

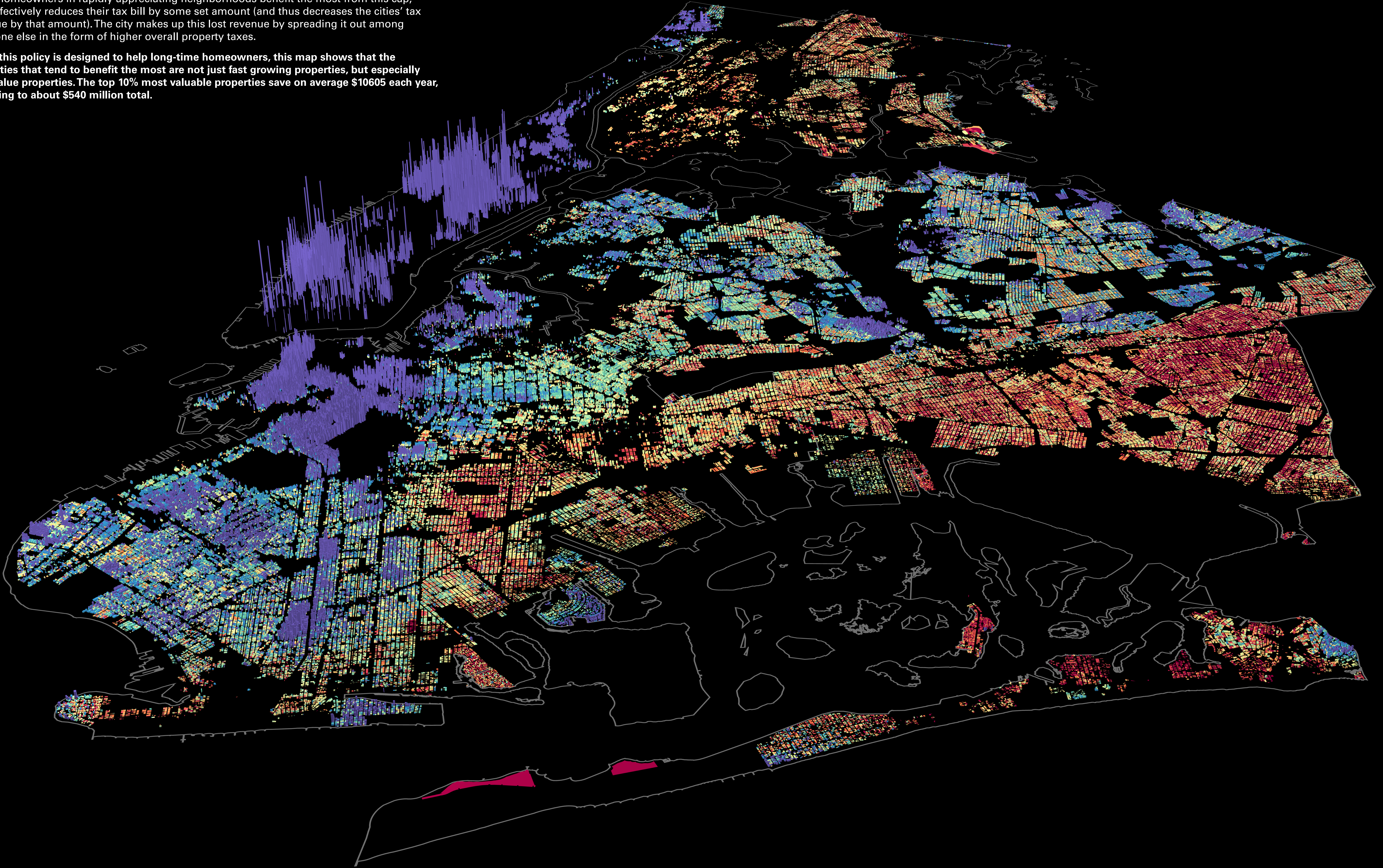
Who benefits from property tax assessment caps?

This is a 3D map showing each 1-3 family home (class 1) in NewYork City. Each color represents a market value decile and the height represents the tax dollars the owner saved during fiscal year 2017 due to the assessment cap.

The assessment cap is designed to help protect long-time homeowners (especially those with fixed incomes such as the elderly) from large increases in their property tax bill if the area around them sees a large increase in value.

Thus, homeowners in rapidly appreciating neighborhoods benefit the most from this cap, as it effectively reduces their tax bill by some set amount (and thus decreases the cities' tax revenue by that amount). The city makes up this lost revenue by spreading it out among everyone else in the form of higher overall property taxes.

While this policy is designed to help long-time homeowners, this map shows that the properties that tend to benefit the most are not just fast growing properties, but especially high value properties. The top 10% most valuable properties save on average \$10605 each year, summing to about \$540 million total.



Market Value (in thousands of dollars)

