

The Positive Impact of Commercial Development on Your Taxes

A Ratables Report by Town and School District

05-25-10



5 Development Court - Kingston, NY 12401 - 845.338.8840

www.ulsterny.com



May 18, 2010

Dear Friends,

Enclosed is a report about property tax ratables in Ulster County. We share it to invite thought and dialogue about how commercial investment relates to property tax rates and the fiscal health of our municipalities. While each municipality has distinct needs and challenges, it is a fact that in some communities, business development has contributed to a **drop** in property tax rates.

As an economic development organization, the Ulster County Development Corporation (UCDC) is often asked about commercial and residential tax bases and property tax rates. Businesses and prospective citizens are interested in understanding local, school and county tax rates – as well as the nature and quality of the services and investments that their taxes enable.

As a first responsive step, UCDC's Balanced Growth Committee, working with the Ulster County Department of Real Property, has compiled this initial report on tax "ratables". We encourage Ulster County citizens and officials to consider the role of thoughtful business development and its potential for positive impact on your community and its tax base.

Please call us at 338-8840 or email me at lmatteson@ulsterny.com if you would like us to present this report – and related economic development issues and ideas – to your community's or school district's appropriate board.

Sincerely,

A handwritten signature in black ink, appearing to read "Lance Matteson", is written over a thin horizontal line.

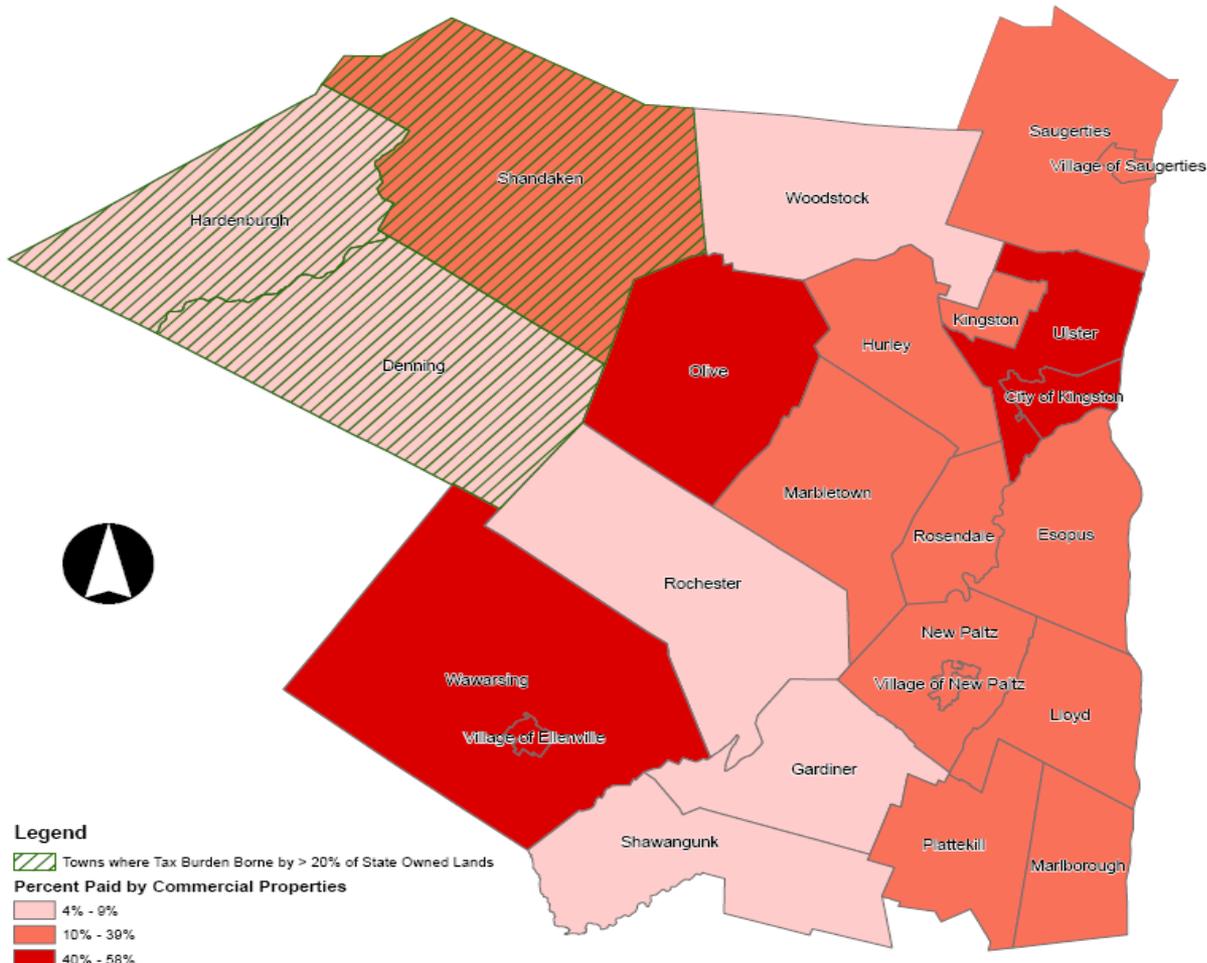
Lance Matteson
President



The Ratables Report

by Town

Tax Burden Borne by Commercial Properties and State Owned Lands in Ulster County Municipalities, 2009



Legend

-  Towns where Tax Burden Borne by > 20% of State Owned Lands
- Percent Paid by Commercial Properties**
-  4% - 9%
-  10% - 39%
-  40% - 58%

Created at the Ulster County Planning Board on February 11, 2010 by Burt Samuelson.
 Data Sources: Ulster County Planning Board and Ulster County Real Property Tax Service Agency.
 Projection: New York State Plane East (Feet)
 Datum: NAD 1983



Summary By Town

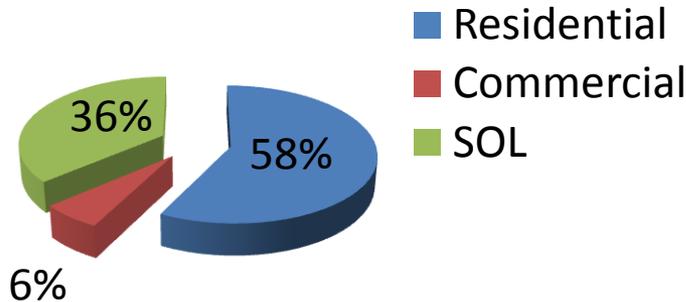
Town/city	Residential				Commercial				State Owned Land			
	12/31/09 Data	Parcels	Total Tax (Million)	% of Tax Paid	Total Assessed value (\$)	Parcels	Total Tax (M)	% of Tax Paid	Total assessed value (\$)	Parcels	Total Tax (Mill)	% of Tax Paid
Denning	471	1.7	45%	11,497,538	51	0.2	5%	1,008,104	300	1.9	50%	12,640,575
Esopus	3062	16.4	85%	833,668,759	218	2.8	15%	136,949,049				
Gardiner	2073	16.4	93%	604,612,400	138	1.3	7%	50,609,158				
Hardenburgh	315	1.7	65%	54,179,850	18	0.1	4%	3,260,388	188	0.8	31%	27,980,391
Hurley	2759	11.2	73%	661,043,827	98	4.2	27%	206,417,150				
Kingston T.	345	1.6	73%	46,332,200	67	0.6	27%	21,210,939				
Kingston C.	6207	26.7	51%	1,347,116,000	1217	25.6	49%	710,650,306				
Lloyd	3154	19.5	81%	858,886,500	386	4.6	19%	204,835,398				
Marbletown	2599	17.2	89%	812,696,400	133	2.2	11%	102,054,547				
Marlboro	2653	21.2	89%	856,103,524	219	2.7	11%	109,947,751				
New Paltz	3235	25.5	82%	1,018,954,998	357	5.5	18%	215,227,970				
Olive	2178	9.4	51%	626,190,579	80	9.1	49%	591,109,786				
Plattekill	2763	14.7	90%	563,637,500	173	1.6	10%	69,549,374				
Rochester	2987	16.1	90%	632,633,557	183	1.4	8%	58,422,517	54	0.4	2%	16,357,400
Rosendale	2172	10.6	87%	424,257,647	154	1.6	13%	62,153,120				
Saugerties	6863	33.6	85%	1,351,656,716	737	5.8	15%	244,818,498				
Shandaken	2052	6.5	55%	82,728,600	175	2.5	21%	30,896,629	208	2.8	24%	35,815,821
Shawangunk	3582	20.6	92%	162,985,880	157	1.7	8%	13,234,951				
Ulster	3787	15.1	43%	507,330,025	516	19.8	57%	527,224,500				
Wawarsing	3969	11.5	40%	7,993,890	570	16.5	58%	10,904,230	26	0.5	2%	347,017
Woodstock	3386	21.8	92%	1,115,670,610	194	1.6	7%	84,640,191	73	0.3	1%	257,654



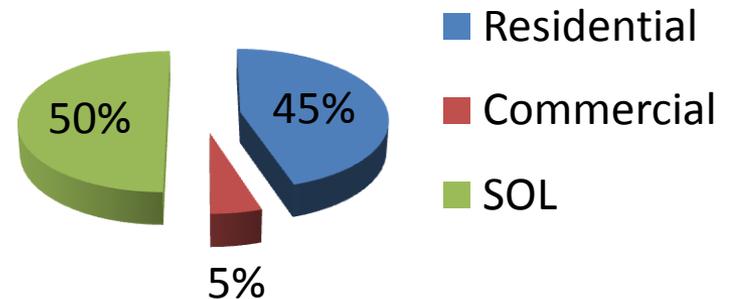
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ULSTER COUNTY- TOWN OF DENNING

Total Tax Parcels in Town of Denning



Total Tax Percentage Paid



The Commercial taxpayers of the town of Denning represent 4% of the total assessed valuation and pay 5% of the total taxes.

