

**WESTCHESTER PUTNAM SCHOOL BOARDS ASSOCIATION (WPSBA)  
2020-21 PROPERTY TAX REPORT CARD ANALYSIS**

District Name	Total Proposed Spending 2019-20	Total Proposed Spending 2020-21	Spending Percent Change	Total Proposed Tax Levy 2019-20	Total Proposed Tax Levy 2020-21	Proposed Tax Levy Percent Change	2020-21 Proposed Levy as % Proposed Spending^	2020-21 Combined Wealth Ratio (CWR)^	3-Year Avg. % K-6 FRLP Eligible (2016-18)^	Enrollment 2019-20	Enrollment 2020-21	Enrollment Percent Change
Ardasley	72,348,771	72,970,234	0.86	56,836,923	58,350,000	2.66	80.0%	1.383	6.1%	2,297	2,353	2.44
Bedford	138,551,898	139,737,083	0.86	125,716,242	128,041,992	1.85	91.6%	3.026	33.4%	3,870	3,903	0.85
Blind Brook - Rye	46,286,618	50,409,032	8.91	40,021,651	43,995,268	9.93	87.3%	1.924	1.0%	1,385	1,368	-1.23
Brewster	101,040,661	103,981,692	2.91	77,117,800	78,262,965	1.48	75.3%	1.091	35.7%	3,065	3,094	0.95
Briarcliff Manor	52,690,000	53,381,866	1.31	41,920,000	43,055,000	2.71	80.7%	2.560	0.8%	1,386	1,350	-2.6
Bronxville	49,506,462	50,099,483	1.2	43,466,462	43,849,483	0.88	87.5%	4.017	0.9%	1,638	1,617	-1.28
Byram Hills	94,534,535	94,534,535	0	82,825,305	83,653,558	1.00	88.5%	3.472	3.9%	2,278	2,263	-0.66
Carmel	127,657,650	130,541,386	2.26	96,095,650	98,594,386	2.60	75.5%	-	-	4,052	4,027	-0.62
Chappaqua	126,152,188	128,237,168	1.65	110,028,563	111,663,231	1.49	87.1%	2.603	3.3%	3,630	3,585	-1.24
Croton-Harmon	48,513,218	49,424,525	1.88	40,159,191	40,844,252	1.71	82.6%	1.676	5.0%	1,581	1,591	0.63
Dobbs Ferry	46,482,888	47,065,725	1.25	38,320,304	39,804,331	3.87	84.6%	1.534	15.1%	1,514	1,541	1.78
Eastchester	87,603,000	88,835,000	1.41	75,043,000	76,380,000	1.78	86.0%	1.505	0.8%	3,246	3,240	-0.18
Edgemont	61,378,033	63,677,081	3.75	53,738,770	54,978,292	2.31	86.3%	1.901	0.1%	2,051	2,032	-0.93
Elmsford	36,146,415	37,085,845	2.6	31,439,210	32,519,191	3.44	87.7%	1.516	43.3%	1,060	1,073	1.23
Garrison	11,049,932	11,370,216	2.9	9,284,156	9,503,653	2.36	83.6%	2.907	2.7%	225	225	0
Greenburgh	70,752,506	71,159,739	0.58	60,803,900	61,689,027	1.46	86.7%	2.370	56.1%	1,715	1,724	0.52
Haldane	24,605,008	25,266,610	2.69	20,050,195	20,709,266	3.29	82.0%	1.599	14.7%	798	781	-2.13
Harrison	119,409,331	123,428,299	3.37	108,704,351	110,990,190	2.10	89.9%	3.343	17.1%	3,675	3,741	1.8
Hastings-on-Hudson	51,283,825	51,660,159	0.73	42,543,825	43,857,084	3.09	84.9%	1.484	2.5%	1,674	1,686	0.72
Hendrick Hudson	80,040,270	82,137,880	2.62	43,740,677	46,348,822	5.96	56.4%	1.613	29.2%	2,352	2,192	-6.8
Irvington	62,953,554	64,556,500	2.55	56,401,682	58,528,791	3.77	90.7%	2.142	7.3%	1,781	1,781	0
Katonah-Lewisboro	110,169,072	111,472,680	1.18	97,948,497	97,948,497	0.00	87.9%	2.281	6.5%	2,907	2,905	-0.07
Lakeland	174,870,235	164,797,022	-5.76	116,683,323	116,683,323	0.00	70.8%	0.922	19.1%	5,678	5,624	-0.95
Mahopac	122,637,613	125,312,865	2.18	86,528,671	87,968,121	1.66	70.2%	0.982	14.8%	4,123	4,003	-2.91
Mamaroneck	139,875,230	142,609,792	1.96	126,523,397	128,749,080	1.76	90.3%	2.675	16.8%	5,591	5,581	-0.18
Mount Pleasant	64,201,310	65,459,575	1.96	56,082,587	57,236,600	2.06	87.4%	1.576	6.8%	1,928	1,957	1.5
Mount Vernon	256,080,057	259,601,834	1.38	135,270,763	135,270,763	0.00	52.1%	0.796	80.6%	7,900	7,850	-0.63
New Rochelle	281,067,000	283,930,535	1.02	213,591,114	213,591,114	0.00	75.2%	1.210	48.6%	10,884	10,801	-0.76
North Salem	43,873,001	44,967,709	2.5	38,870,196	39,725,981	2.20	88.3%	2.646	13.1%	1,036	1,046	0.97
Ossining	134,024,370	137,000,249	2.22	102,533,309	103,302,309	0.74	75.4%	1.017	60.9%	4,806	4,837	0.65

