Debra A. Carter
Receiver of Taxes

9/1/2024

Town of Cortlandt

CONSOLIDATED RATE SHEET

INSTRUCTIONS START HERE ↓	2024/2025 CONSOLIDATED TAX RATES FOR THE TOWN OF CORTLANDT						
	(In Dollars per Thousand Assessed Valuation)						

Select Municipality →		Village of Croton **	Village of Buchanan**	Town				
**Contact the Village for additional Village Taxes		Muni Code 552203	Muni Code 552201	Muni Code 552289				
Select your School District →		Croton Harmon	Hendrick Hudson	Hendrick Hudson	Lakeland	Putnam Valley	Croton Harmon	Yorktown
These are the INDIVIDUAL tax rates for your property*	School	$1,339.55	$1,230.29	$1,230.29	$1,567.85	$1,766.19	$1,339.55	$1,497.60
	County	$193.48	$193.48	$193.48	$193.48	$193.48	$193.48	$193.48
	Town	$33.76	$33.76	$33.76	$33.76	$33.76	$33.76	$33.76
	Highway			$187.64	$187.64	$187.64	$187.64	$187.64
	Library		$7.81	$7.81	$7.81	$7.81	$7.81	$7.81
	Special Districts*							

* To determine Special Districts rate, look at the Town bill for this parcel. Add all Special District Rates together and put the total in the Special District Line

↓ Add all rates together for the Total Consolidated Rate

This is the Total Consolidated Tax Rate (Not including special district) →	$1,566.79	$1,465.34	$1652.95	$1,990.54	$2,188.88	$1,762.24	$1,920.29

Compute the total tax with out exemption using the total consolidated rate →	TO CALCULATE FULL TAXES FOR A GIVEN PROPERTY, DIVIDE THE ASSESSMENT (AV) BY 1,000 AND MULTIPLY THE RESULT BY THE CONSOLIDATED RATE.
	EXAMPLE: A Property has an AV of 8700 in the Lakeland School District. Special District Rate total is $162.51.
	$1990.54 + $162.51 = **$2,153.05 Total Consolidated Rate**
	8700 / 1000 X $2,153.05 = $18,731.54 Total Taxes

STAR →	For owner occupied Residential Property: subtract the STAR exemption that applies				
		Croton Harmon	Hendrick Hudson	Lakeland	Putnam Valley	Yorktown
	Basic	$1,402.32	$1,282.79	$1,677.59	$1,868.95	$1,602.43
	Enhanced (Senior)	$3,704.00	$3,317.00	$4,420.00	$4,525.00	$4,318.00