Town/City	Residential				Commercial				State Owned Land			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$
Town of Denning	471	1.7M	45	\$11,497,538	51	0.2%	5	\$1,008,104	300	1.9M	50	\$12,640,575

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09

** Utility owned property is included in Commercial totals

** State owned land (taxed) is included in Commercial totals

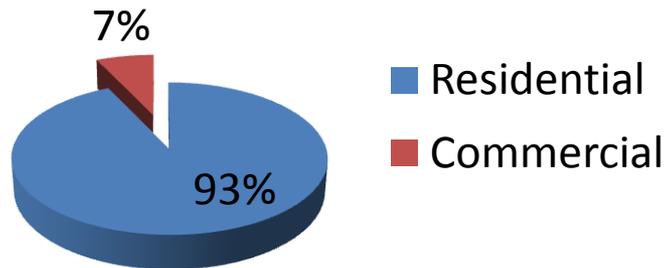
**Wholly exempt properties are not included in assessment totals (ie. municipal buildings, hospitals, churches, schools, non profits)



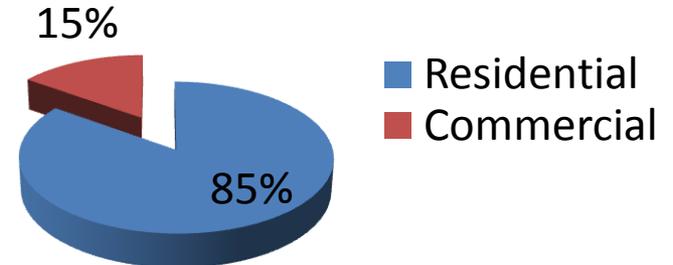
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ULSTER COUNTY- TOWN OF ESOPUS

Total Tax Parcels in Town of Esopus



Total Tax Percentage Paid



The Commercial taxpayers of the town of Esopus represent 14% of the total assessed valuations and pay 15% of the total taxes.

Town/City	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Town of Esopus	3062	16.4M	85	\$833,668,759	218	2.8M	15	\$136,949,049

**** Please Note that in the Town of Esopus there are 199 Wholly Exempt Parcels with a Valuation of \$195,001,765 which represents 17% of the Town's Total Assessed Valuation.**

**Statistical information provided by Ulster County Real Property Tax Service Agency

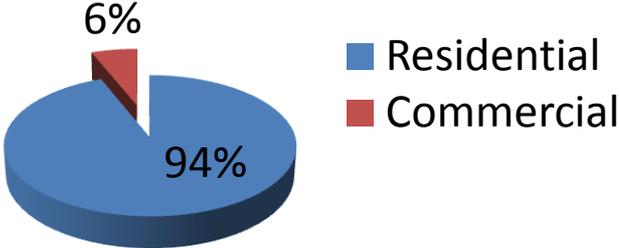
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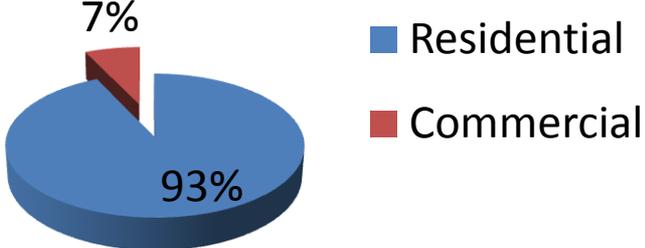
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ULSTER COUNTY-TOWN OF GARDINER

**Total Tax Parcels in
Town of Gardiner**



**Total Tax Percentage
Paid**



The Commercial taxpayers of the town of Gardiner represent 8% of the total assessed valuations and pay 7% of the total taxes.

Town/City	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Town of Gardiner	2073	16.4M	93	\$604,612,400	138	1.3M	7	\$50,609,158

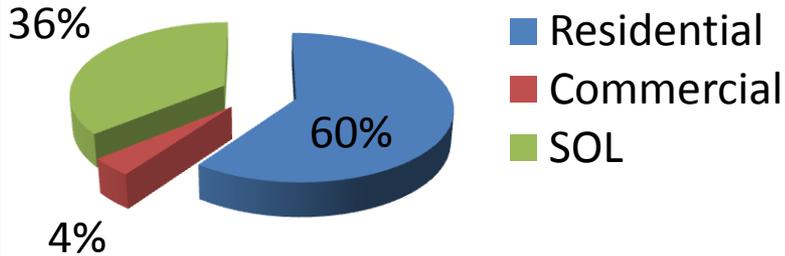
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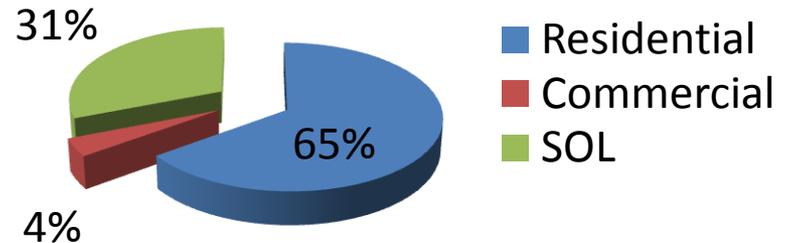
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ULSTER COUNTY- TOWN OF HARDENBURGH

Total Tax Parcels in Town of Hardenburgh



Total Tax Percentage Paid



The Commercial taxpayers of the town of Hardenburgh represent 4% of the total assessed valuations and pay 4% of the total taxes.

Town/City	Residential				Commercial				State Owned Land			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$	Parcels	Total Tax Paid	% of Total Tax paid	Total Assessed value
Town of Hardenburgh	315	1.7M	65	\$54,179,850	18	0.1M	4	\$3,260,388	188	0.8M	31	\$27,980,391

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09

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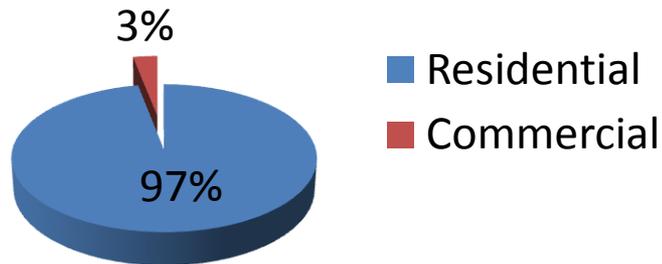
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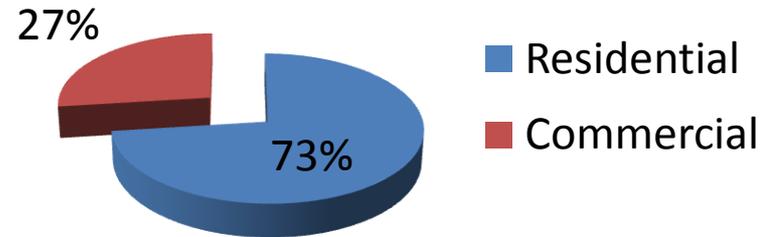
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ULSTER COUNTY- TOWN OF HURLEY

Total Tax Parcels in Town of Hurley



Total Tax Percentage Paid



The Commercial taxpayers of the town of Hurley represent 24% of the total assessed valuations and pay 27% of the total taxes.

Town/City	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Town of Hurley	2759	11.2M	73	\$661,043,827	98	4.2M	27	\$206,417,150

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31--09

** Utility owned property is included in Commercial totals

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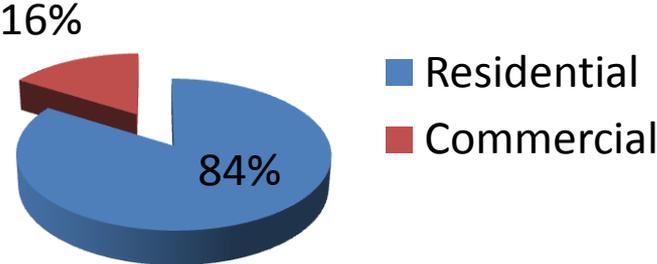
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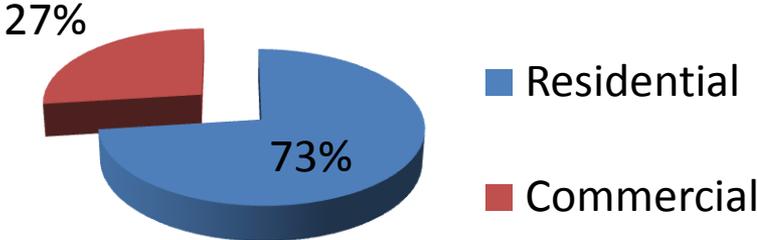
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ULSTER COUNTY- TOWN OF KINGSTON

Total Tax Parcels in Town of Kingston



Total Tax Percentage Paid



The Commercial taxpayers of the town of Kingston represent 31% of the total assessed valuations and pay 27% of the total taxes.

Town/City	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Town of Kingston	345	1.6M	73	\$46,332,200	67	0.6M	27	\$21,210,939

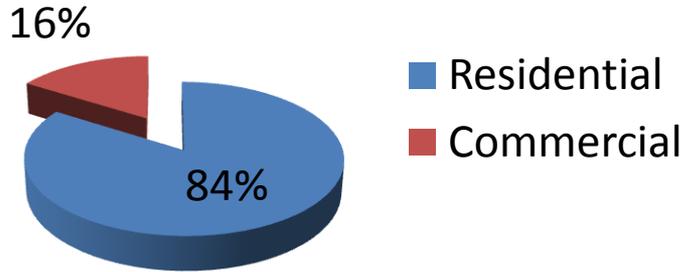
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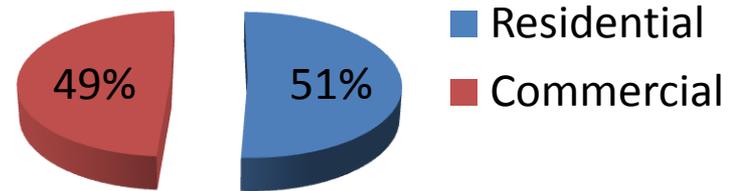
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ULSTER COUNTY- CITY OF KINGSTON

Total Tax Parcels in City of Kingston



Total Tax Percentage Paid



The Commercial taxpayers of the City of Kingston represent 35% of the total assessed valuations and pay 49% of the total taxes.