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Peekskill	96,692,000	98,555,278	1.93	41,518,247	42,327,853	1.95	42.9%	0.584	74.9%	3,542	3,550	0.23
Pelham	74,930,000	76,700,000	2.36	63,646,306	65,648,182	3.15	85.6%	1.799	8.7%	2,888	2,883	-0.17
Pleasantville	51,066,290	52,752,591	3.3	38,052,299	38,352,425	0.79	72.7%	1.320	9.7%	1,695	1,695	0
Pocantico Hills	30,813,330	31,147,842	1.09	25,467,407	25,613,186	0.57	82.2%	4.839	20.8%	484	486	0.41
Port Chester-Rye	103,751,836	109,405,243	5.45	66,533,227	68,383,322	2.78	62.5%	0.779	73.8%	4,755	4,770	0.32
Putnam Valley	51,680,010	51,907,863	0.44	37,480,010	38,010,949	1.42	73.2%	0.974	15.8%	1,634	1,595	-2.39
Rye City	90,965,043	92,391,461	1.57	82,229,503	84,048,338	2.21	91.0%	3.905	1.4%	3,275	3,219	-1.71
Rye Neck	43,095,212	44,545,814	3.37	38,580,261	39,999,300	3.68	89.8%	1.957	12.9%	1,572	1,580	0.51
Scarsdale	160,782,597	162,696,317	1.19	148,662,063	151,128,318	1.66	92.9%	3.975	0.0%	4,745	4,743	-0.04
Somers	93,677,220	94,658,822	1.05	79,777,785	81,123,005	1.69	85.7%	1.470	8.4%	2,859	2,782	-2.69
Tuckahoe	35,482,700	36,423,200	2.65	28,525,000	29,088,000	1.97	79.9%	1.340	57.3%	1,183	1,153	-2.54
Tarrytown	78,996,817	81,556,366	3.24	58,779,433	60,583,346	3.07	74.3%	1.906	14.4%	2,838	2,849	0.39
Valhalla	55,900,009	55,590,597	-0.55	43,724,441	44,421,540	1.59	79.9%	1.601	18.5%	1,371	1,384	0.95
White Plains	226,588,509	233,244,050	2.94	189,320,203	194,838,558	2.91	83.5%	1.560	51.3%	7,171	7,209	0.53
Yorktown	98,175,000	99,700,000	1.55	78,400,289	79,906,523	1.92	80.1%	1.353	9.7%	3,374	3,377	0.09

