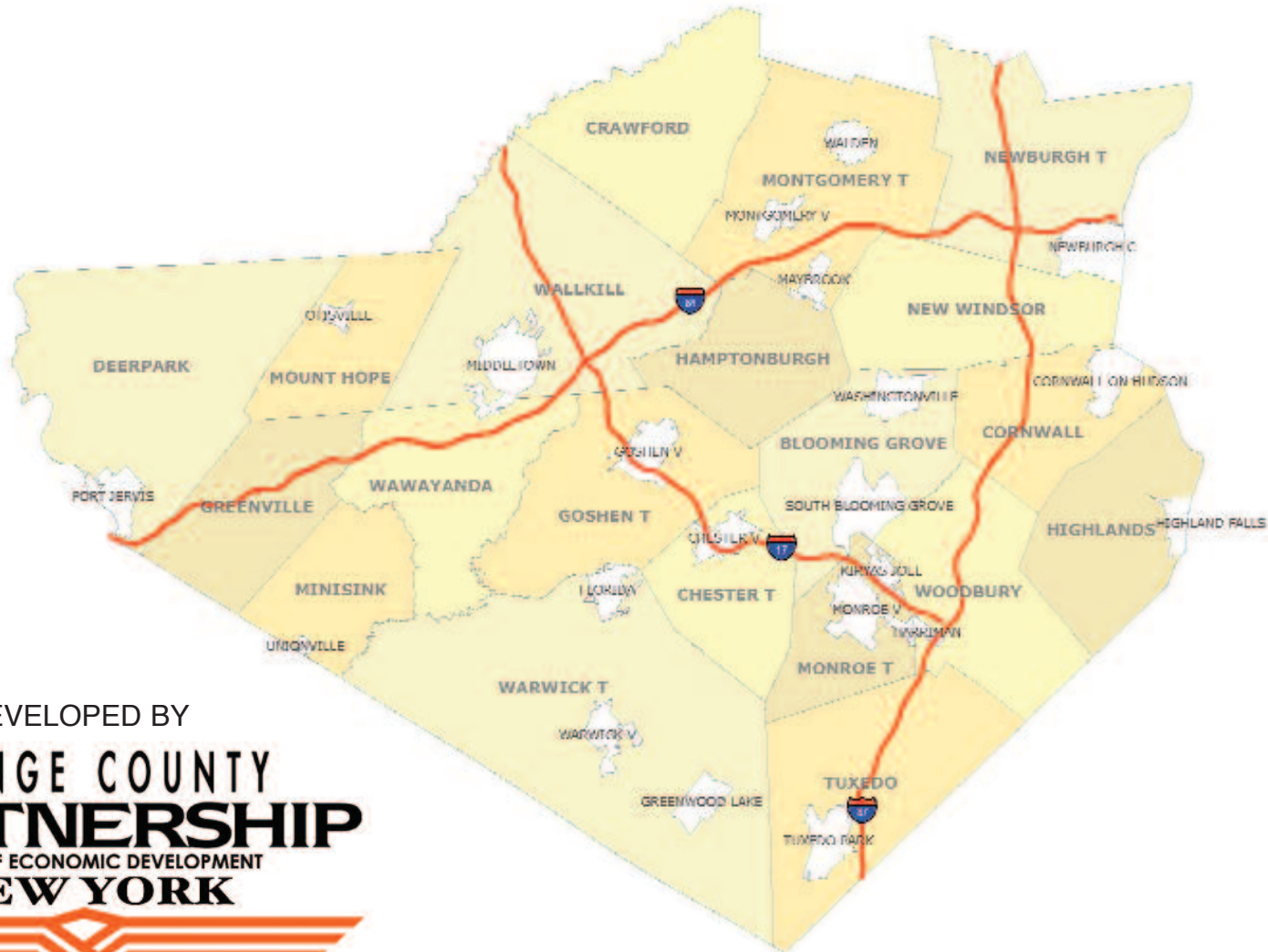


THE POSITIVE IMPACT OF COMMERCIAL DEVELOPMENT ON YOUR TAX BASE COMPILED BY TOWN AND CITY



DEVELOPED BY
**ORANGE COUNTY
PARTNERSHIP**
OFFICE OF ECONOMIC DEVELOPMENT
NEW YORK



40 Matthews Street, Suite 108 • Goshen, NY 10924
(845) 294-2323 • www.ocpartnership.org



40 Matthews Street, Suite 108 • Goshen, NY 10924
(845) 294-2323 • www.ocpartnership.org

THE POSITIVE IMPACT OF COMMERCIAL DEVELOPMENT ON YOUR TAX BASE COMPILED BY TOWN AND CITY

Cover map produced August 2010
Orange County GIS Division
Daniel Munoz - G.I.S. Director
22 Wells Farm Rd.
Goshen, NY 10924
www.gis.orangecountygov.com
845-615-3791

Statistical information provided by Orange County Real Property Tax Service Agency.

The data depicted here has been developed with extensive cooperation from Orange County Government, as well as other federal, state and local government agencies. Orange County Partnership, Orange County, Orange County Real Property Tax Services and the Orange County Office of Information Services G.I.S. Division. The user understands that the County of Orange makes no representations as to the accuracy of the information in the mapping data, but rather, provide said information as is. The user knowingly waives any and all claims for damages against the County of Orange that may arise from the mapping data. This is not a legal document.

We are proud to offer the second publication of *The Positive Impact of Commercial Development on Your Tax Base Compiled by Town and City*. Once again, this study is the result of a joint effort between the **Orange County Partnership** and the **Alliance for Balanced Growth**, a sister organization of the Partnership that works to create a strong, unified voice for balanced development in Orange County. As the economic development organization for Orange County, the Partnership strives to strengthen the County's tax base through the creation of new jobs. A study outlining the positive impact of commercial growth on our municipalities speaks volumes to that end. This study has proven to be very useful to many agencies and groups throughout the County.

