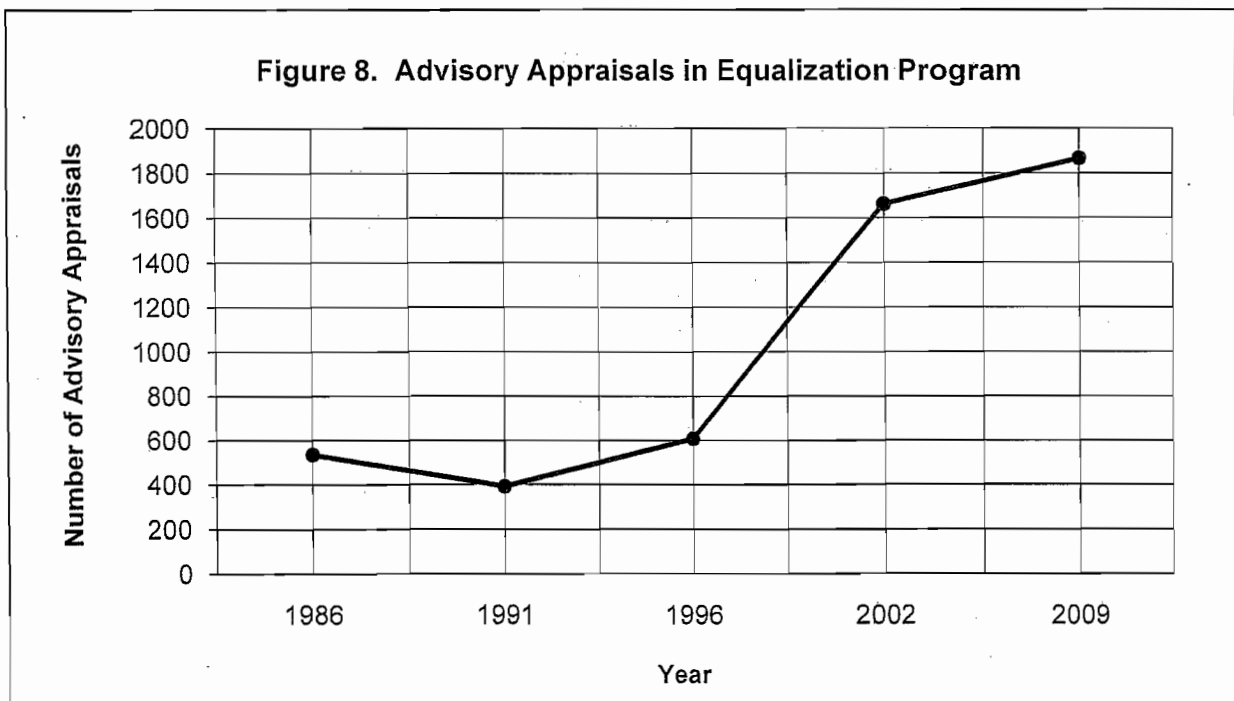
Approach	Number of Assessing Units
Review of Local Reassessment	544
Other Independent Ratio Estimation	439

Before 1976, sales at “arm’s length” and otherwise valid for analysis had been used directly in rate calculations. However, this practice was discontinued, with sales then used only indirectly -- in applying the comparable sales approach to valuation of individual appraisal parcels. Beginning with the 1996 market value survey, residential sales ratios were once again used directly in the equalization rate calculations. For other property classes, direct use of sales is currently prohibitive due to the cost of extensive data verification, since many non-residential property transfers are complex. The substitution of residential sales for appraisals is made primarily in assessing units which have not conducted recent reassessments. Utilization of sales data (both directly and indirectly) replaced approximately 12,500 appraisals that otherwise would have been required in ratemaking in 2009. All told, the number of appraisals required for the market value survey was reduced to approximately 9,600 in 2009. This compares to the over 70,000 appraisals required in the 1994 survey, over 28,000 appraisals required in the 1996 survey, and over 20,000 appraisals required in the 1998 survey.

One reason that use of sales has been possible is that considerable progress has been made on improving the sales data processing and correction process. Technical advances have resulted in more accurate and complete sales data, fewer appraisal hours, and a reduction in paper-handling and mailing costs at both state and local levels.