^ WPSBA Provided Data

Maximum Value	281,067,000	283,930,535	8.91	213,591,114	213,591,114	9.93	92.9%	4.839	80.6%	10,884	10,801	2.44
Third Quartile	119,409,331	123,428,299	2.65	96,095,650	97,948,497	2.78	87.5%	2.571	30.2%	3,675	3,741	0.63
<b>Median (50%)</b>	78,996,817	81,556,366	1.93	58,779,433	60,583,346	1.95	83.6%	1.607	13.8%	2,352	2,353	0.00
First Quartile	51,066,290	51,660,159	1.18	40,159,191	42,327,853	1.48	75.4%	1.350	4.8%	1,581	1,591	-0.95
Lowest Value	11,049,932	11,370,216	-5.76	9,284,156	9,503,653	0.00	42.9%	0.584	0.0%	225	225	-6.80

<b>Mean</b>	91,741,805	93,244,173	1.92	72,199,693	73,545,943		78.9%			2,967	2,957	
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<b>TOTAL WPSBA</b>	4,128,381,224	4,195,987,763	86.51	3,248,986,188	3,309,567,415					133,512	133,046	
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**WESTCHESTER PUTNAM SCHOOL BOARDS ASSOCIATION (WPSBA)  
2020-21 PROPERTY TAX REPORT CARD ANALYSIS**

District Name	Permissible Exclusions 2019-20	Permissible Exclusions 2020-21	Tax Levy Limit w/o Exclusions 2019-20	Tax Levy Limit w/o Exclusions 2020-21	Proposed Tax Levy w/o Excl. 2019-20	Proposed Tax Levy w/o Excl. 2020-21	(w/o Exc.) Tax Levy vs. Tax Levy Limit 2019-20	(w/o Exc.) Tax Levy vs. Tax Levy Limit 2020-21
Ardsley	2,644,995	2,773,727	55,472,474	56,486,378	54,191,928	55,576,273	1,280,546	910,105
Bedford	8,461,116	8,435,178	117,255,126	120,156,859	117,255,126	119,606,814	0	550,045
Blind Brook - Rye	1,589,278	4,276,962	38,432,373	39,824,756	38,432,373	39,718,306	0	106,450
Brewster	3,295,425	3,473,033	73,822,375	75,369,932	73,822,375	74,789,932	0	580,000
Briarcliff Manor	2,947,872	2,964,909	38,993,526	40,091,507	38,972,128	40,090,091	21,398	1,416
Bronxville	0	0	43,800,977	44,733,668	43,466,462	43,849,483	334,515	884,185
Byram Hills	6,147,109	4,144,902	77,303,182	79,954,350	76,678,196	79,508,656	624,986	445,694
Carmel	1,867,028	2,315,066	94,238,454	96,297,774	94,228,622	96,279,320	9,832	18,454
Chappaqua	5,185,750	5,904,836	107,296,992	107,840,136	104,842,813	105,758,395	2,454,179	2,081,741
Croton-Harmon	2,404,000	2,703,919	37,755,191	38,640,333	37,755,191	38,140,333	0	500,000
Dobbs Ferry	1,274,795	1,290,705	37,529,038	38,513,626	37,045,509	38,513,626	483,529	0
Eastchester	4,706,987	4,640,247	70,336,582	71,739,980	70,336,013	71,739,753	569	227
Edgemont	2,164,071	2,109,967	51,574,699	52,868,325	51,574,699	52,868,325	0	0
Elmsford	488,641	343,040	31,881,993	32,629,547	30,950,569	32,176,151	931,424	453,396
Garrison	530,476	526,312	8,753,680	8,977,341	8,753,680	8,977,341	0	0
Greenburgh	378,809	405,652	61,156,616	63,013,986	60,425,091	61,283,375	731,525	1,730,611
Haldane	828,363	972,032	19,160,158	19,664,084	19,148,682	19,664,084	11,476	0
Harrison	3,712,164	3,771,689	104,992,187	107,237,601	104,992,187	107,218,501	0	19,100
Hastings-on-Hudson	428,504	429,726	42,345,548	43,478,816	42,115,321	43,427,358	230,227	51,458
Hendrick Hudson	4,019,207	4,250,120	39,722,888	44,453,026	39,721,470	42,098,702	1,418	2,354,324
Irvington	2,739,337	2,855,149	53,662,345	56,673,642	53,662,345	55,673,642	0	1,000,000
Katonah-Lewisboro	1,929,023	1,967,747	96,902,978	98,076,535	96,019,474	95,980,750	883,504	2,095,785
Lakeland	1,554,527	2,091,053	115,854,386	118,091,712	115,128,796	114,592,270	725,590	3,499,442
Mahopac	1,954,764	1,351,005	84,912,903	86,617,116	84,573,907	86,617,116	338,996	0
Mamaroneck	4,876,588	4,810,609	121,780,604	123,938,474	121,646,809	123,938,471	133,795	3
Mount Pleasant	5,391,415	5,483,556	50,692,897	51,753,057	50,691,172	51,753,044	1,725	13
Mount Vernon	6,675,693	6,369,974	128,656,110	130,476,515	128,595,070	128,900,789	61,040	1,575,726
New Rochelle	8,182,215	4,760,193	205,408,899	208,830,921	205,408,899	208,830,921	0	0
North Salem	1,419,106	1,594,397	37,472,435	38,211,194	37,451,090	38,131,584	21,345	79,610
Ossining	7,734,833	7,318,255	94,798,476	96,736,029	94,798,476	95,984,054	0	751,975

