

CAPITAL DISTRICT DATA

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Real Property Tax Rates

The Comptroller's Office has just released its annual property tax data. A table and chart displaying 2009 property tax rates for the Region's municipalities appear on the following pages. Please see <http://www.osc.state.ny.us/localgov/ortptbook/taxrates.htm> for more detail.

A range for school district rates is given when more than one district serves a municipality. An average tax rate is used where towns or cities have established special homestead and non-homestead units for assessing real property for municipal and/or school district purposes. Rates for special assessment districts such as fire, sewer, and water districts are omitted, since their boundaries rarely coincide with one another or with the boundaries of the unincorporated areas.

Overall full value rates are determined by multiplying the total overall rate or range by the equalization rate except for villages, where the village equalization rate only applies to the village tax rate, while the town equalization rate applies to county, town, and school tax rates.

Equalization rates represent the average relationship of the total assessed value of taxable real property to the total market value of that property.

An equalization rate of 1.0000 means average assessed value equals average total market value, based on a sample survey. Equalization rates greater than one (> 1) for a municipality indicate a decline in average total market value within a taxing jurisdiction or insufficient data on average market values following a recent full-value reassessment.

Finally, a decline in full value rates from a previous year generally reflects an increase in total market values, not lower taxes for individual properties. *[cont. on p 6]*

Existing Home Sales

For 2009, unit sales of existing homes in the Capital District through the Capital Region Multiple Listing Service declined by 218 units or 3.2% from the previous year to 6,641. Average days to sale for 2009 rose by 3.1%, from 79.6 to 82.1, suggesting a further moderate decline in the market for sellers.

The mean 2009 constant-dollar selling price for existing homes fell by \$13,683 to \$219,256, a 5.9% decrease; while the median constant-dollar selling price fell \$18,290 or 8.9% to \$187,500, which represents the second consecutive annual decline.

Capital District Existing Home Sales

Unit Sales	2004	2005	2006	2007	2008	2009
Albany County	2,781	2,758	2,607	2,486	2,132	2,146
Rensselaer County	1,237	1,361	1,435	1,282	1,183	1,083
Saratoga County	2,968	2,972	2,787	2,566	2,223	2,087
Schenectady County	1,818	1,909	1,855	1,566	1,321	1,325
Capital District	8,804	9,000	8,684	7,900	6,859	6,641
Mean Current \$ Price	2004	2005	2006	2007	2008	2009
Albany County	\$190,694	\$224,264	\$228,482	\$236,405	\$235,755	\$224,033
Rensselaer County	152,333	175,664	188,130	197,950	192,336	179,878
Saratoga County	235,837	268,561	285,537	289,779	284,885	268,106
Schenectady County	143,026	160,537	175,999	182,678	181,659	166,762
Capital District	190,679	218,025	228,905	236,851	233,771	219,256
Mean Constant \$ Price†	2004	2005	2006	2007	2008	2009
Albany County	\$216,594	\$246,364	\$243,154	\$244,608	\$234,917	\$224,033
Rensselaer County	173,023	192,976	200,211	204,819	191,652	179,878
Saratoga County	267,868	295,027	303,872	299,834	283,872	268,106
Schenectady County	162,451	176,358	187,301	189,016	181,013	166,762
Capital District	216,577	239,511	243,604	245,069	232,939	219,256
Median Current \$ Price	2004	2005	2006	2007	2008	2009
Albany County	\$149,825	\$169,605	\$197,500	\$192,050	\$202,000	\$199,900
Rensselaer County	135,323	157,336	172,000	195,463	175,000	168,000
Saratoga County	206,829	246,032	257,590	268,583	255,000	240,000
Schenectady County	120,267	139,778	158,000	156,936	163,700	152,500
Capital District	162,081	187,420	195,895	214,548	206,524	187,500
Median Constant \$ Price†	2004	2005	2006	2007	2008	2009
Albany County	\$170,173	\$186,319	\$210,183	\$198,714	\$201,282	\$199,900
Rensselaer County	153,702	172,841	183,045	202,245	174,378	168,000
Saratoga County	234,920	270,278	274,131	277,903	254,093	240,000
Schenectady County	136,601	153,553	168,146	162,382	163,118	152,500
Capital District	184,094	205,890	208,475	221,993	205,790	187,500
Average Days to Sale	2004	2005	2006	2007	2008	2009
Albany County	44.7	49.3	54.8	65.1	66.0	70.8
Rensselaer County	63.7	64.8	63.5	78.8	93.0	85.6
Saratoga County	43.3	49.1	65.9	76.9	85.0	88.0
Schenectady County	57.3	52.1	56.9	66.5	80.0	88.0
Capital District	49.5	52.2	60.3	71.4	79.6	82.1