Town/City	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
City of Kingston	6207	26.7M	51	\$1,347,116,000	1217	25.6M	49	\$710,650,306

**** Please Note that in the City of Kingston there are 365 Wholly Exempt Parcels which are valued at \$401,756,850 which represents 16% of the City's Total Assessed Valuation.**

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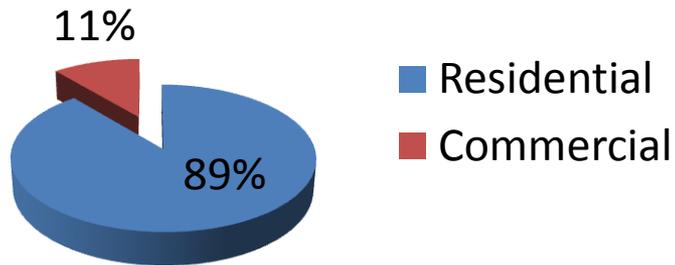
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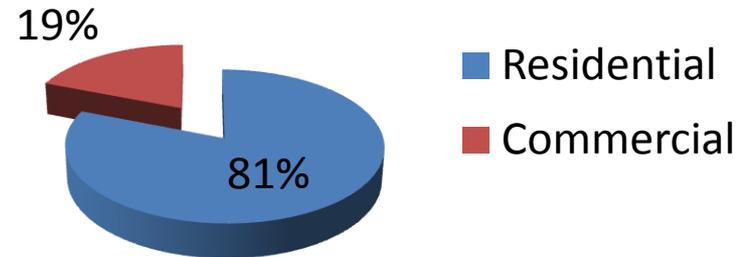
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ULSTER COUNTY- TOWN OF LLOYD

Total Tax Parcels in the Town of Lloyd



Total Tax Percentage Paid



The Commercial taxpayers of the town of Lloyd represent 19% of the total assessed valuations and pay 19% of the total taxes.

Town/City	Residential			Commercial				
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Town of Lloyd	3154	19.5M	81	\$858,886,500	386	4.6M	19	\$204,835,398

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09

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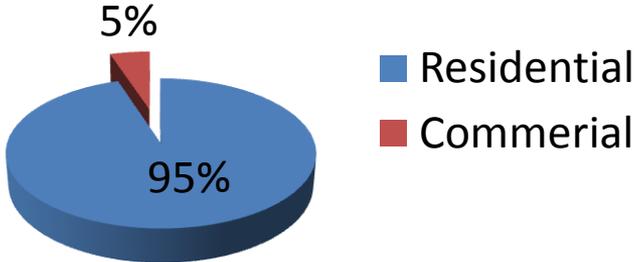
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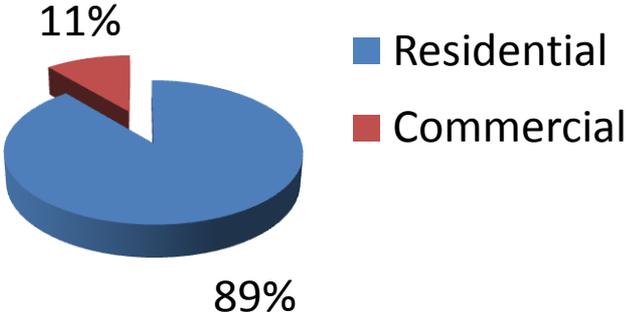
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ULSTER COUNTY- TOWN OF MARBLETOWN

Total Tax Parcels in Town of Marbletown



Total Tax Percentage Paid



The Commercial taxpayers of the town of Marbletown represent 11% of the total assessed valuations and pay 11% of the total taxes.

Town/City	Residential			Commercial				
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Town of Marbletown	2599	17.2M	89	\$812,696,400	133	2.2M	11	\$102,054,547

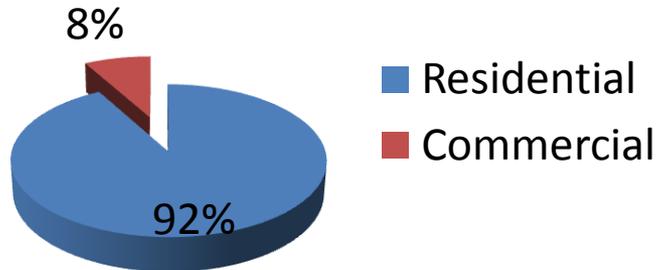
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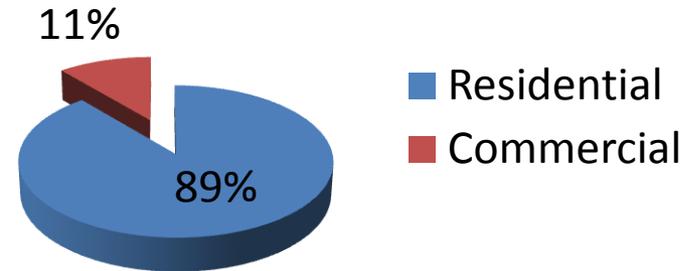
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ULSTER COUNTY- TOWN OF MARLBORO

Total Tax Percentage in Town of Marlboro



Total Tax Percentage Paid



The Commercial taxpayers of the town of Marlboro represent 11% of the total assessed valuations and pay 11% of the total taxes.

Town/City	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Town of Marlborough	2653	21.2M	89	\$856,103,524	219	2.7M	11	\$109,947,751

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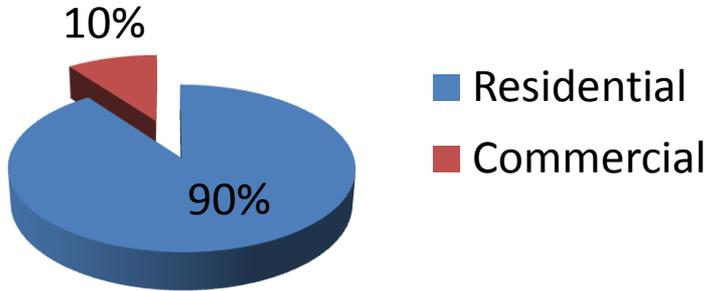
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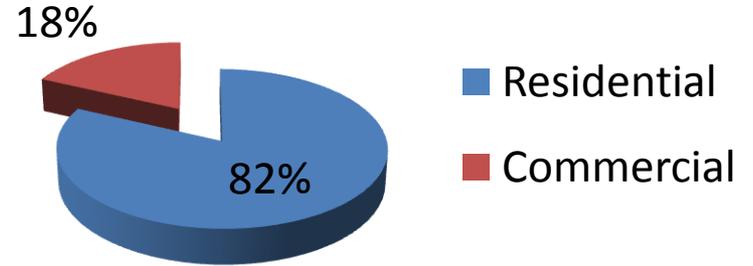
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ULSTER COUNTY- TOWN OF NEW PALTZ

Total Tax parcels in Town of New Paltz



Total Tax Percentage Paid



The Commercial taxpayers of the town of New Paltz represent 17% of the total assessed valuations and pay 18% of the total taxes.

Town/City	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Town of New Paltz	3235	25.5M	82	\$1,018,954,998	357	5.5M	18	\$215,227,970

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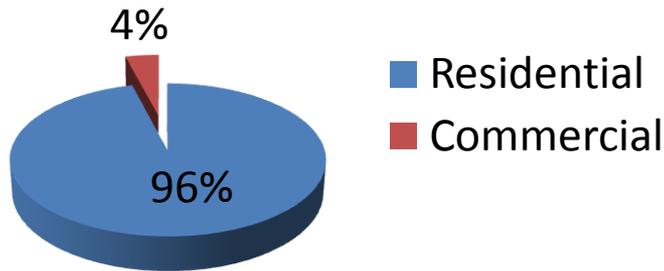
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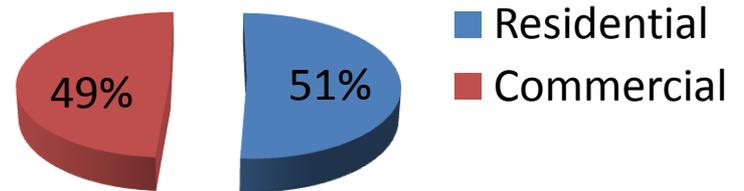
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ULSTER COUNTY- TOWN OF OLIVE

Total Tax Parcels in Town of Olive



Total Tax Percentage Paid



The Commercial taxpayers of the town of Olive represent 49% of the total assessed valuations and pay 49% of the total taxes.

Town/City	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Town of Olive	2178	9.4M	51	\$626,190,579	80	9.1M	49	\$591,109,786

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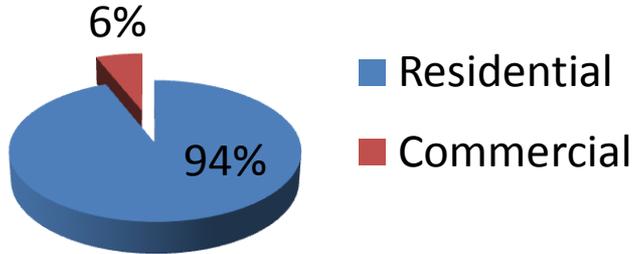
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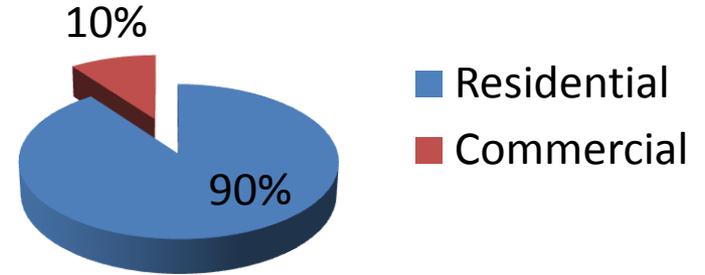
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ULSTER COUNTY- TOWN OF PLATTEKILL

Total Tax Parcels in Town of Plattekill



Total Tax Percentage Paid



The Commercial taxpayers of the town of Plattekill represent 11% of the total assessed valuations and pay 10% of the total taxes.