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2020-21 PROPERTY TAX REPORT CARD ANALYSIS**

District Name	Permissible Exclusions 2019-20	Permissible Exclusions 2020-21	Tax Levy Limit w/o Exclusions 2019-20	Tax Levy Limit w/o Exclusions 2020-21	Proposed Tax Levy w/o Excl. 2019-20	Proposed Tax Levy w/o Excl. 2020-21	(w/o Exc.) Tax Levy vs. Tax Levy Limit 2019-20	(w/o Exc.) Tax Levy vs. Tax Levy Limit 2020-21
Peekskill	1,904,368	2,230,590	40,082,585	40,604,480	39,613,879	40,097,263	468,706	507,217
Pelham	1,852,646	2,494,256	61,793,660	63,153,926	61,793,660	63,153,926	0	0
Pleasantville	1,819,413	1,840,091	36,232,886	37,655,765	36,232,886	36,512,334	0	1,143,431
Pocantico Hills	1,284,456	1,086,362	25,130,668	24,526,824	24,182,951	24,526,824	947,717	0
Port Chester-Rye	2,203,076	2,469,731	64,330,151	65,913,591	64,330,151	65,913,591	0	0
Putnam Valley	1,282,557	1,051,479	36,228,453	36,959,470	36,197,453	36,959,470	31,000	0
Rye City	4,093,100	4,173,439	78,136,403	79,874,899	78,136,403	79,874,899	0	0
Rye Neck	1,713,737	2,163,984	36,866,524	37,835,316	36,866,524	37,835,316	0	0
Scarsdale	8,832,584	8,071,338	140,796,496	144,302,144	139,829,479	143,056,980	967,017	1,245,164
Somers	3,089,222	2,826,390	76,688,563	78,698,843	76,688,563	78,296,615	0	402,228
Tuckahoe	1,123,770	1,314,189	27,406,282	28,180,015	27,401,230	27,773,811	5,052	406,204
Tarrytown	3,027,087	2,755,335	55,752,346	57,828,011	55,752,346	57,828,011	0	0
Valhalla	1,703,734	2,338,552	42,020,707	42,082,988	42,020,707	42,082,988	0	0
White Plains	5,145,716	3,913,106	184,174,487	190,925,452	184,174,487	190,925,452	0	0
Yorktown	1,773,802	1,700,171	77,409,933	78,206,352	76,626,487	78,206,352	783,446	0

^ WPSBA Provided Data

Maximum Value	8,832,584	8,435,178	205,408,899	208,830,921	205,408,899	208,830,921	2,454,179	3,499,442
Third Quartile	4,093,100	4,173,439	94,238,454	96,297,774	94,228,622	95,980,750	468,706	751,975
<b>Median (50%)</b>	2,164,071	2,494,256	55,752,346	57,828,011	55,752,346	57,828,011	5,052	51,458
First Quartile	1,554,527	1,594,397	38,432,373	39,824,756	38,432,373	39,718,306	0	0
Lowest Value	0	0	8,753,680	8,977,341	8,753,680	8,977,341	0	0