†Averages in 2009 Constant \$\$. Regional median prices estimated from grouped data.
Source: Capital Region Multiple Listing Service. Prepared by CDRPC



Capital District Regional Planning Commission
42 YEARS SERVICE TO ALBANY, RENSSELAER, SARATOGA, & SCHENECTADY COUNTIES

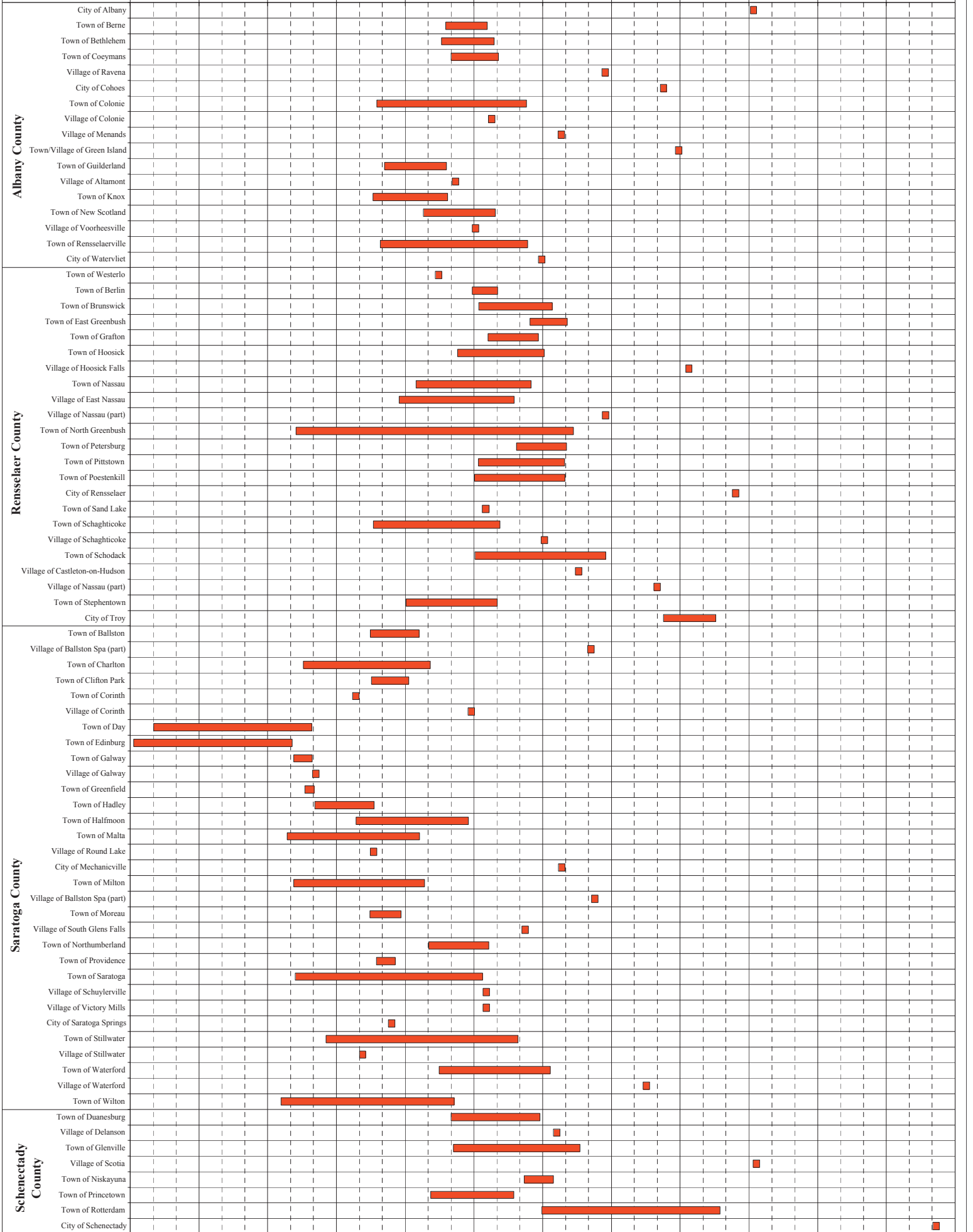
Capital District 2009 Real Property Tax Rates