The Partnership and the Alliance developed this study to determine the precise impact of economic development on the County's tax base. Statistical information and raw data for the study have been provided by the **County of Orange**, more specifically, the **Orange County Office of Real Property Services**. We are grateful to County Executive Ed Diana for his support of this project, and we greatly appreciate the hard work of John McCarey and his staff from the Orange County Office of Real Property Services.

It is an established fact that the commercial sector contributes more to a municipality's budget revenue than it uses in municipal services. This study makes that argument indisputable. The well being of our schools, our municipal services, and the quality of life of our residents are directly tied to the commercial sector that pays taxes here.

The Total Tax numbers represent the school and property taxes paid on each parcel of land owned by a resident or commercial entity. Compare your School District to

the other districts shown in the following comparative chart to see the true impact of the business community on the taxes you pay.

We are pleased to offer this report in its entirety. For more information or to discuss this study in more detail, please contact the Orange County Partnership at 845-294-2323 or email us at info@ocpartnership.org.

Some significant demographic trends led to dramatic changes in some municipalities as compared to the previous report.*

- o Orange County experienced exponential growth in the residential category.
- o Condo units comprised a large number of new residential units. Condo owners pay a lower tax rate than free-standing housing units.
- o Commercial businesses in several municipalities were assessed too high. These businesses succeeded in reducing their tax burden through the grievance process.
- o School taxes increased substantially since the last tax study.
- o The new tax study includes more business classifications, including agri-businesses and utilities, which were not included in the prior study.

*Please note, at the time this report was tabulated, there were approximately \$15M in revenues paid to Orange County, local municipalities, and school districts from PILOT (payment in lieu of taxes) agreements. PILOT agreements are negotiated with commercial entities to stimulate capital investment and promote job growth.

