

New York State Dept of Taxation & Finance
Office of Real Property Tax Services
WA Harriman State Campus
Albany, New York 12227

5/19/2022

Certificate of the Final State Equalization Rate
for the 2022 Assessment Roll

Mr. Brian McAvoy , Supervisor
Town of Arkwright
8743 Center Road
Cassadaga, NY 14718

County of Chautauqua
Town of Arkwright
Municipal Code: 062000
Final State Equalization Rate:

* 41.00 *

I, Brian F. Moon, hereby certify that on May 19, 2022 the State Office of Real Property Tax Services established a final State equalization rate of 41.00 for the above named municipality.



Brian F. Moon
Real Property Analyst 2

Note: Since your locally stated level of assessment has been confirmed, it has been established as the final state equalization rate pursuant to RPTL § 1211. Notice of final rate will be filed with the clerk of the county legislative body and in the office of the State Comptroller.

Ms. Signe E. Rominger , Appointed Assessor
Town of Arkwright
10 Pullman St. - PO Box 448
Brocton, NY 14716

Handwritten signature/initials

Municipal Code	Municipal Name	(A) 2021 State Equalization Rate	(B) 2022 State Equalization Rate and Status	(C) Percentage Change in Estimate of Full Value
060300	City of Dunkirk	73.00	No Rate Yet	
060800	City of Jamestown		88.00 Final	5.91%
062000	Town of Arkwright	44.10	41.00 Final	7.56%
062200	Town of Busti		82.75 Final	12.63%
062400	Town of Carroll	92.00	No Rate Yet	
062600	Town of Charlotte	87.75	No Rate Yet	
062800	Town of Chautauqua	100.00	99.00 Final	1.01%
063000	Town of Cherry Creek	83.75	75.40 Final	11.07%
063200	Town of Clymer	100.00	97.00 Final	3.09%
063400	Town of Dunkirk	60.00	No Rate Yet	
063600	Town of Ellery	89.00	78.60 Final	13.23%
063800	Town of Ellicott	100.00	92.75 Final	7.82%
064000	Town of Ellington	100.00	No Rate Yet	
064400	Town of Gerry	88.40	81.50 Final	8.47%
064600	Town of Hanover	77.00	69.00 Final	11.59%
065400	Town of North Harmony	86.50	76.20 Final	13.52%
065600	Town of Poland	98.00	92.00 Final	6.52%
065800	Town of Pomfret	15.50	15.00 Final	3.33%
066000	Town of Portland	47.00	45.00 Final	4.44%
066200	Town of Ripley	96.00	No Rate Yet	
066400	Town of Sheridan	54.00	No Rate Yet	
066800	Town of Stockton	98.00	No Rate Yet	
067000	Town of Villenova	45.00	43.00 Final	4.65%
067200	Town of Westfield	70.00	66.00 Final	6.06%
069903	Chautauqua County C.A.P. #3	95.20	No Rate Yet	
069904	Chautauqua County C.A.P. #4	99.00	No Rate Yet	

Column C is the percentage change in the estimate of full value between the 2021 State equalization rate and the 2022 State equalization rate due to the change in full value standard.

This percentage change is important because county and school taxes are apportioned according to a municipality's share of the full value of the county or the school. A municipality will be apportioned a larger share of the tax levy if its full value increases by a larger percentage than others, or if its full value decreases less than the decrease for other municipalities in the county or school.

The information shown in columns B and C is subject to change as other rates are established in the county. You will be sent a complete report when we have established 2022 State equalization rates for all municipalities in your county.

DATA REPORT 1
New York State Office of Real Property Services
Computation of the Final
State Equalization Rate for the 2022 Assessment Roll

County of Sullivan
Municipal Code 062000
Town of Arkwright
Region: West

Measured Roll = 2018 Non-reassessment
2022 Local Stated Level of Assessment: 41.00%

Estimated 2022 Full Value of All Locally Assessed Property on the 2021 Assessment Roll: 91,428,369 (A)
Quantity Change Factor for the 2022 Assessment Roll: 1.0079 (B)
Estimated 2022 Full Value of All Locally Assessed Property on the 2022 Assessment Roll (A * B): 92,150,653

2022 Roll Assessed Value 2022 Full Value
2022 Roll 92,150,653
36,591,482

Locally Assessed Property: (Excluding Isolated Properties)
Isolated Properties:
None

Total: 36,591,482 92,150,653 (3) 89,247,517 (1)
Local Estimate of Full Value:

(C) (D) (C/D)*100
2022 Total Assessed Value 2022 Full Value Equalization Rate
36,591,482 89,247,517 (2) 41.00

Equalization Rate Computation for 2022 Roll
(1) The local estimate of full value is computed by dividing the total assessed value by the local stated level of assessment expressed as a decimal.
(2) The difference between the original ORPTS estimate of full value (1) computed by dividing the total assessed value on the 2022 roll by the locally stated level of assessment on the 2022 assessment roll is less than 5 percent and thus the local estimate of full value is used to compute the State equalization rate. The locally stated level of assessment then becomes the 2022 State equalization rate.