Town/City	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Town of Plattekill	2763	14.7M	90	\$563,637,500	173	1.6M	10	\$69,549,374

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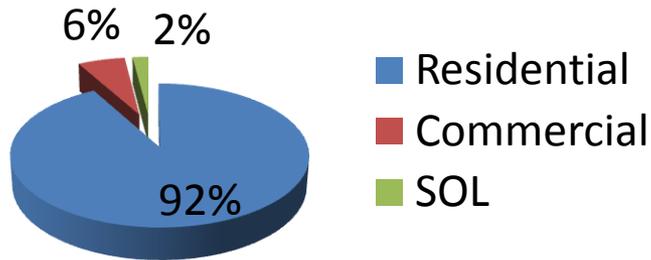
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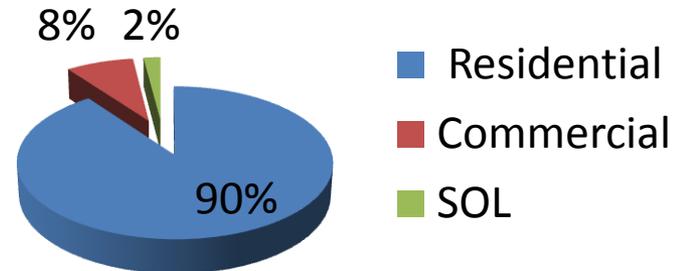
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ULSTER COUNTY- TOWN OF ROCHESTER

Total Tax Parcels in Town of Rochester



Total Tax Percentage Paid



The Commercial taxpayers of the town of Rochester represent 8% of the total assessed valuations and pay 8% of the total taxes.

Town/City	Residential				Commercial				State Owned Land			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$
Town of Rochester	2987	16.1M	90	\$632,633,557	183	1.4M	8	\$58,442,517	54	0.4M	2	\$16,357,400

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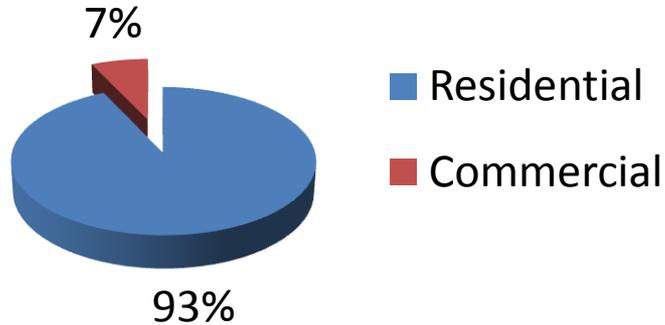
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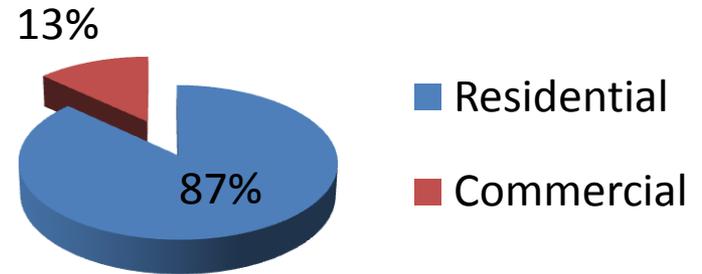
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ULSTER COUNTY- TOWN OF ROSENDALE

Total Tax Parcels in Town of Rosendale



Total Tax Percentage Paid



The Commercial taxpayers of the town of Rosendale represent 13% of the total assessed valuations and pay 13% of the total taxes.

Town/City	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Town of Rosendale	2172	10.6M	87	\$424,257,647	154	1.6M	13	\$62,153,120

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09

** Utility owned property is included in Commercial totals

** State owned land (taxed) is included in Commercial totals

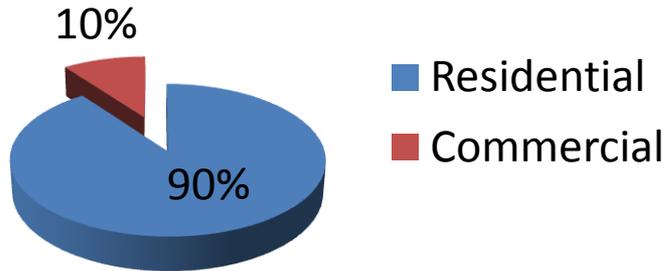
**Wholly exempt properties are not included in assessment totals (ie. municipal buildings, hospitals, churches, schools, non profits)



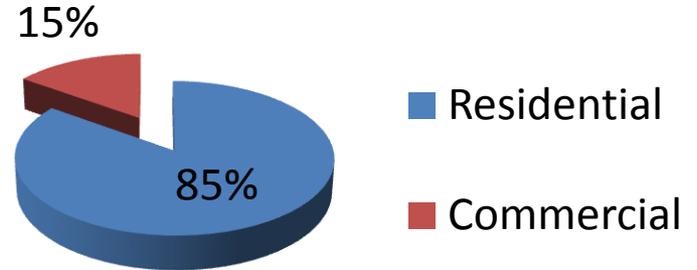
5 Development Court
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845.338.8840

ULSTER COUNTY- TOWN OF SAUGERTIES

Total Tax Parcels in Town of Saugerties



Total Tax Percentage Paid



The Commercial taxpayers of the town of Saugerties represent 15% of total assessed valuations and pay 15% of the total taxes.

Town/City	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Town of Saugerties	6863	33.6M	85	\$1,351,656,716	737	5.8M	15	\$244,818,498

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09

** Utility owned property is included in Commercial totals

** State owned land (taxed) is included in Commercial totals

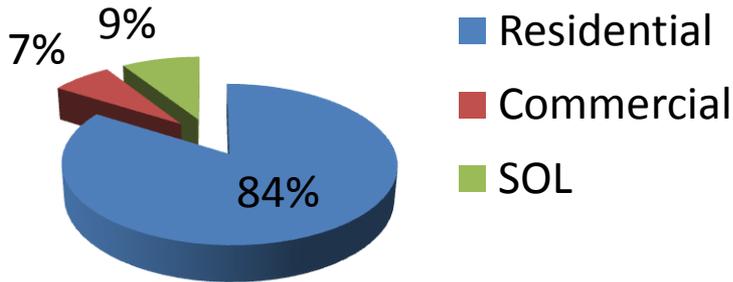
**Wholly exempt properties are not included in assessment totals (ie. municipal buildings, hospitals, churches, schools, non profits)



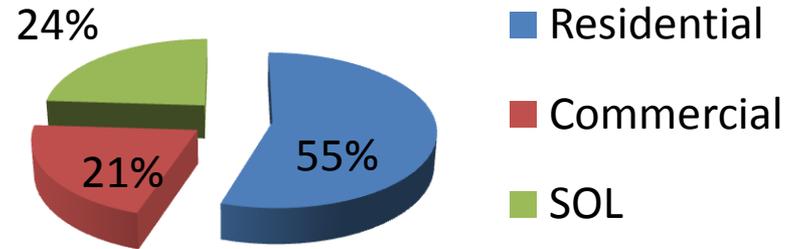
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ULSTER COUNTY- TOWN OF SHANDAKEN

Total Tax Parcels in Town of Shandaken



Total Tax Percentage Paid



The Commercial taxpayers of the town of Shandaken represent 21% of the total assessed valuations and pay 21% of the total taxes.

Town/City	Residential				Commercial				State Owned Land			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value
Town of Shandaken	2052	6.5M	55	\$82,728,600	175	2.5M	21	\$30,896,629	208	2.8M	24	\$35,815,821

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09

** Utility owned property is included in Commercial totals

** State owned land (taxed) is included in Commercial totals

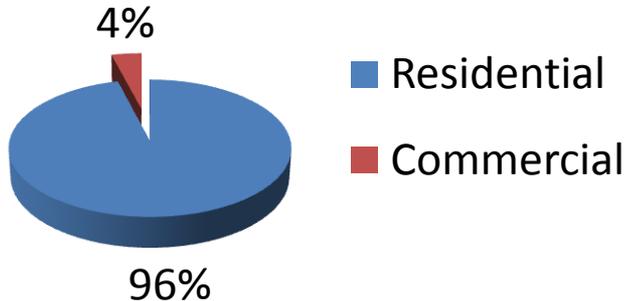
**Wholly exempt properties are not included in assessment totals (ie. municipal buildings, hospitals, churches, schools, non profits)



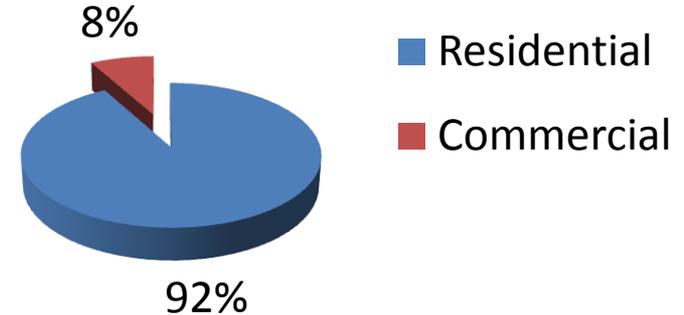
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ULSTER COUNTY- TOWN OF SHAWANGUNK

Total Tax Parcels in Town of Shawangunk



Total Tax Percentage Paid



The Commercial taxpayers of the town of Shawangunk represent 8% of the total assessed valuations and pay 8% of the total taxes.