<b>Mean</b>	3,030,697	2,994,733	69,444,805	71,069,451	69,167,371	70,549,584	277,435	519,867
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<b>TOTAL WPSBA</b>	136,381,359	134,762,973	3,125,016,236	3,198,125,296	3,112,531,679	3,174,731,292	12,484,557	23,394,004
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2020-21 PROPERTY TAX REPORT CARD ANALYSIS**

District Name	FB - Adj Restricted 2019-20	FB - Adj Restricted 2020-21	Assigned Approp FB 2019-20	Assigned Approp FB 2020-21	Adjusted Unrestricted 2019 20	Adjusted Unrestricted 2020 21	Adjusted Unrestricted Fund Balance as a Percent of Total Budget 2019-20	Adjusted Unrestricted Fund Balance as a Percent of Total Budget 2020-21
Ardasley	12,671,048	11,322,343	3,004,708	4,256,777	2,893,951	2,918,809	4.00	4.00
Bedford	6,444,716	7,372,156	350,000	1,373,148	5,542,075	5,589,483	4.00	4.00
Blind Brook - Rye	1,186,530	1,166,595	1,331,497	1,550,000	1,851,583	1,986,310	4.00	3.94
Brewster	5,183,203	6,565,210	1,500,000	3,000,000	4,041,275	4,159,268	4.00	4.00
Briarcliff Manor	4,156,517	3,980,609	1,242,600	1,885,000	2,107,597	3,343,611	4.00	6.26
Bronxville	4,842,247	5,342,247	696,940	500,000	1,963,477	1,963,477	3.97	3.92
Byram Hills	19,635,023	17,616,766	3,311,132	2,940,453	3,781,381	3,781,381	4.00	4.00
Carmel	4,901,074	4,210,175	2,225,000	2,200,000	4,897,070	5,221,655	3.84	4.00
Chappaqua	11,332,932	11,354,847	5,852,281	7,042,865	4,981,066	5,129,487	3.95	4.00
Croton-Harmon	16,502,770	16,800,450	13,454,836	1,888,835	1,940,290	1,976,981	4.00	4.00
Dobbs Ferry	7,179,836	5,479,836	255,918	410,800	979,994	1,528,763	2.11	3.25
Eastchester	3,385,827	2,267,000	641,124	700,000	3,379,291	5,290,000	3.86	5.95
Edgemont	8,835,813	8,982,195	1,165,000	1,000,000	2,455,121	2,547,083	4.00	4.00
Elmsford	22,766,200	23,912,410	700,000	500,000	1,332,193	1,483,430	3.69	4.00
Garrison	2,050,006	1,987,041	1,933,450	1,042,999	441,998	454,808	4.00	4.00
Greenburgh	13,796,365	13,997,453	1,500,000	2,000,000	2,830,098	2,810,984	4.00	3.95
Haldane	1,770,607	1,920,607	645,000	745,000	984,200	1,010,664	4.00	4.00
Harrison	20,155,421	20,226,390	3,754,566	5,269,545	4,776,372	4,937,132	4.00	4.00
Hastings-on-Hudson	4,679,194	5,350,000	2,350,000	2,180,000	2,051,332	2,066,000	4.00	4.00
Hendrick Hudson	1,892,403	1,895,000	2,936,982	3,000,000	5,085,474	7,085,474	6.35	8.63
Irvington	2,935,381	3,112,815	499,009	500,000	2,518,142	2,582,260	4.00	4.00
Katonah-Lewisboro	9,801,579	11,476,578	3,701,643	3,754,340	4,199,035	4,450,000	3.81	3.99
Lakeland	36,051,029	37,380,848	10,869,759	5,661,973	6,994,809	4,286,849	4.00	2.60
Mahopac	8,049,681	8,893,773	2,790,991	3,425,000	4,898,825	5,012,515	3.99	4.00
Mamaroneck	6,522,655	5,913,209	1,184,330	650,000	5,491,491	5,124,490	3.93	3.59
Mount Pleasant	8,197,198	8,016,809	450,000	625,000	2,483,983	2,619,413	3.87	4.00
Mount Vernon	13,957,034	9,691,301	5,878,280	11,550,869	7,013,090	5,268,284	2.74	2.03
New Rochelle	12,642,680	19,202,608	1,400,000	7,845,387	11,242,680	11,357,221	4.00	4.00
North Salem	3,479,066	2,689,206	600,000	700,000	1,330,080	1,508,748	3.03	3.36
Ossining	39,720,253	45,211,204	2,542,219	4,585,870	7,653,508	5,480,010	5.71	4.00