	City, Town, or Village	2009 Tax Rates per \$1,000 in Assessed Valuation					Equalization Rate	Total Overall Full Value Range: Rate per \$1,000
		County	Town	City or Village	School District Range	Total Overall Range		
Albany County	City of Albany	\$2.78		\$10.34	\$20.50	\$33.62	1.0130	\$34.06
	Town of Berne	\$5.04	\$4.67		\$27.38 to \$30.65	\$37.09 to \$40.36	0.5600	\$20.77 to \$22.60
	Town of Bethlehem	\$3.01	\$1.76		\$17.50 to \$20.00	\$22.27 to \$24.77	0.9245	\$20.59 to \$22.90
	Town of Coeymans	\$2.77	\$2.89		\$15.34 to \$17.42	\$21.00 to \$23.08	1.0000	\$21.00 to \$23.08
	Village of Ravena	\$2.77	\$2.89	\$4.50	\$17.42	\$27.58	1.0000	\$27.58
	City of Cohoes	\$4.99		\$16.48	\$31.41	\$52.88	0.5700	\$30.13
	Town of Colonie	\$4.17	\$3.77		\$18.57 to \$28.35	\$26.51 to \$36.29	0.6700	\$17.76 to \$24.31
	Village of Colonie	\$4.17	\$3.77	\$38.00	\$23.84	\$69.78	0.0353	\$22.63
	Village of Menands	\$4.17	\$3.77	\$5.70	\$25.19	\$38.83	0.6101	\$25.68
	Town/Village of Green Island	\$51.44		\$195.95	\$326.19	\$573.58	0.0537	\$30.80
	Town of Guilderland	\$3.50	\$1.29		\$17.93 to \$21.35	\$22.72 to \$26.14	0.7962	\$18.10 to \$20.82
	Village of Altamont	\$3.50	\$0.29	\$2.30	\$20.32	\$26.41	0.8044	\$21.05
	Town of Knox	\$5.31	\$1.78		\$26.14 to \$32.30	\$33.23 to \$39.39	0.5300	\$17.60 to \$20.87
	Town of New Scotland	\$3.00	\$1.74		\$16.32 to \$19.67	\$21.06 to \$24.41	0.9400	\$19.80 to \$22.95
	Village of Voorheesville	\$3.00	\$1.27	\$1.02	\$18.03	\$23.32	0.9500	\$21.93
	Town of Rensselaerville	\$5.48	\$8.35		\$20.63 to \$33.01	\$34.46 to \$46.84	0.5200	\$17.92 to \$24.36
City of Watervliet	\$4.49		\$14.87	\$19.47	\$38.83	0.6388	\$24.81	
Town of Westerlo	\$368.40	\$270.03		\$1,966.37 to \$1,980.23	\$2,604.80 to \$2,618.66	0.0078	\$20.32 to \$20.43	
Rensselaer County	Town of Berlin	\$20.70	\$9.34		\$57.59 to \$62.14	\$87.63 to \$92.18	0.2500	\$21.92 to \$23.06
	Town of Brunswick	\$21.32	\$7.81		\$62.28 to \$75.51	\$91.41 to \$104.64	0.2430	\$22.21 to \$25.43
	Town of East Greenbush	\$5.11	\$3.80		\$15.53 to \$17.18	\$24.44 to \$26.09	1.0000	\$24.44 to \$26.09
	Town of Grafton	\$62.61	\$37.56		\$175.61 to \$202.69	\$275.78 to \$302.86	0.0820	\$22.61 to \$24.83
	Town of Hoosick	\$19.95	\$11.46		\$47.46 to \$61.49	\$78.87 to \$92.90	0.2700	\$21.29 to \$25.08
	Village of Hoosick Falls	\$19.95	\$8.37	\$49.00	\$61.49	\$138.81	0.1427	\$31.24
	Town of Nassau	\$7.35	\$3.97		\$16.49 to \$23.68	\$27.81 to \$35.00	0.7000	\$19.47 to \$24.51