Town/City	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Town of Shawangunk	3582	20.6M	92	\$162,985,880	157	1.7M	8	\$13,234,951

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09

** Utility owned property is included in Commercial totals

** State owned land (taxed) is included in Commercial totals

**Wholly exempt properties are not included in assessment totals (ie. municipal buildings, hospitals, churches, schools, non profits)

** Watchtower is wholly exempt but does have a Pilot agreement with the town

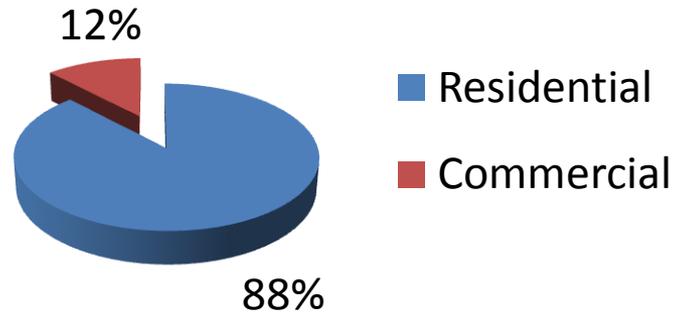
** Prisons are assessed and included in total assessed value, but not taxed except for special districts such as fire.



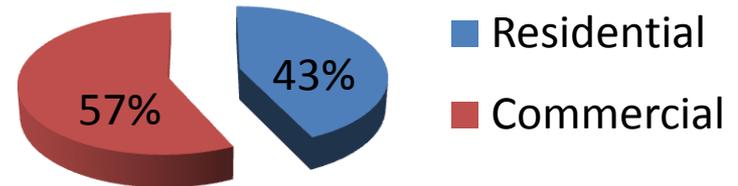
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ULSTER COUNTY- TOWN OF ULSTER

Total Tax Parcels in Town of Ulster



Total Tax Percentage Paid



The Commercial taxpayers of the town of Ulster represent 51% of the total assessed valuations and pay 57% of the total taxes.

Town/City	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Town of Ulster	3787	15.1M	43	\$507,330,025	516	19.8M	57	\$527,224,500

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09

** Utility owned property is included in Commercial totals

** State owned land (taxed) is included in Commercial totals

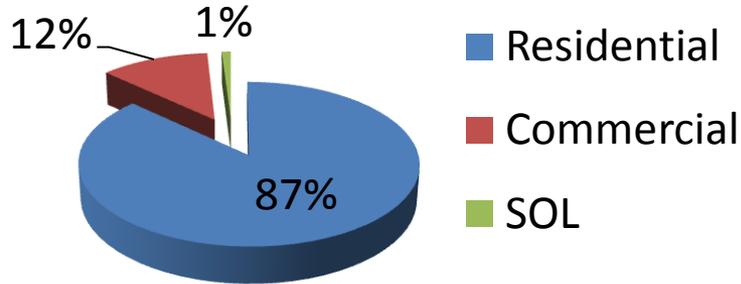
**Wholly exempt properties are not included in assessment totals (ie. municipal buildings, hospitals, churches, schools, non profits)



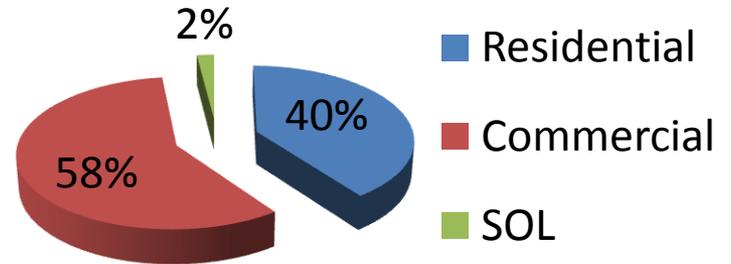
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ULSTER COUNTY- TOWN OF WAWARSING

Total Tax Parcels in Town of Wawarsing



Total Tax Percentage Paid



The Commercial taxpayers of the town of Wawarsing represent 57% of the total assessed valuations and pay 58% of the total taxes.

Town/City	Residential				Commercial				State Owned Land			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Town of Wawarsing	3969	11.5M	40	\$7,993,890	570	16.5M	58	\$10,904,230	26	0.5M	2	\$347,017

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09

** Utility owned property is included in Commercial totals

** State owned land (taxed) is included in Commercial totals

**Wholly exempt properties are not included in assessment totals (ie. municipal buildings, hospitals, churches, schools, non profits)

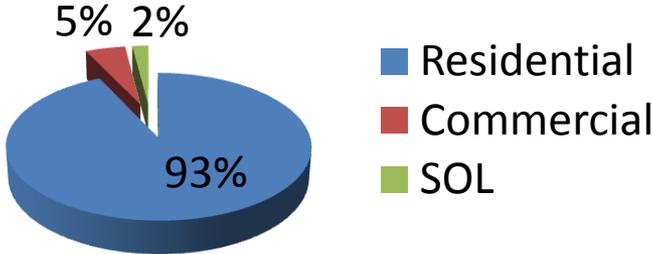
** Reservoir Properties are included in total Assessment and Total Tax values



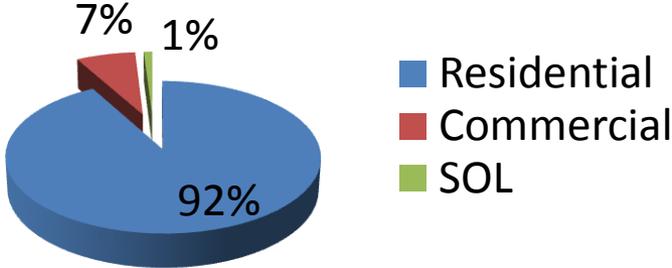
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ULSTER COUNTY- TOWN OF WOODSTOCK

Total Tax Parcels in Town of Woodstock



Total Tax Percentage Paid



The Commercial taxpayers of the town of Woodstock represent 7% of the total assessed valuations and pay 7% of the total taxes.

Town/City	Residential				Commercial				State Owned Land			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Town of Woodstock	3386	21.8M	92	\$1,115,670,610	194	1.6M	7	\$84,640,191	73	0.3M	1%	257,654

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09
 ** Utility owned property is included in Commercial totals
 ** State owned land (taxed) is included in Commercial totals
 **Wholly exempt properties are not included in assessment totals (ie. municipal buildings, hospitals, churches, schools, non profits)



**5 Development Court
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The Ratables Report

by School District

Summary By School District

School District	Residential				Commercial			
12/31/09 Data	Parcels	Total Tax (M)	% of Tax Pd.	Total assessed value (\$)	Parcels	Total Tax (M)	% of Tax Pd.	Total assessed value (\$)
Ellenville	3264	6.8	63%	9,177,960	484	4	37%	10,460,834
Fallsburgh Central***	88	0.28	93%	235,460	7	0.02	7%	20,517
Highland Central	6031	14.7	77%	973,240,696	452	4.5	23%	229,007,959
Kingston Consolidated	18356	49.1	62%	3,303,765,744	2099	29.8	38%	1,423,614,895
Livingston Manor***	96	0.7	54%	37,210,750	9	0.6	46%	2,848,734
Margaretville Central***	245	0.2	40%	18,291,100	11	0.3	60%	671,957
Marlboro Central	2783	14.1	88%	874,309,224	212	2	12%	107,065,995
New Paltz Central	5196	25.4	83%	1,603,632,902	506	5.2	17%	265,384,677
Onteora Central	8326	22.1	64%	1,926,717,939	487	12.7	36%	896,358,422
Pine Bush Central***	1924	7.3	95%	89,435,345	48	0.4	5%	2,755,776
Rondout Valley Central	6846	26.4	81%	1,533,560,574	457	6.1	19%	191,729,473
Saugerties Central	7430	22.9	85%	1,473,283,216	753	4.2	15%	248,489,764
Tri Valley Central***	559	1.4	48%	12,978,108	64	1.5	52%	1,034,636
Valley Central***	45	0.19	95%	2,446,250	6	0.01	5%	259,488
Wallkill Central	4391	18.7	84%	674,235,935	246	3.5	16%	75,422,181

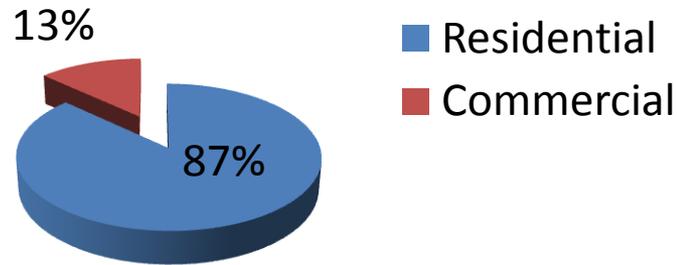
***Data for these Districts only reflects Ulster County Portion of district



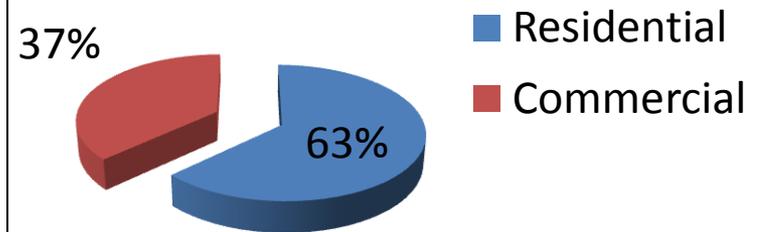
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ULSTER COUNTY-ELLENVILLE SCHOOL DISTRICT

Total Tax Parcels in Ellenville School District



Total Tax Percentage Paid



The Commercial taxpayers of the Ellenville School District represent 53% of the total assessed valuations and pay 37% of the total taxes.