**WESTCHESTER PUTNAM SCHOOL BOARDS ASSOCIATION (WPSBA)  
2020-21 PROPERTY TAX REPORT CARD ANALYSIS**

District Name	FB - Adj Restricted 2019-20	FB - Adj Restricted 2020-21	Assigned Approp FB 2019-20	Assigned Approp FB 2020-21	Adjusted Unrestricted 2019 20	Adjusted Unrestricted 2020 21	Adjusted Unrestricted Fund Balance as a Percent of Total Budget 2019-20	Adjusted Unrestricted Fund Balance as a Percent of Total Budget 2020-21
Peekskill	14,097,520	16,962,200	2,882,879	2,882,879	3,807,874	3,894,395	3.94	3.95
Pelham	10,832,702	13,157,000	1,325,000	1,255,000	2,997,191	3,060,000	4.00	3.99
Pleasantville	5,774,912	6,280,251	353,129	912,622	1,953,669	2,110,104	3.83	4.00
Pocantico Hills	21,328,482	20,208,461	419,716	197,939	2,002,278	1,851,166	6.50	5.94
Port Chester-Rye	4,968,537	6,018,222	1,162,994	2,242,930	3,577,948	4,376,209	3.45	4.00
Putnam Valley	6,043,898	4,800,000	1,310,000	1,280,000	2,576,315	2,075,315	4.99	4.00
Rye City	11,765,990	10,526,500	1,962,336	2,500,000	3,460,258	3,332,118	3.80	3.61
Rye Neck	8,128,079	7,623,079	1,610,921	1,761,000	1,723,808	1,781,833	4.00	4.00
Scarsdale	14,934,567	16,884,567	1,100,000	1,750,000	6,205,904	6,100,149	3.86	3.75
Somers	9,721,783	5,777,234	100,000	400,000	3,743,567	3,786,352	4.00	4.00
Tuckahoe	4,510,911	3,513,462	1,892,716	2,129,610	1,419,305	1,456,928	4.00	4.00
Tarrytown	6,540,819	4,627,270	4,048,154	4,221,000	3,159,873	3,262,255	4.00	4.00
Valhalla	5,753,237	5,850,769	650,000	650,000	2,236,000	2,223,624	4.00	4.00
White Plains	85,304,968	85,211,645	3,487,095	1,000,000	9,063,540	9,329,762	4.00	4.00
Yorktown	12,488,917	14,130,000	1,050,000	2,522,450	3,926,301	3,990,000	4.00	4.00

^ WPSBA Provided Data

Maximum Value	85,304,968	85,211,645	13,454,836	11,550,869	11,242,680	11,357,221	6.50	8.63
Third Quartile	13,796,365	14,130,000	2,882,879	3,000,000	4,897,070	5,012,515	4.00	4.00
<b>Median (50%)</b>	8,128,079	7,623,079	1,400,000	1,885,000	3,159,873	3,332,118	4.00	4.00
First Quartile	4,901,074	4,800,000	696,940	745,000	2,002,278	2,066,000	3.87	3.99
Lowest Value	1,186,530	1,166,595	100,000	197,939	441,998	454,808	2.11	2.03

<b>Mean</b>	11,931,547	12,109,074	2,269,382	2,410,873	3,644,340	3,680,107		
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<b>TOTAL WPSBA</b>	536,919,610	544,908,341	102,122,205	108,489,291	163,995,312	165,604,800		
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