	Village of East Nassau	\$7.35	\$1.01	\$1.77	\$16.49 to \$23.68	\$26.62 to \$33.81	0.7500	\$18.73 to \$23.77
	Village of Nassau (part)	\$7.35	\$1.01	\$9.52	\$23.68	\$41.56	0.5434	\$27.61
	Town of North Greenbush	\$19.91	\$10.86		\$23.99 to \$70.62	\$54.76 to \$101.39	0.2600	\$14.24 to \$26.36
	Town of Petersburg	\$9.62	\$7.11		\$25.48 to \$29.38	\$42.21 to \$46.11	0.5650	\$23.86 to \$26.06
	Town of Pittstown	\$8.92	\$6.71		\$21.36 to \$27.67	\$36.99 to \$43.30	0.6000	\$22.20 to \$25.98
	Village of Valley Falls (part)	\$8.92	\$4.36	\$3.16	\$25.29	\$41.73	0.5722	\$24.95
	Town of Poestenkill	\$21.75	\$10.71		\$61.29 to \$78.14	\$93.75 to \$110.60	0.2350	\$22.03 to \$25.99
	City of Rensselaer	\$17.69		\$44.59	\$54.50	\$116.78	0.2850	\$33.28
	Town of Sand Lake	\$5.08	\$1.76		\$15.53 to \$15.85	\$22.37 to \$22.69	1.0000	\$22.37 to \$22.69
	Town of Schaghticoke	\$24.25	\$7.08		\$48.74 to \$73.86	\$80.07 to \$105.19	0.2200	\$17.62 to \$23.15
	Village of Schaghticoke	\$24.25	\$5.49	\$13.13	\$68.96	\$111.83	0.2450	\$24.94
	Village of Valley Falls (part)	\$24.25	\$5.49	\$3.16	\$68.96	\$101.86	0.5722	\$23.53
	Town of Schodack	\$5.20	\$4.27		\$12.58 to \$18.30	\$22.05 to \$27.77	1.0000	\$22.05 to \$27.77
Village of Castleton-on-Hudson	\$5.20	\$2.93	•	\$18.30	\$26.43	0.5917	\$26.43	
Village of Nassau (part)	\$5.20	\$2.93	\$9.52	\$16.55	\$34.20	0.5434	\$29.85	
Town of Stephentown	\$16.98	\$8.04		\$38.47 to \$51.79	\$63.49 to \$76.81	0.3000	\$19.04 to \$23.04	
City of Troy	\$39.36		\$72.80	\$112.10 to \$129.10	\$224.26 to \$241.26	0.1350	\$30.27 to \$32.57	
Saratoga County	Town of Ballston	\$2.63			\$17.46 to \$19.93	\$20.09 to \$22.56	0.8700	\$17.48 to \$19.63
	Village of Ballston Spa (part) •	\$2.63		•	\$19.93	\$103.72	0.0904	\$26.97
	Town of Charlton	\$3.48			\$17.93 to \$25.51	\$21.41 to \$28.99	0.6800	\$14.56 to \$20.11
	Town of Clifton Park	\$4.15	\$0.16		\$28.14 to \$31.21	\$32.45 to \$35.52	0.5400	\$17.53 to \$19.18
	Town of Corinth	\$2.33	\$3.03		\$11.34	\$16.70	1.0000	\$16.70
	Village of Corinth	\$2.33	\$1.49	\$8.78	\$11.34	\$23.94	0.7500	\$21.75
	Town of Day	\$3.49	\$2.07		\$6.83 to \$17.51	\$12.39 to \$23.07	0.6477	\$8.02 to \$14.94
	Town of Edinburg	\$4.45	\$0.99		\$8.84 to \$22.72	\$14.28 to \$28.16	0.5000	\$7.15 to \$14.09
	Town of Galway	\$4.14	\$0.89		\$20.66 to \$22.17	\$25.69 to \$27.20	0.5500	\$14.13 to \$14.96
	Village of Galway	\$4.14	\$0.89		\$22.17	\$27.20	0.6000	\$14.96
	Town of Greenfield	\$2.28	\$1.01		\$11.34 to \$11.76	\$14.63 to \$15.05	1.0000	\$14.63 to \$15.05