As discussed in Part II, the advisory appraisal program assists localities in valuing large or complex properties, such as manufacturing facilities and utility installations that are usually beyond the technical expertise of local assessors. The assistance is generally provided in the context of a local reassessment project. However, it must also be recognized that these same appraisals contribute significantly to the equalization program. The properties in question, being large facilities, often comprise a substantial share of the local tax base. As a result, their values contribute significantly to local real property wealth. Because of their disproportionate importance, they must be explicitly incorporated into equalization rates. Advisory valuations of these properties can therefore be said to accomplish two mutually reinforcing objectives: preparation of equitable assessment rolls, and calculation of accurate equalization rates and municipal market values.

The number of advisory appraisals has risen markedly in recent years, especially since the inception of the Annual Reassessment Program. In 2009, municipalities requested 1,865 advisory appraisals, in conjunction with the reassessment projects they undertook in that year (Figure 8). Over 99 percent of these appraisals involved utility class property. Demand for advisory appraisals is now three to four times greater than it was in the 1980s and 1990s, and it is likely to remain strong in the foreseeable future due to the rapid pace of reassessment activity. Utility class property, previously appraised only periodically, is appraised continually and, since it is difficult for many local assessors to appraise such parcels on their own, advisory appraisals will be needed. This is especially true for electricity generating stations.



IV. CONCLUSIONS AND RECOMMENDATIONS

Based on the data and other information presented earlier in this report, the following summary observations are made regarding program progress as well as changes currently being made to meet Agency goals and future directions.

A. Achieving Assessment Uniformity

Major improvement in the quality of assessment has occurred, particularly since the middle to late 1980s. Data regarding the number of reassessment projects conducted, and the State Board's COD statistics, together support the conclusion that assessment rolls have been made dramatically more equitable since that period, and local governments are putting substantially greater effort into the maintenance of equity.

In 2009, ORPS staff supported over 325 reassessment projects, marking the eighth consecutive year of more than 300 projects. Many municipalities are availing themselves of financial incentives to reassess, especially through Annual Reassessment Aid. With more reassessment projects, and better local data, greater efficiency and economy has been achieved in the state, and the assessment ratios declared by 94 percent of the local assessing units were adopted without change as 2009 state equalization rates. Further evidence of the pace of reassessment activity is the fact that ORPS staff provided 1,865 advisory appraisals in 2009, primarily for utility property.

The nearly universal adoption of the state-provided RPS system for assessment administration is a very encouraging sign that continued progress will be made in attainment of equity/uniformity. Having the proper tools to keep assessments current is a prerequisite to maintaining an equitable roll, and virtually all communities now have access to such tools.

These developments are noteworthy in that New York assessing units, unlike those of virtually all the other states, are not required to maintain assessments at a specified statewide percentage of market value. It is significant that the more than 71 percent of localities that had reasonably current, equitable assessments in 2009 achieved their status voluntarily, without the compulsion of state mandates or sanctions.

In the absence of state mandates for updating assessments, the state aid programs assume greater importance, for they are the primary tools employed by the state to influence the quality of assessing. While it is impossible to establish a direct tie between the assessment progress observed and the existence of these programs, it is safe to conclude that the state's objective of encouraging greater assessment equity through aid incentives is being achieved.

Much still remains to be done, however, for many of New York's municipalities have not reassessed in recent history. This situation is especially prevalent in some of the suburban counties in the New York City metropolitan area, although the two largest assessing units in this area, New York City and Nassau County, now reassess property every year. To date, most of the remaining communities in the downstate area have not been induced to reassess by the availability of state aid, and it is not known if aid will be a determining factor for them in future years. Since they are generally densely populated communities involving very large numbers of properties, the total potential equity gain from their undertaking reassessments would be great indeed. Every effort should therefore be made to induce these assessing units to develop current, equitable rolls, including consideration of available state sanctions should aid programs not accomplish the goal of equity in these instances.

B. Efficiency of Assessment Administration

The outcome of the consolidation aid program has been moderately encouraging to date, with 145 non-village assessing units, or nearly 15 percent of the state, now practicing coordinated assessing.

However, no non-village assessing units have yet elected to take more fundamental steps toward consolidation, either through the Consolidated Assessing Unit option or in becoming part of a county assessing unit.¹⁹ This apparent reluctance to cede greater autonomy to supra-municipal organizations reflects a strong tradition of "home rule" in New York, with many officials and citizens alike remaining skeptical about consolidating local governments or even their major functions. Indeed, past attempts in a few counties to convert from sub-county to countywide assessing failed when the issue was submitted to the electorate.