A STANDING COMMITTEE OF THE ORANGE COUNTY PARTNERSHIP



ORANGE COUNTY NEW YORK

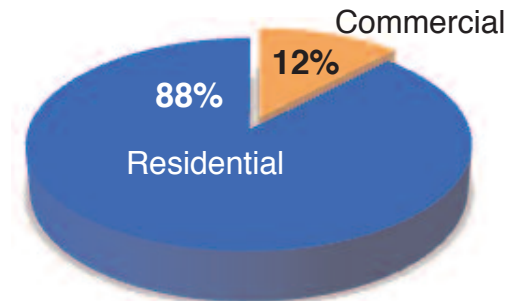


ORANGE COUNTY TOTALS BY TOWN

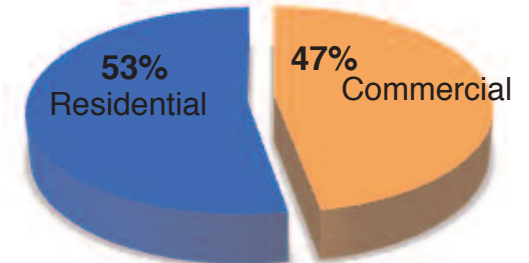
The commercial taxpayers of the Town of Wallkill represent 12% of all parcels and pay 47% of the total taxes.

Town/City	Residential			Commercial		
	Parcels	Total Tax \$\$ Millions	% of Total	Parcels	Total Tax \$\$ Millions	% of Total
Wallkill	9,042	36.98	53%	1,267	32.55	47%
Newburgh - Town	11,919	57.42	55%	1,044	46.99	45%
Newburgh - City	5,324	23.52	59%	1,470	16.1	41%
Port Jervis	2,575	8.89	66%	510	4.64	34%
Middletown	7,522	31.46	69%	953	13.87	31%
Woodbury	4,311	33.12	70%	324	13.91	30%
Goshen	4,026	28.18	70%	1,206	12.27	30%
Montgomery	7,066	34.87	70%	1,070	14.89	30%
New Windsor	8,363	44.69	71%	790	18.48	29%
Chester	4,123	29.72	77%	578	9.1	23%
Highlands	1,693	9.96	78%	208	2.78	22%
Wawayanda	2,652	14.50	79%	431	3.94	21%
Deerpark	3,914	12.66	82%	165	2.74	18%
Monroe	10,397	59.01	85%	375	10.78	15%
Cornwall	4,318	33.91	86%	371	5.68	14%
Crawford	3,438	20.15	86%	278	3.37	14%
Tuxedo	1,659	19.40	87%	225	2.92	13%
Blooming Grove	6,880	44.15	87%	385	6.72	13%
Warwick	13,177	79.94	88%	1,467	10.64	12%
Hamptonburgh	2,038	14.74	88%	187	1.92	12%
Minisink	1,772	9.50	89%	176	1.16	11%
Mount Hope	2,463	10.85	93%	110	0.85	7%
Greenville	1,861	9.78	94%	102	0.65	6%
Orange County Total	120,533	667.40	74%	13,692	236.9	26%

Total Tax Parcels in Town of Wallkill



Total Tax Percentage Paid



ORANGE COUNTY NEW YORK

40 Matthews Street, Suite 108
Goshen, NY 10924
(845) 294-2323 • www.ocpartnership.org

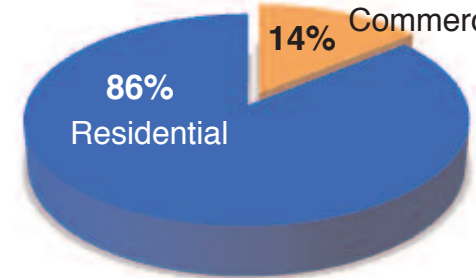


ORANGE COUNTY TOTALS BY TOWN

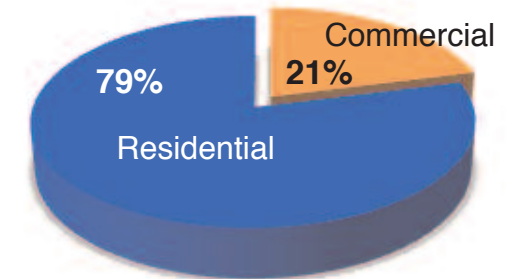
The commercial taxpayers of the Town of Wawayanda represent 14% of all parcels and pay 21% of the total taxes.