	Town of Hadley	\$3.11	\$5.55		\$11.93 to \$15.50	\$20.59 to \$24.16	0.7315	\$15.06 to \$17.67
	Town of Halfmoon	\$3.91			\$25.16 to \$33.63	\$29.07 to \$37.54	0.5800	\$16.86 to \$21.78
	Town of Malta	\$2.25	\$0.04		\$11.56 to \$17.35	\$13.85 to \$19.64	1.0000	\$13.85 to \$19.64
	Village of Round Lake	\$2.25	\$0.04		\$15.19	\$17.48	1.0000	\$17.48
	City of Mechanicville	\$3.75		\$12.34	\$21.15	\$37.24	0.6900	\$25.69
	Town of Milton	\$2.54	\$0.27		\$12.90 to \$19.27	\$15.71 to \$22.08	0.9000	\$14.14 to \$19.87
	Village of Ballston Spa (part) •	\$2.54	\$0.19	•	\$19.27	\$103.16	0.0904	\$27.14
	Town of Moreau	\$5.64	\$2.28		\$46.66 to \$50.94	\$54.58 to \$58.86	0.3200	\$17.46 to \$18.83
	Village of South Glens Falls	\$7.20	\$2.28	\$15.00	\$50.94	\$75.42	0.3183	\$24.10
	Town of Northumberland	\$2.68	\$1.51		\$18.31 to \$21.27	\$22.50 to \$25.46	0.8900	\$20.03 to \$22.66
	Town of Providence	\$10.96	\$19.15		\$53.60 to \$57.53	\$83.71 to \$87.64	0.2120	\$17.74 to \$18.58
	Town of Saratoga	\$3.61	\$1.74		\$16.49 to \$29.11	\$21.84 to \$34.46	0.6500	\$14.20 to \$22.40
	Village of Schuylerville •	\$3.61	\$1.74	•	\$29.11	\$34.46	0.6500	\$22.40
Village of Victory Mills •	\$3.61	\$1.74	•	\$29.11	\$34.46	0.6585	\$22.40	
City of Saratoga Springs	\$3.01		\$5.36	\$14.94	\$23.31	0.7838	\$18.27	
Town of Stillwater	\$2.73	\$2.87		\$12.46 to \$22.23	\$18.06 to \$27.83	0.8600	\$15.54 to \$23.94	
Village of Stillwater	\$2.73	\$1.24	\$3.08	\$12.46	\$19.51	0.9300	\$17.00	
Town of Waterford	\$7.40	\$11.00		\$46.05 to \$61.36	\$64.45 to \$79.76	0.3179	\$20.49 to \$25.36	
Village of Waterford	\$7.40	\$11.00	\$137.35	\$61.36	\$217.11	0.0293	\$29.38	
Town of Wilton	\$2.24			\$11.34 to \$18.91	\$13.58 to \$21.15	1.0000	\$13.58 to \$21.15	
Schenectady County	Town of Duaneburg	\$23.44	\$3.91		\$52.86 to \$65.31	\$80.21 to \$92.66	0.2621	\$21.01 to \$24.90
	Village of Delanson	\$23.44	\$3.91	\$11.96	\$52.86	\$92.17	0.2825	\$25.47
	Town of Glenville	\$7.23	\$3.24		\$14.35 to \$20.20	\$24.82 to \$30.67	0.8500	\$21.10 to \$26.64
	Village of Scotia	\$7.23	\$0.91	\$10.10	\$20.20	\$38.44	0.9000	\$34.19
	Town of Niskayuna	\$6.08	\$2.60		\$15.52 to \$16.80	\$24.20 to \$25.48	1.0000	\$24.20 to \$25.48
	Town of Princetown	\$21.63	\$0.38		\$48.73 to \$61.52	\$70.74 to \$83.53	0.2843	\$20.11 to \$23.75
	Town of Rotterdam	\$7.32	\$3.96		\$15.00 to \$22.05	\$26.28 to \$33.33	0.9500	\$24.96 to \$32.76
City of Schenectady	\$10.42		\$20.80	\$32.43	\$63.65	0.6400	\$42.03	