School District	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Ellenville	3264	6.8M	63	\$9,177,960	484	4M	37	\$10,460,834

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09

** Utility owned property is included in Commercial totals

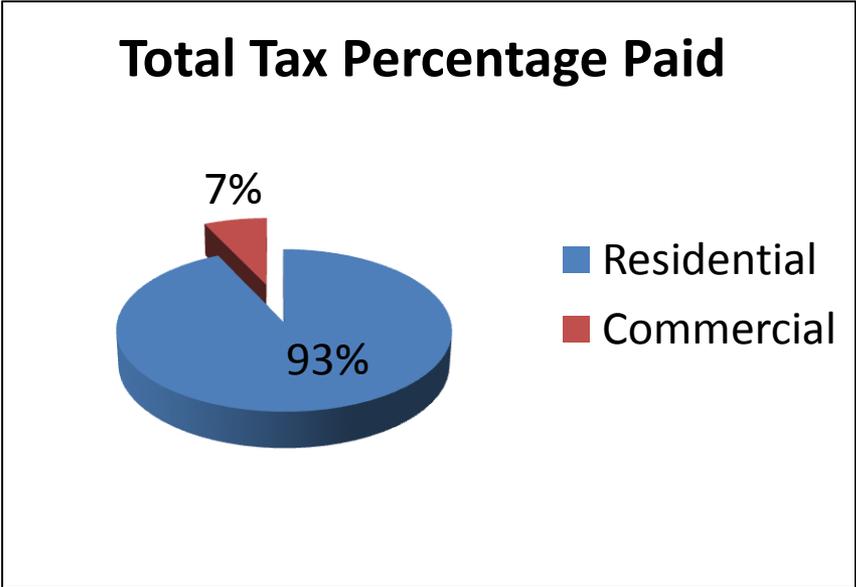
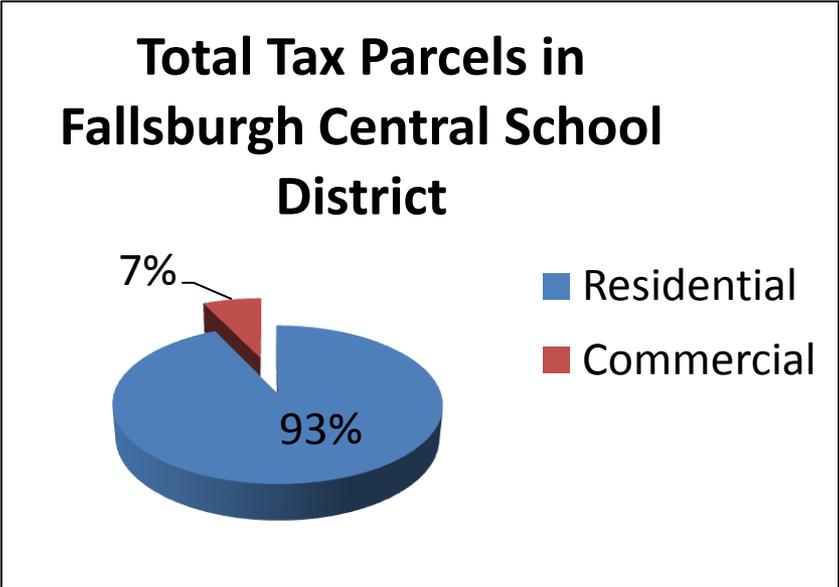
** State owned land (taxed) is included in Commercial totals

**Wholly exempt properties are not included in assessment totals (ie. municipal buildings, hospitals, churches, schools, non profits)



**5 Development Court
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ULSTER COUNTY- FALLSBURGH CENTRAL SCHOOL DISTRICT



The Commercial taxpayers of the Fallsburgh Central School District represent 8% of the total assessed valuations and pay 7% of the total taxes.

School District	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Fallsburgh Central	88	0.28M	93	\$235,460	7	0.02M	7	\$20,517

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09
 ** Utility owned property is included in Commercial totals
 ** State owned land (taxed) is included in Commercial totals
 **Wholly exempt properties are not included in assessment totals (ie. municipal buildings, hospitals, churches, schools, non profits)

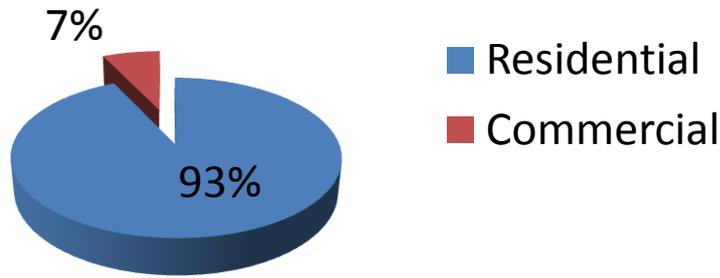
Note: Majority of Parcels are Located in Sullivan County



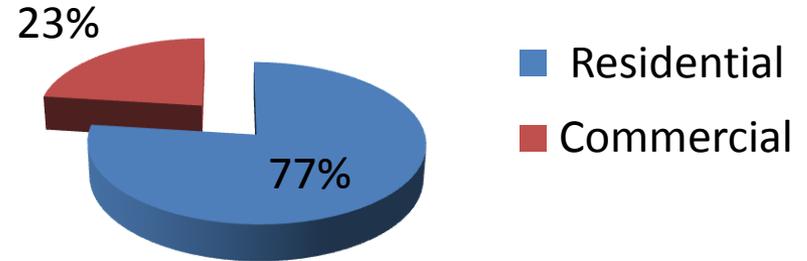
5 Development Court
 Kingston, NY 12401
 845.338.8840

ULSTER COUNTY-HIGHLAND CENTRAL SCHOOL DISTRICT

Total Tax Parcels in the Highland Central School District



Total Tax Percentage Paid



The Commercial taxpayers of the Highland Central School District represent 19% of the total assessed valuations and pay 23% of the total taxes.

School District	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Highland Central	6031	14.7M	77	\$973,240,696	452	4.5M	23	\$229,007,959

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09

** Utility owned property is included in Commercial totals

** State owned land (taxed) is included in Commercial totals

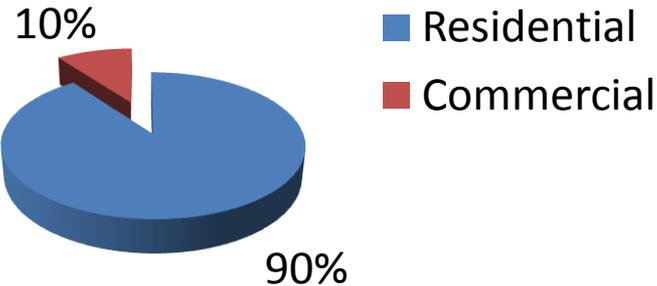
**Wholly exempt properties are not included in assessment totals (ie. municipal buildings, hospitals, churches, schools, non profits)



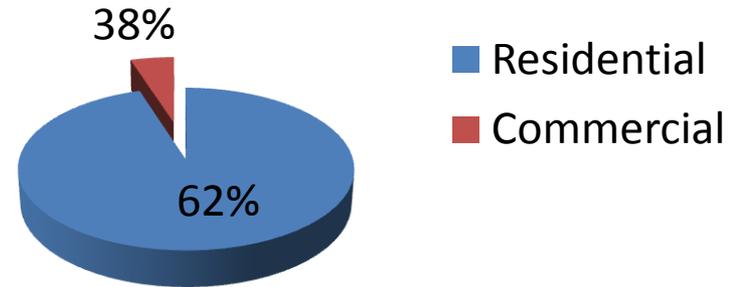
5 Development Court
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ULSTER COUNTY- KINGSTON CONSOLIDATED SCHOOL DISTRICT

Total Tax Parcels in the Kingston Consolidated School District



Total Tax Percentage Paid



The Commercial taxpayers of the Kingston Consolidated School District represent 30% of the total assessed valuations and pay 38% of the total taxes.

School District	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Kingston Consolidated	18365	49.1M	62	\$3,303,765,744	2099	29.8M	38	\$1,423,614,895

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09

** Utility owned property is included in Commercial totals

** State owned land (taxed) is included in Commercial totals

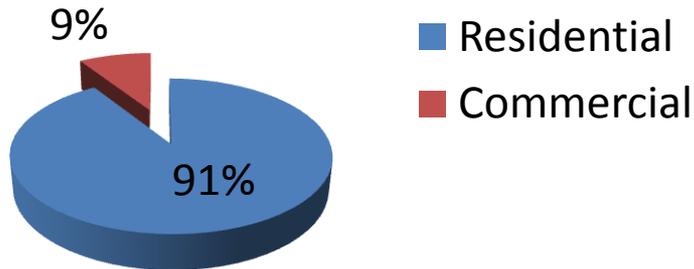
**Wholly exempt properties are not included in assessment totals (ie. municipal buildings, hospitals, churches, schools, non profits)



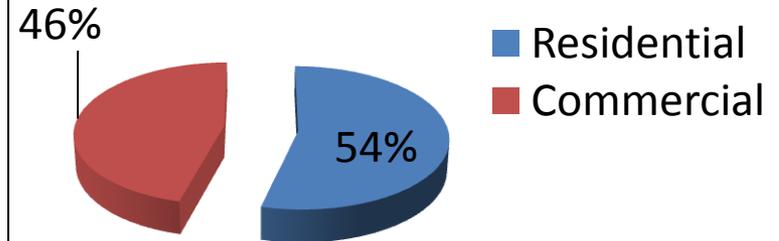
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ULSTER COUNTY- LIVINGSTON MANOR SCHOOL DISTRICT

Total Tax Parcels in the Livingston Manor School District



Total Tax Percentage Paid



The Commercial taxpayers of the Livingston Manor School District represent 7% of the total assessed valuations and pay 46% of the total taxes.