New York State Office of Real Property Tax Services
Computation of the Final State Equalization Rate
for the 2022 Assessment Roll

Code: 062000
rkwright
/est

Roll: 2018 Nonreassessment
al Stated Level of Assessment: 41.00%

Line	Description	ORPTS Full Value Methodology	Measured		Aggr Adjustment Factors						Base Market Value	Quantity Change Factors						Estimated Market Value	2021 Roll Assessed Value	Market Value Ratio 2021 Roll										
			Roll	Assessed	2018 2019 2020 2021 2022							2017 2018 2019 2020 2021																		
			Value	Value	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)								
21	LOA		27,696,433																								67,552,276	27,696,433	41.00	
21	Unsampled		653,064																									653,064		
18	ORPS observations		5,108,880						14,284,863					.98	1.04	1.03			14,995,906								15,478,774	5,272,850	34.07	
21	Unsampled		2,681,274																									2,681,274		
Type Totals (3)			32,805,313																82,548,182								83,031,050	32,969,283	39.71	
Totals			36,139,651						90,234,458										90,945,501								91,428,369	36,303,621	39.71	

Number of Parcels (For All Major Types): 1,104
Total Assessed Value for the 2021 Assessment Roll Quantities: 36,303,621
Market Value Ratio: 39.71
Estimated Full Value as of July 1, 2021 for 2021 Assessment Roll Quantities: 91,428,369

The aggregate market adjustment factor is the percent increase or decrease that the major type estimated market value is adjusted between years.
An asterisk (*) following a quantity change factor indicates there was a five percent or more change in level of assessment between the measured roll and the 2021 roll for the major type(s), and the quantity change factor shown is based on the annual assessor's report data for that roll year for the major type(s). When no asterisk appears, there was a less than five percent change in level of assessment between the measured roll and the 2021 roll for the major type(s), and the quantity change factor shown is the assessed value for that roll year for the major type(s) divided by the assessed value from the prior roll year for the major type(s).
For un-sampled major types, the ratio is the summed assessed value divided by the summed market value of all the types that are not un-sampled, and this ratio is divided into the un-sampled total assessed value to determine the estimated market value for the un-sampled major types.

ORPTS ORPTS(1)		*-----Roll Identification-----*		2018	2018AV/
ini	Work	Owner Last, First Name	Property Address	Market	2018MV
de	Group	Parcel		Value	Ratio
		Id			
Major Type: C Value Interval: S001					
000	REG	A 711	Noller, Paul J	8,300	42.17%
000	REG	A 751	West, David J	8,500	35.29%
000	REG	A 1173	Stahl, Jeffrey M	4,700	29.79%
Major Type: C Value Interval: S002					
000	REG	A 40	Larson, David L	33,200	34.34%
000	REG	A 130	Ribarich, Thomas J Jr	28,900	31.83%
000	REG	A 1105	Jaromin, Chester	23,900	45.61%
Major Type: C Value Interval: S003					
2000	REG	A 180	Arkwright Summit Windfarm LLC	102,500	35.12%
2000	REG	A 419	Stanbro, Lyle L Jr	88,000	24.77%
2000	REG	A 666	Demme Living Trust	117,300	23.79%
Major Type: C Value Interval: S004					
2000	REG	A 513	Fairdawn Farms Inc	415,000	47.42%
2000	REG	A 795	Eden Valley Farm LLC	346,400	42.61%
2000	REG	A 928	Tri-Val Farm Inc	650,000	50.95%

ORPTS parcel id preceded by an 'S' indicates a sale and by an 'A' indicates an appraisal.

;	Name	# Parcels	Land		Total Assessed Value	County	Taxable Value		
			Assessed Value	Land			Town/City	School	Village
	Taxable	1,097	9,751,380		34,043,001	33,238,310	33,573,550	33,512,347	0
	Special Franch.	17	0		799,983	799,983	799,983	799,983	0
	Utility	32	3,690		2,548,481	2,548,481	2,548,481	2,548,481	0
	Ceiling RR	1	2,800		57,599	57,599	57,599	57,599	0
	Wholly Exmpt	88	534,590		52,746,986	0	0	0	0
	Town Totals:	1,235	10,292,460		90,196,050	36,644,373	36,979,613	36,918,410	0

bde	Name	Ext	CC/OM	# Parcels	Taxable Value
2001	Arkwright fp1	TO		1,229	87,878,960.00