• Village did not submit the village property tax rate in time for inclusion in the Comptroller's Report.

2009 Total Overall Full Value Property Tax Rates per \$1,000 of Average Market Value

\$7 \$10 \$13 \$16 \$19 \$22 \$25 \$28 \$31 \$34 \$37 \$40 \$43



How to Achieve a Complete Count: 2010 Census Operations

As part of our on-going Census information outreach, this article will provide answers to some of the most frequently asked Census questions. We also have a Census blog at <http://cdrpc.org/2010Census> for up-to-the minute information on new and emerging Census issues.

The Census population totals determine which states gain or lose representation in Congress. New York lost two seats after the 2000 Census, dropping to 29 representatives; current estimates indicate we will lose another seat after the 2010 count. Census data also impact redistricting of congressional districts and State assembly and senate district boundaries.

The 2010 Census data will directly affect how more than \$4 trillion is allocated to local, state, and tribal governments over the next 10 years. Empire State Development, New York's economic development agency, estimated in 2006 that each person was worth about \$1,600 per year in federal funding to a region from the 25 largest federal funding programs. Other estimators, such as the Brookings Institute, place the figure closer to \$2,000. For this funding allocation to be accomplished fairly and accurately, the goals of the decennial Census are to count everybody, count them only once, and count them in the right place. The facts gathered in the Census also help shape decisions for the next decade in the areas of public health, neighborhood improvements, transportation, education, senior services, and much more.

The 2010 Census aims to count all residents, legal and illegal, living in the United States on April 1, 2010. The Census Bureau does not ask about the legal status of respondents in any of its surveys and Census programs. By law, the Census Bureau cannot share an individual's responses with anyone, including other federal agencies and law enforcement entities.

For the first time since 1930, all addresses in the U.S. will receive only a Census short form. It should take only about 10 minutes for the average household to complete the form. Questions about how we live as a nation — our diversity, education, housing, jobs, and more — are now covered in the American Community Survey, which is conducted every month of every year throughout the decade, replacing the Census 2000 long form questionnaire.

Conducting the Census is a complex task requiring multiple programs. The Census Bureau has divided residential Census questionnaire delivery into three main programs: 1) mail out/mail back, 2) update/enumerate, and 3) update/leave. The program used depends on the nature of the community. Group residences and people experiencing homelessness are counted in separate programs.

Most residences within the Capital Region should have received a Census form in the mail. An initial

letter was mailed to all housing units with mail delivery during the second week of March. Most mail delivery areas received their Census Questionnaires the week of March 14; however, questionnaire mailing has been staggered and some may not receive forms until early April. A reminder postcard was sent to all mail delivery addresses the week of March 21. For areas that had very low response rates in 2000, a second questionnaire will be mailed to all housing units April 1-10, regardless of whether the original form was returned.

Although there are several communities that do not receive home mail delivery, only the towns of Day, Edinburgh, and Hadley in Saratoga County are not in the Mail Out/Mail Back program area. Day and Edinburg residents will be visited by Census enumerators between March 22nd and May 29th. Residents of Hadley will have Census forms delivered to their doorstep by Census workers and will be instructed to mail them back.

Outside of these three municipalities, housing units that don't get direct mail delivery will not receive a Census form in the mail. The Census Bureau knows of specific areas, such as Altamont, Newtonville, and Round Lake, that do not have residential mail delivery. Areas without residential mail delivery will be visited between May and July by a Census enumerator. Enumerators will be working days, evenings, and weekends.