Town/City	Residential			Commercial		
	Parcels	Total Tax \$\$ Millions	% of Total	Parcels	Total Tax \$\$ Millions	% of Total
Walkkill	9,042	36.98	53%	1,267	32.55	47%
Newburgh - Town	11,919	57.42	55%	1,044	46.99	45%
Newburgh - City	5,324	23.52	59%	1,470	16.1	41%
Port Jervis	2,575	8.89	66%	510	4.64	34%
Middletown	7,522	31.46	69%	953	13.87	31%
Woodbury	4,311	33.12	70%	324	13.91	30%
Goshen	4,026	28.18	70%	1,206	12.27	30%
Montgomery	7,066	34.87	70%	1,070	14.89	30%
New Windsor	8,363	44.69	71%	790	18.48	29%
Chester	4,123	29.72	77%	578	9.1	23%
Highlands	1,693	9.96	78%	208	2.78	22%
Wawayanda	2,652	14.50	79%	431	3.94	21%
Deerpark	3,914	12.66	82%	165	2.74	18%
Monroe	10,397	59.01	85%	375	10.78	15%
Cornwall	4,318	33.91	86%	371	5.68	14%
Crawford	3,438	20.15	86%	278	3.37	14%
Tuxedo	1,659	19.40	87%	225	2.92	13%
Blooming Grove	6,880	44.15	87%	385	6.72	13%
Warwick	13,177	79.94	88%	1,467	10.64	12%
Hamptonburgh	2,038	14.74	88%	187	1.92	12%
Minisink	1,772	9.50	89%	176	1.16	11%
Mount Hope	2,463	10.85	93%	110	0.85	7%
Greenville	1,861	9.78	94%	102	0.65	6%
Orange County Total	120,533	667.40	74%	13,692	236.9	26%

Total Tax Parcels in Town of Wawayanda



Total Tax Percentage Paid



ORANGE COUNTY NEW YORK

40 Matthews Street, Suite 108
Goshen, NY 10924
(845) 294-2323 • www.ocpartnership.org

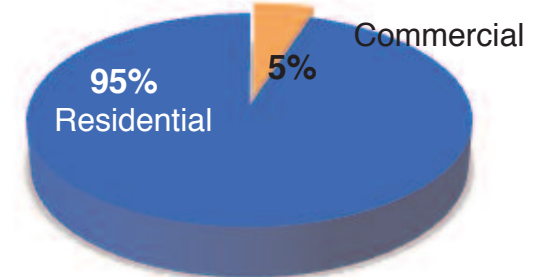


ORANGE COUNTY TOTALS BY TOWN

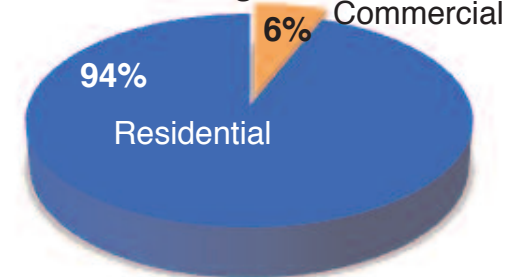
The commercial taxpayers of the Town of Greenville represent 5% of all parcels and pay 6% of the total taxes.

Town/City	Residential			Commercial		
	Parcels	Total Tax \$\$ Millions	% of Total	Parcels	Total Tax \$\$ Millions	% of Total
Wallkill	9,042	36.98	53%	1,267	32.55	47%
Newburgh - Town	11,919	57.42	55%	1,044	46.99	45%
Newburgh - City	5,324	23.52	59%	1,470	16.1	41%
Port Jervis	2,575	8.89	66%	510	4.64	34%
Middletown	7,522	31.46	69%	953	13.87	31%
Woodbury	4,311	33.12	70%	324	13.91	30%
Goshen	4,026	28.18	70%	1,206	12.27	30%
Montgomery	7,066	34.87	70%	1,070	14.89	30%
New Windsor	8,363	44.69	71%	790	18.48	29%
Chester	4,123	29.72	77%	578	9.1	23%
Highlands	1,693	9.96	78%	208	2.78	22%
Wawayanda	2,652	14.50	79%	431	3.94	21%
Deerpark	3,914	12.66	82%	165	2.74	18%
Monroe	10,397	59.01	85%	375	10.78	15%
Cornwall	4,318	33.91	86%	371	5.68	14%
Crawford	3,438	20.15	86%	278	3.37	14%
Tuxedo	1,659	19.40	87%	225	2.92	13%
Blooming Grove	6,880	44.15	87%	385	6.72	13%
Warwick	13,177	79.94	88%	1,467	10.64	12%
Hamptonburgh	2,038	14.74	88%	187	1.92	12%
Minisink	1,772	9.50	89%	176	1.16	11%
Mount Hope	2,463	10.85	93%	110	0.85	7%
Greenville	1,861	9.78	94%	102	0.65	6%
Orange County Total	120,533	667.40	74%	13,692	236.9	26%

