

Debra A. Carter
Receiver of Taxes

9/1/2023

Town of Cortlandt
CONSOLIDATED RATE SHEET

INSTRUCTIONS START HERE ↓	2023/2024 CONSOLIDATED TAX RATES FOR THE TOWN OF CORTLANDT							
	(In Dollars per Thousand Assessed Valuation)							

Select Municipality →	Village of Croton **	Village of Buchanan**	Town					
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**Contact the Village for additional Village Taxes	Muni Code 552203	Muni Code 552201	Muni Code 552289					
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Select your School District →	Croton Harmon	Hendrick Hudson	Hendrick Hudson	Lakeland	Putnam Valley	Croton Harmon	Yorktown
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These are the INDIVIDUAL tax rates for your property*	School	\$1,322.39	\$1175.86	\$1175.86	\$1,514.85	\$1,704.18	\$1322.38	\$1,494.40
	County	\$193.16	\$193.16	\$193.16	\$193.16	\$193.16	\$193.16	\$193.16
	Town	\$31.80	\$31.80	\$31.80	\$31.80	\$31.80	\$31.80	\$31.80
	Highway			\$184.84	\$184.84	\$184.84	\$184.84	\$184.84
	Library		\$7.50	\$7.50	\$7.50	\$7.50	\$7.50	\$7.50
	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) →	\$1,547.35	\$1,408.32	\$1,593.16	\$1,932.15	\$2,121.48	\$1,739.68	\$1,911.70
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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.							
	$\$1921.42 + \$162.51 = \mathbf{\$2083.93 \text{ Total Consolidated Rate}}$ $8700 / 1000 \quad \times \quad \$2083.93 \quad = \quad \$18,131 \quad \text{Total Taxes}$							

STAR →	For owner occupied Residential Property: subtract the STAR exemption that applies							
		Croton Harmon	Hendrick Hudson	Lakeland	Putnam Valley	Yorktown		
	Basic	\$1,553.24	\$1,375.17	\$1,817.82	\$2,000.00	\$1,776.00		
	Enhanced (Senior)	\$3,704.00	\$3,317.00	\$4,420.00	\$4,525.00	\$4,318.00		