If municipal officials are hearing from constituents that they haven't yet received a form, they may be in an area that will receive the forms between now and April 12th. If they have not received a form and normally get mail delivered to their house, they should wait until the week of April 12th to call the Census Bureau's hotline to request a new form (1-866-872-6868).

If municipal officials are hearing concerns that a form has the wrong house number or street name, a Census worker will follow up at a later time. If a form has the wrong city name or ZIP code in the address, that will not impact delivery or the correct assignment of the residents at the address. Barcodes on each form contain information about the correct geographic location to which each housing unit belongs.

Help is available at Questionnaire Assistance Centers (QACs), which are located throughout the Region. These locations are staffed by trained Census workers, who can answer any questions, help fill out forms, or provide Language Assistance Guides (LAGs) in 59 different languages.

If municipal officials are getting questions from people who feel that they were not counted on the form for their residence, they can visit a Be Counted (BC) site to pick up a blank form. It is preferable

How to Achieve a Complete Count: 2010 Census Operations, continued

to complete the questionnaire that was mailed to the residence; however in instances where the BC form is used, an address must be provided for the questionnaire to be counted.

Both QACs and BCs are open from March 19th through April 19th. A list of QACs and BCs is available on CDRPC's 2010 Census blog. An interactive map of locations, which is updated often, is also available at the Census Bureau's Take 10 map web page at <http://2010census.gov/2010census/take10map>.

In addition to finding locations of QACs and BCs, the Take 10 map shows the 2010 mail participation rates and is updated on a daily basis. The mail participation rate is the percent of forms mailed back by households that received them. Data are available down to the Census Tract level. The map allows comparison of up to five areas, and also features a widget to post an area's participation rate in real time on a website.

The No-Response Follow-Up (NRFU) program will begin in early May. The first residences visited will be those in areas that are home to large populations of college and university students, in order to capture this important group prior to the end of the semester. After that, Census takers will visit housing units that did not return a complete questionnaire by mail to conduct a personal interview. NRFU will run until July 10th.

From July until August 2010, the Census Bureau will undertake the Vacant and Delete Check program. During this period, field staff will confirm earlier assessments that a housing unit is vacant or no longer a housing unit. They will also verify the existence of housing units whose addresses do not match an address in the Bureau's master address file.

Census enumerators visiting residences will have ID badges containing a Dept. of Commerce watermark and expiration date. If asked, they will provide supervisor contact information and/or the

Local Census Office phone number for verification. The Census taker will only ask the questions that appear on the census form; they will not ask about citizenship status or social security numbers.

People residing in places where groups of people live are not counted in the same way as those in single- or multi-family residences. Instead, this population is counted in the group quarters enumeration. This includes people residing in jails or prisons, group homes, and college dorms. Individuals and families living in motels for extended periods, such as those placed by the Department of Social Services, are also counted in group quarters enumeration. This effort will be undertaken in April and May.

Group quarters enumeration for the colleges and universities has been coordinated so that it does not occur during any breaks. It's important to note that group quarters enumeration does not include college students living in off-campus housing; these students should be counted at the place they live most of the time, such as their off-campus apartment, and not at their parents' residence.

People experiencing homelessness are similarly counted in a different program: service-based enumeration. During this effort, teams of Census workers visited temporary shelters, soup kitchens, mobile food vans, and targeted non-sheltered outdoor locations. The Census Bureau identified these locations with extensive input from local service providers. The service-based enumeration program took place March 29th, 30th, and 31st.

By December 31st, the Census Bureau will deliver state populations and the number of seats apportioned to each state in the U.S. House of Representatives to the President.

By March 31st, 2011, small-area population counts will be provided to the legislature and governor of each state for use in redrawing congressional and state legislative district boundaries.

Poverty Level Threshold Estimates for 2009

The 2009 preliminary estimates of poverty level thresholds for the United States are now available from the U.S. Dept. of Commerce, Bureau of the Census. These figures update the 2008 poverty thresholds using the average change in the monthly Consumer Price Index between 2008 and 2009 (i.e., **-0.3555%**).

Two categories are listed for each household size based on the age of the householder or head of household. The general threshold represents a weighted average of both categories, while individual age-based thresholds are given for one and two person households.

