



The Property Tax Circuit Breaker: Getting to the root of the Problem

Seniors are being Taxed out of their Homes!



Widowed Senior (66) in Rockland County (Nyack School District in the Town of Clarkstown)

Owns home for last 30 yrs.

Current income \$23,000

Current value of property: \$350,000

2006-07 Taxes on property without STAR: \$8,519

2006-07 Taxes on property after Enhanced STAR exemption: \$6,302

2007 STAR Rebate Amount: \$ 551

2009-10 STAR Rebate Amount: \$ 771

Circuit Breaker refundable credit: \$3,446

New Effective 2006-07 Property Tax Amount: \$2,857

Average Families can't Afford to Live in NYS!

Middle Age Family (3 children) in Washington County, NY
(Greenwich schools living in Town of Greenwich)

Lives in home for last 13 year

Current family Income: \$49,000

Current Value of Property: \$225,000

2006-07 Taxes on property without STAR: \$8,717

2006-07 Taxes on property after Basic STAR exemption: \$8,142

2007 STAR Rebate Amount: \$436

2009-10 STAR Rebate Amount: \$582

Circuit Breaker refundable credit of: \$3,642

New Effective 2006-07 Property Bill: \$4,501



Upstate families....

Young Family (1 child) in Erie County
(Williamsville School District in Town of Amherst)
Lives in home for last 5 years

Current family Income: \$60,000
Current Value of Property: \$150,000

2006-07 Taxes on property without STAR: \$5,210
2006-07 Taxes on property after Basic STAR exemption:
\$4,621

2007 STAR Rebate Amount: \$694
2009-10 STAR Rebate Amount: \$925
Circuit Breaker refundable would receive credit: \$718

New Effective 2006-07 Property Bill: \$3,906



And downstate families.

Older Couple (no children) in Suffolk County
(Lindenhurst School District in Town of Babylon)
Lives in home for last 10 years

Current family Income: \$165,000
Current Value of Property: \$800,000

2006-07 taxes on property without STAR: \$15,512
2006-07 taxes on property after Basic STAR exemption:
\$14,449

2007 STAR Rebate Amount: \$520
2009-10 STAR Rebate Amount: \$693

Circuit Breaker refundable credit: \$2,029
(70% of Taxes Over 7% of Income)

New Effective 2006-07 Property Bill: \$12,420



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