



# Garrison

Union Free School District

## Questions & Answers About School Property Tax Bills

### Don't I have the STAR tax exemption? Why don't I see it on my tax bill?

- STAR exemption tax credits can be granted in two ways. It can be a credit against the tax liability shown on your tax bill, that shows up as a reduction.
- STAR exemptions that have been issued in the last few years, now come directly to the taxpayer as a check. These will not appear on the tax bill.

### Garrison school taxes are going up by 4.44%. Does that mean my taxes will go up by that much, or some other number? Can you tell me how much?

- The school tax bill that you pay is determined by the combination of many components:
  - The Garrison School District Tax levy
  - Your property assessment
  - Your exemptions
  - The assessments of all of the other properties within Garrison School District
  - The exemptions of all the other properties within Garrison School District
  - The equalization rate of your town
  - The equalization rate of all the towns in the district
  - The tax levy is the ONLY item that is directly controlled by Garrison School District
  - The district will know exactly how much your individual tax bill will change in August after we receive the tax rolls from Putnam County. The estimates presented with the budget are shown as if all assessments, exemptions, and equalization rates are the same as they were last year.

### If the Hudson Valley Shakespeare Festival gets a tax exemption, will the Garrison School District lose money?

- No. The Garrison School District gets the full amount of the tax levy. If any property gets an exemption, the taxes that would have been paid by the exempt property are now paid by the rest of the taxpayers.

## What is an equalization rate?

- The equalization rate is the percentage of full value that the properties in a municipality are assessed at.
- Last year, Philipstown equalization rate was 35.22%
- Putnam Valley's equalization rate was 100%
- A property in Garrison UFSD assessed at \$250,000 in Philipstown had a full value \$709,824 last year
- A property in Garrison UFSD assessed at \$709,824 in Putnam Valley had a full value of \$709,824 last year.
- This is why the equalized tax rates for Philipstown and Putnam valley towns within Garrison UFSD are so different. If calculated on a full value basis the rates are identical.

## I think I am eligible for an exemption, or I have a question about my assessment. Who do I contact?

- In Philipstown: Assessor's Office  
*Phone: 845-265-5203 Fax: 845-265-3958*
- In Putnam Valley: Assessor's office  
*Phone: (845) 526-2517 Fax: (845) 704-4711*

## I want to know how much school taxes I paid. How can I find the information?

- You can find this online anytime at:
  - <https://taxlookup.net/>
  - Select Putnam county, then Garrison UFSD and look up your property information.
  - You can also call the Garrison Tax Collector: Joe Jimick  
➤ 845-424-3689 ext. 552

## I feel like my school taxes are already too high. How do they compare to other schools?

- In the counties of Putnam, Orange, Rockland, Westchester, and Dutchess there are 88 school districts. Garrison School District tax rates are lower than 86 of the 88 school districts in these 5 counties, and lower than 90% of the districts in the state.