School District	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Livingston Manor	96	0.7M	54	\$37,210,750	9	0.6M	46	\$2,848,734

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31--09

** Utility owned property is included in Commercial totals

** State owned land (taxed) is included in Commercial totals

**Wholly exempt properties are not included in assessment totals (ie. municipal buildings, hospitals, churches, schools, non profits)

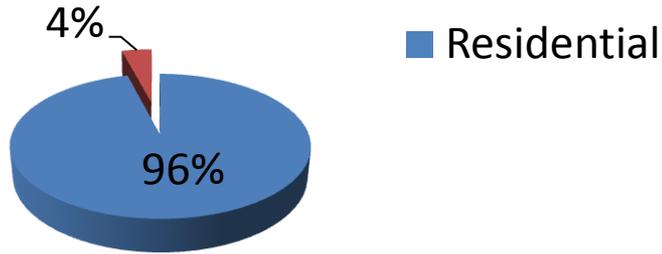
Note: Majority of Parcels are Located in Sullivan County



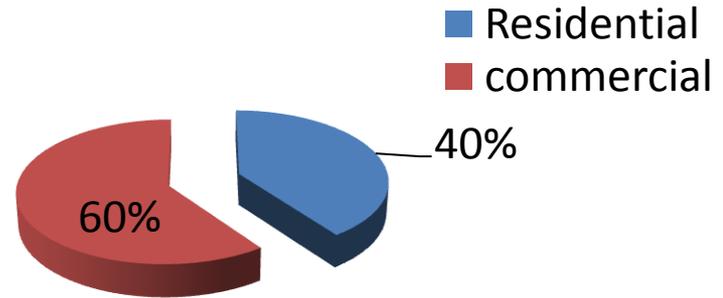
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ULSTER COUNTY-MARGARETVILLE CENTRAL SCHOOL DISTRICT

**Total Tax Parcels in the
Margaretville Central
School District**



Total Tax Percentage Paid



The Commercial taxpayers of the Margaretville Central School District represent 4% of the total assessed valuations and pay 60% of the total taxes.

School District	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Margaretville Central	245	0.2M	40	\$18,291,100	11	0.3M	60	\$671,957

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09

** Utility owned property is included in Commercial totals

** State owned land (taxed) is included in Commercial totals

**Wholly exempt properties are not included in assessment totals (ie. municipal buildings, hospitals, churches, schools, non profits)

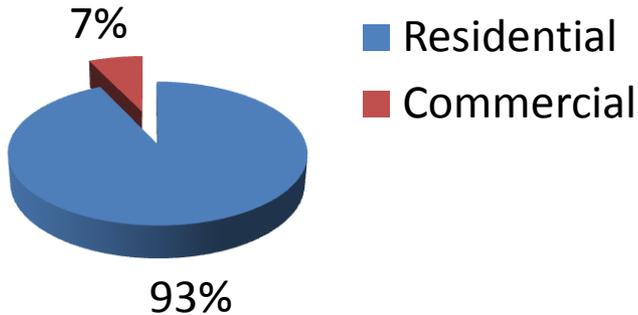
Note: Majority of Parcels are Located in Delaware County



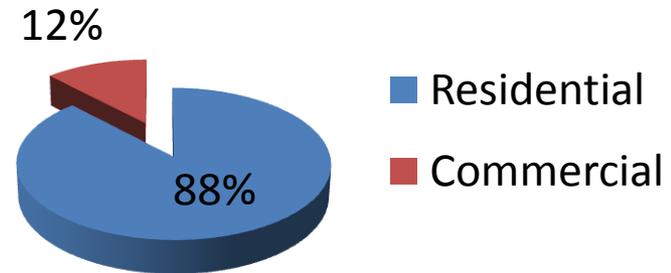
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ULSTER COUNTY- MARLBORO CENTRAL SCHOOL DISTRICT

Total Tax Parcels in the Marlboro Central School District



Total Tax Percentage Paid



The Commercial taxpayers of the Marlboro Central School District represent 11% of the total assessed valuations and pay 12% of the total taxes.

School District	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Marlboro Central	2783	14.1M	88	\$874,309,224	212	2M	12	\$107,065,995

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09

** Utility owned property is included in Commercial totals

** State owned land (taxed) is included in Commercial totals

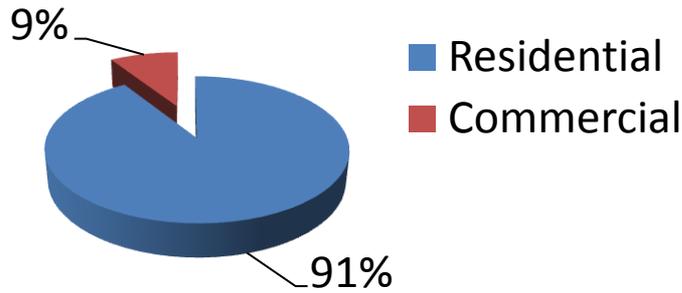
**Wholly exempt properties are not included in assessment totals (ie. municipal buildings, hospitals, churches, schools, non profits)



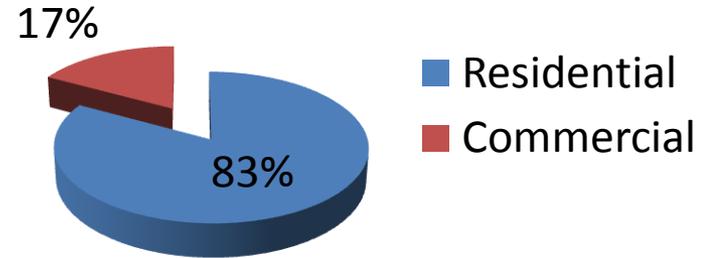
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ULSTER COUNTY- NEW PALTZ CENTRAL SCHOOL DISTRICT

Total Tax Parcels in the New Paltz Central School District



Total Tax Percentage Paid



The Commercial taxpayers of the New Paltz Central School District represent 14% of the total assessed valuations and pay 17% of the total taxes.

School District	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
New Paltz Central	5196	25.4M	83	\$1,603,632,902	506	5.2M	17	\$265,384,677

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09

** Utility owned property is included in Commercial totals

** State owned land (taxed) is included in Commercial totals

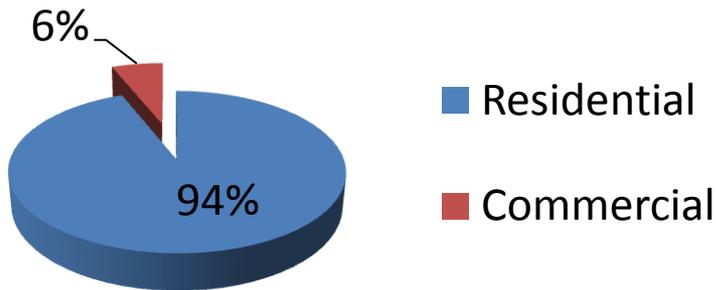
**Wholly exempt properties are not included in assessment totals (ie. municipal buildings, hospitals, churches, schools, non profits)



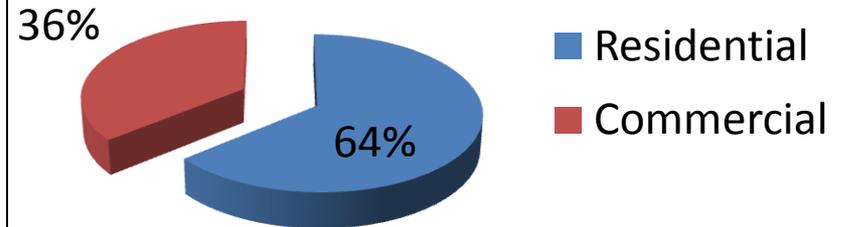
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ULSTER COUNTY- ONTEORA CENTRAL SCHOOL DISTRICT

Total Tax Parcels in the Onteora Central School District



Total Tax Percentage Paid



The Commercial taxpayers of the Onteora Central School District represent 32% of the total assessed valuations and pay 36% of the total taxes.

School District	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Onteora Central	8326	22.1M	64	\$1,926,717,939	487	12.7M	36	\$896,358,423

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31--09

** Utility owned property is included in Commercial totals

** State owned land (taxed) is included in Commercial totals

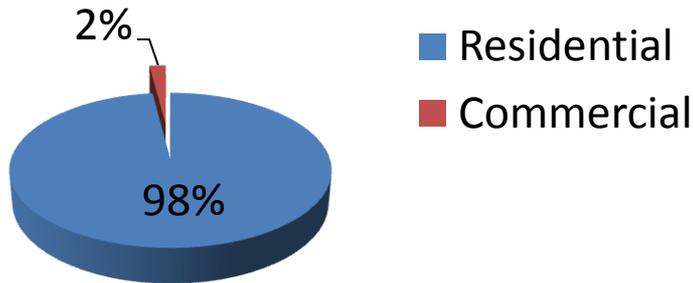
**Wholly exempt properties are not included in assessment totals (ie. municipal buildings, hospitals, churches, schools, non profits)



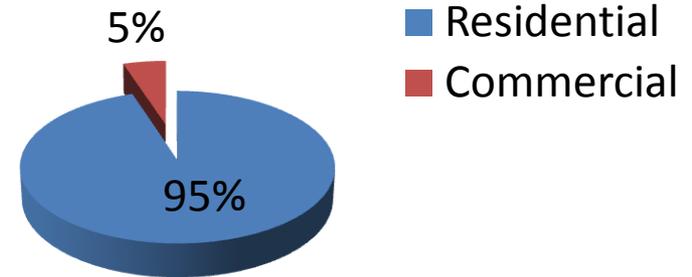
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ULSTER COUNTY- PINE BUSH CENTRAL SCHOOL DISTRICT

Total Tax Parcels in the Pine Bush Central School District



Total Tax Percentage Paid



The Commercial taxpayers of the Pine Bush Central School District represent 3% of the total assessed valuations and pay 5% of the total taxes.