As discussed earlier, implementing countywide assessing, county coordinated assessing and streamlined tax collection have been subjects of special studies by 51 counties, which were awarded grants to prepare consolidation studies through the Centralized Property Tax Administration Program (CPTAP). In addition, 47 counties have to date received grants for submitting their respective studies to ORPS and to the county legislature or board of supervisors.

While preparing such a study may be a necessary precursor to consolidation, it does not necessarily indicate a firm commitment. A great majority of the counties that have submitted the completed special studies to their respective legislative bodies have yet to take concrete actions

¹⁹ As mentioned earlier, in February 2010 four municipalities in Dutchess County announced their intention to seek financial assistance for creating a consolidated assessing unit.

that would suggest imminent county consolidation or coordination measures, a situation that hopefully will change in the next few years. Given the concern about redundancies in services provided by local governments in a time of fiscal austerity, it is likely that property tax administration consolidation will continue to be considered as part of an overall effort to reduce the cost of municipal services.

C. State Equalization

It is apparent that the aid programs designed to promote local equity also foster more equitable and more cost-effective equalization of tax rolls in counties and school districts. While these indirect effects have been difficult to measure in prior years, several indicators are now clearly demonstrating equalization improvements occurring in the same time frame as local assessment improvements. The existence of these important indirect effects suggests that any future changes in aid programs should give consideration to direct or indirect effects on the equalization program. There is clearly a state interest in availability of quality local data, and this interest should continue to be reflected in appropriate state-local cost sharing to finance assessment administration. In particular, centralization of data among the state's approximately 1,000 non-village assessing units would greatly facilitate equalization and other programs.

D. Assessor Technical Qualifications

The overall level of assessor qualifications and expertise is related to the success of training programs and to the rate of assessor turnover. With high turnover, as occurs with elected assessors, it is both difficult and costly to achieve and maintain high levels of expertise on a statewide basis. This reality, as well as the relationship found between assessment equity and appointed status, indicate that state efforts should continue to promote the appointed assessor alternative. The trends found in terms of movement toward appointed and multi-jurisdictional assessors should contribute significantly to raising the overall level of expertise and equity in future years. The high pass rates for both classroom-training courses and the newer web-based alternative also suggest a trend toward greater expertise. Communities wishing to take advantage of the Annual Reassessment Aid program will clearly need highly qualified assessors to do so, and future training should include substantial coverage of relevant analytical methods for keeping assessments current on an annual basis. "Raising the bar" through incorporation of high-level analytical procedures into the training program is likely to increase consolidation through multi-jurisdictional assessing, use of county services, coordinated and consolidated assessment programs, and hopefully more instances of county assessing. In addition, current proposals to require appointment of all assessors, and the

recently enacted additional aid for county involvement, will likely increase professionalism in assessing.

E. Limitations of Aid and Relevance of Standards and Sanctions

The existence of more than 200 “hold out” assessing units – that have not reassessed for several decades or more, despite aid incentives – suggests that aid programs alone may be insufficient to achieve the equity objective in all cases. Further evidence on the limitations of the aid approach can be found in the very modest results to date of the CPTAP consolidation incentive program. Many state governments supplement aid programs with standards and sanctions that are intended to ensure quality assessments. The following measures are commonly used throughout the nation.

- Standard of Assessment. All states other than New York, New Jersey, and Pennsylvania require that a common level of assessment (most frequently, 100 percent of current market value) be applied in all assessing jurisdictions).
- Reassessment Cycle. In recognition of the fact that real estate markets are constantly changing, many states require that assessments be updated periodically, usually in cycles of two, three, four, or five years.
- Ordering a Reassessment. Some states direct a local government with faulty assessments to conduct a reassessment.
- Withholding of State Payments. Rather than attempt to make rough adjustments to assessments in order to bring them to the correct market level, many states instead use monetary sanctions, including the withholding of monies that local governments would ordinarily receive from the state on an annual basis, such as state aid payments.

F. Influence of Current Economic Conditions

It is readily apparent that the major downturn in the national and state economies are presenting major challenges at both state and local levels as governments struggle to balance their budgets in the face of declining revenues. In comparison to recessions of the past few decades, this one has been both longer and deeper. There may be a time period of a few years or more when real estate markets in some areas are so volatile that it is difficult to estimate value, and some reassessments may well be postponed for financial reasons as well. Despite the great uncertainty that now prevails, it is probably wise to look at the current situation as a necessary correction, and to plan for a future in which the correction has passed but the old challenges of improving equity and efficiency in property tax administration still remain.