Total Tax Parcels in Town of Greenville



Total Tax Percentage Paid



ORANGE COUNTY NEW YORK

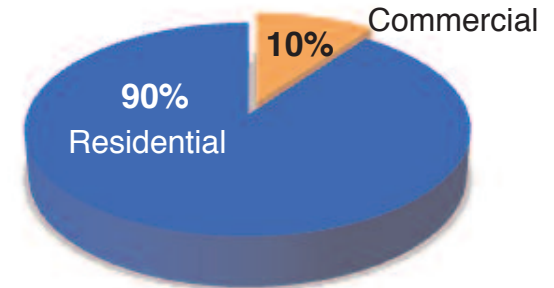
40 Matthews Street, Suite 108
Goshen, NY 10924
(845) 294-2323 • www.ocpartnership.org



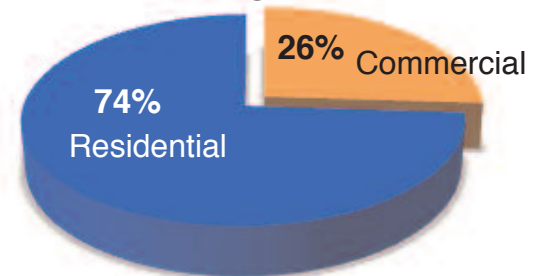
ORANGE COUNTY TOTALS

The commercial taxpayers of Orange County represent 10% of all parcels and pay 26% of the total taxes.

Total Tax Parcels in Orange County



Total Tax Percentage Paid



Town/City	Residential			Commercial		
	Parcels	Total Tax \$\$ Millions	% of Total	Parcels	Total Tax \$\$ Millions	% of Total
Wallkill	9,042	36.98	53%	1,267	32.55	47%
Newburgh - Town	11,919	57.42	55%	1,044	46.99	45%
Newburgh - City	5,324	23.52	59%	1,470	16.1	41%
Port Jervis	2,575	8.89	66%	510	4.64	34%
Middletown	7,522	31.46	69%	953	13.87	31%
Woodbury	4,311	33.12	70%	324	13.91	30%
Goshen	4,026	28.18	70%	1,206	12.27	30%
Montgomery	7,066	34.87	70%	1,070	14.89	30%
New Windsor	8,363	44.69	71%	790	18.48	29%
Chester	4,123	29.72	77%	578	9.1	23%
Highlands	1,693	9.96	78%	208	2.78	22%
Wawayanda	2,652	14.50	79%	431	3.94	21%
Deerpark	3,914	12.66	82%	165	2.74	18%
Monroe	10,397	59.01	85%	375	10.78	15%
Cornwall	4,318	33.91	86%	371	5.68	14%
Crawford	3,438	20.15	86%	278	3.37	14%
Tuxedo	1,659	19.40	87%	225	2.92	13%
Blooming Grove	6,880	44.15	87%	385	6.72	13%
Warwick	13,177	79.94	88%	1,467	10.64	12%
Hamptonburgh	2,038	14.74	88%	187	1.92	12%
Minisink	1,772	9.50	89%	176	1.16	11%
Mount Hope	2,463	10.85	93%	110	0.85	7%
Greenville	1,861	9.78	94%	102	0.65	6%
Orange County Total	120,533	667.40	74%	13,692	236.9	26%



ORANGE COUNTY NEW YORK

40 Matthews Street, Suite 108
 Goshen, NY 10924
 (845) 294-2323 • www.ocpartnership.org