

# HOW TO CALCULATE THE TOTAL PROPERTY TAXES FOR A SINGLE FAMILY HOME IN NEW ROCHELLE

All property tax information is available on the City's web site [www.newrochelleny.com](http://www.newrochelleny.com)

To calculate the total property taxes (combined City, County, and School bills) for a single family home in New Rochelle (New Rochelle Sewer District) you divide the assessed value by 1000, and then multiply by the TOTAL tax rate.

$$\left[ \frac{\text{Total Assessed Value}}{1000} \right] \times \$1,225.285 \text{ (Total Tax Rate)} = \text{Total Taxes}$$

NOTE: There is a Garbage Fee that you must add to the total taxes

CURRENT TOTAL TAX RATE (City, County, School) = **\$1,225.285**

CURRENT GARBAGE FEE = **\$235** for a single family home

CURRENT STAR EXEMPTION for owner occupied primary residence is **\$1797**

**EXAMPLE:** Assessed value of **18,000** would have a total tax bill (without any exemptions) of approximately

$$\left[ \frac{18,000}{1000} \right] \times \$1,225.285 = \$22,055.13 \text{ Plus Garbage Fee of } \$235 = \mathbf{\$22,290.13}$$

**Mill Rates:**

New Rochelle Sewer District: 1225.285

Hutchinson Valley Sewer District: 1194.415

Mamaroneck Sewer District: 1199.699