School District	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Pine Bush Central	1924	7.3M	95	\$89,435,345	48	0.4M	5	\$2,755,776

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09

** Utility owned property is included in Commercial totals

** State owned land (taxed) is included in Commercial totals

**Wholly exempt properties are not included in assessment totals (ie. municipal buildings, hospitals, churches, schools, non profits)

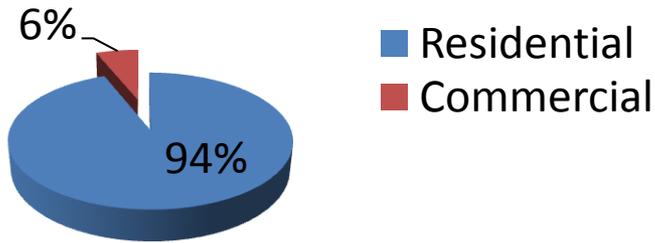


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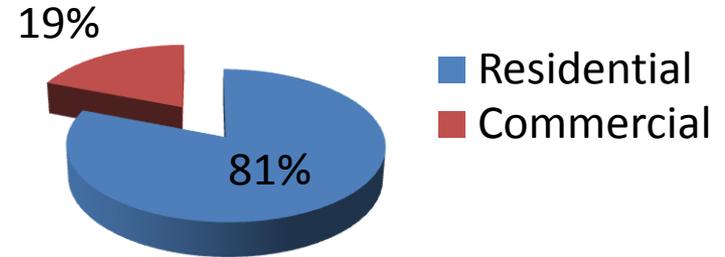
Note: Majority of Parcels are located in Orange County

ULSTER COUNTY- RONDOUT VALLEY CENTRAL SCHOOL DISTRICT

**Total Tax Parcels in the
Rondout Valley Central
School District**



Total Tax Percentage Paid



The Commercial taxpayers of the Rondout Valley Central School District represent 11% of the total assessed valuations and pay 19% of the total taxes.

School District	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Rondout Valley Central	6846	26.4M	81	\$1,533,560,574	457	6.1M	19	\$191,729,473

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09

** Utility owned property is included in Commercial totals

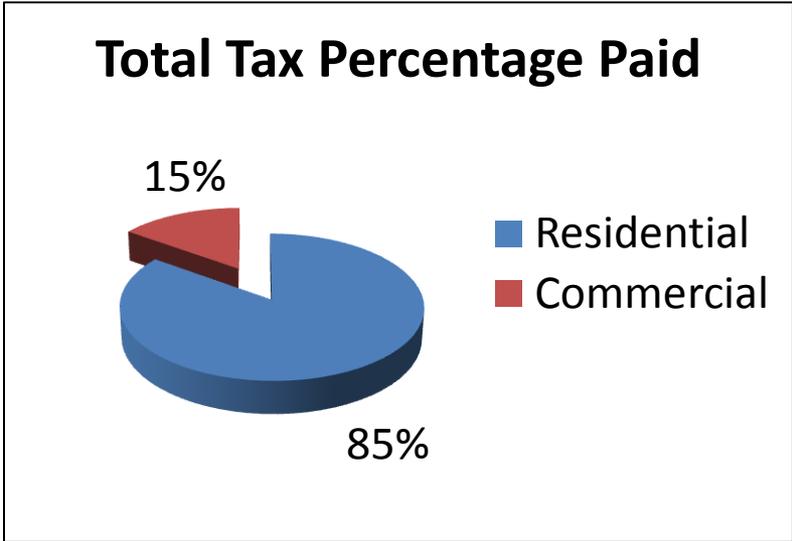
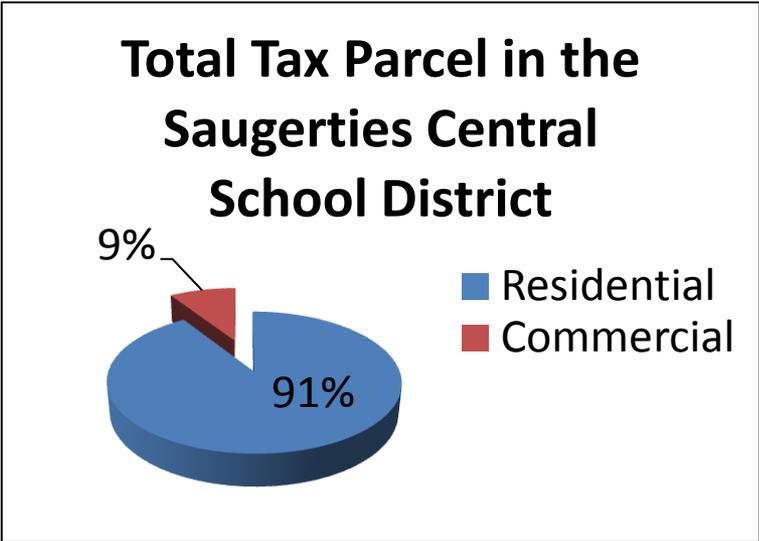
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ULSTER COUNTY- SAUGERTIES CENTRAL SCHOOL DISTRICT



The Commercial taxpayers of the Saugerties Central School District represent 14% of the total assessed valuations and pay 15% of the total taxes.

School District	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Saugerties Central	7430	22.9M	85	\$1,473,283,216	753	4.2M	15	\$248,489,764

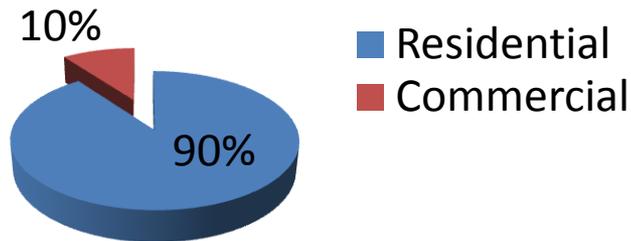
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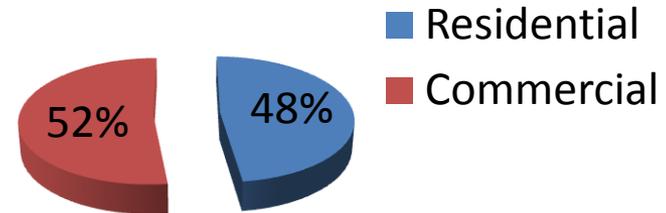
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ULSTER COUNTY-TRI VALLEY CENTRAL SCHOOL DISTRICT

Total Tax Parcels in the Tri Valley Central School District



Total Tax Percentage Paid



The Commercial taxpayers of the Tri Valley Central School District represent 7% of the total assessed valuations and pay 52% of the total taxes.

School District	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Tri Valley Central	559	1.4M	48	\$12,978,108	64	1.5M	52	\$1,034,636

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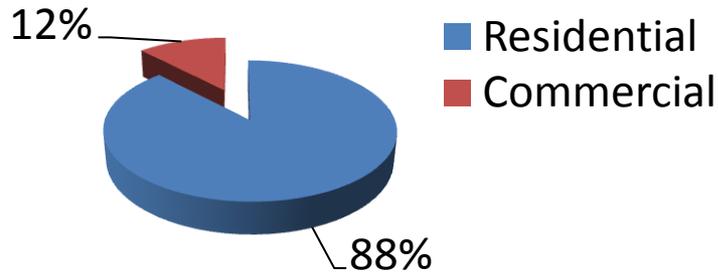


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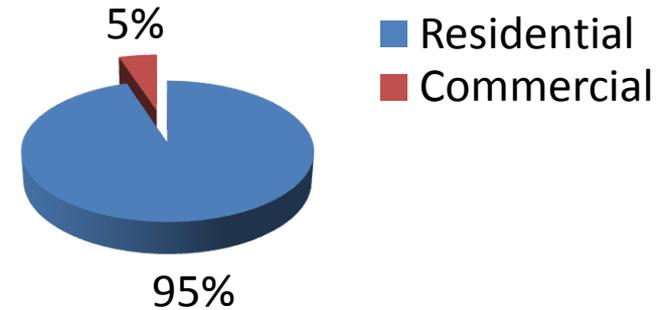
Note: Majority of Parcels are Located in Sullivan County

ULSTER COUNTY- VALLEY CENTRAL SCHOOL DISTRICT

Total Tax Parcels in the Valley Central School District



Total Tax Percentage Paid



The Commercial taxpayers of the Valley Central School District represent 10% of the total assessed valuations and pay 5% of the total taxes.

School District	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Valley Central	45	0.19M	95	\$2,446,250	6	0.01M	5	\$259,488

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09

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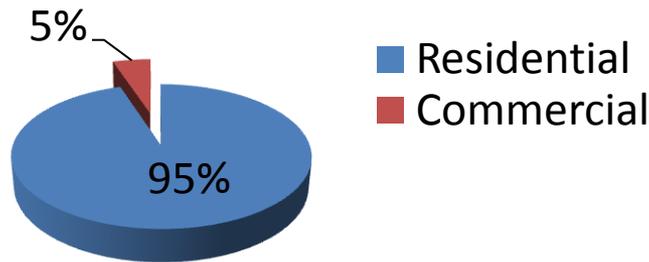


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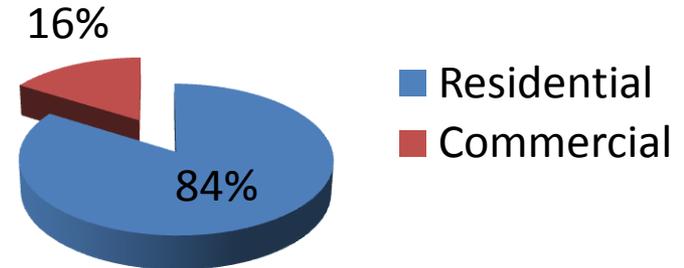
Note: Majority of Parcels are Located in Orange County

ULSTER COUNTY- WALLKILL CENTRAL SCHOOL DISTRICT

Total Tax Parcels in the Wallkill Central School District



Total Tax Percentage Paid



The Commercial taxpayers of the Wallkill Central School District represent 10% of the total assessed valuations and pay 16% of the total taxes.

School District	Residential				Commercial			
	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed value \$	Parcels	Total Tax Paid	% of Total Tax Paid	Total Assessed Value \$
Wallkill Central	4391	18.7M	84	\$674,235,935	246	3.5M	16	\$75,422,181

**Statistical information provided by Ulster County Real Property Tax Service Agency 12-31-09

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** State owned land (taxed) is included in Commercial totals

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