For questions concerning the 2009 poverty level threshold estimates, contact the Census Bureau directly at 1-866-758-1060 or see <http://www.census.gov/hhes/www/poverty/threshld.html>.

Household Size	Threshold
1 Person	\$10,952
Householder Under 65 Years Old	\$11,161
Householder 65 Years and Older	\$10,289
2 Persons	\$14,001
Householder Under 65 Years Old	\$14,437
Householder 65 Years and Older	\$12,984
3 Persons	\$17,102
4 Persons	\$21,947
5 Persons	\$25,956
6 Persons	\$29,351
7 Persons	\$33,410
8 Persons	\$37,088
9 or More Persons	\$44,188



Capital District Regional Planning Commission

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David Lang Wardle, AICP, Editor

Employment, Unemployment, & Unemployment Rates

Employment	Feb 09	Mar 09	Apr 09	May 09	Jun 09	Jul 09	Aug 09	Sep 09	Oct 09	Nov 09	Dec 09	Jan 10	Feb 10
Albany County	148.5	148.8	149.6	149.6	151.3	151.4	150.6	146.6	147.4	147.3	146.9	145.8	146.6
Rensselaer County	77.5	77.6	78.0	78.1	78.9	79.0	78.6	76.5	76.9	76.8	76.9	76.3	76.8
Saratoga County	112.0	112.2	112.8	112.8	114.1	114.2	113.6	110.5	111.2	111.0	111.9	111.0	111.7
Schenectady County	70.5	70.6	71.0	71.0	71.8	71.9	71.5	69.6	70.0	69.9	70.3	69.8	70.2
Capital District Region	408.5	409.2	411.4	411.5	416.1	416.5	414.3	403.2	405.5	405.0	406.0	402.9	405.3
Unemployment	Feb 09	Mar 09	Apr 09	May 09	Jun 09	Jul 09	Aug 09	Sep 09	Oct 09	Nov 09	Dec 09	Jan 10	Feb 10
Albany County	11.2	10.6	10.1	10.5	11.8	11.4	11.2	11.1	10.8	10.1	10.3	11.5	11.1
Rensselaer County	6.9	6.7	6.2	6.1	6.7	6.7	6.5	6.4	6.2	5.8	6.1	7.0	7.0
Saratoga County	8.9	8.5	7.4	7.5	8.2	7.6	7.4	7.5	7.6	7.4	7.9	8.9	9.0
Schenectady County	5.9	5.8	5.4	5.5	6.0	5.8	5.8	5.8	5.7	5.5	5.6	6.2	6.2
Capital District Region	32.9	31.6	29.1	29.6	32.7	31.5	30.9	30.8	30.3	28.8	29.9	33.6	33.3
Unemployment Rates	Feb 09	Mar 09	Apr 09	May 09	Jun 09	Jul 09	Aug 09	Sep 09	Oct 09	Nov 09	Dec 09	Jan 10	Feb 10
Albany County	7.0%	6.6%	6.3%	6.5%	7.2%	7.0%	6.9%	7.1%	6.8%	6.4%	6.5%	7.3%	7.1%
Rensselaer County	8.2%	8.0%	7.4%	7.3%	7.8%	7.8%	7.6%	7.7%	7.4%	7.1%	7.4%	8.5%	8.3%
Saratoga County	7.3%	7.0%	6.1%	6.2%	6.7%	6.3%	6.1%	6.4%	6.4%	6.3%	6.6%	7.4%	7.5%
Schenectady County	7.8%	7.5%	7.0%	7.2%	7.7%	7.4%	7.5%	7.7%	7.6%	7.3%	7.4%	8.2%	8.1%
Capital District Region	7.5%	7.2%	6.6%	6.7%	7.3%	7.0%	6.9%	7.1%	7.0%	6.6%	6.9%	7.7%	7.6%
New York State	8.4%	8.1%	7.5%	7.9%	8.6%	8.6%	8.7%	8.8%	8.7%	8.4%	8.8%	9.4%	9.3%
United States	8.9%	9.0%	8.6%	9.1%	9.7%	9.7%	9.6%	9.5%	9.5%	9.4%	9.7%	10.6%	10.4%

Source: New York State Department of Labor

Employment & Unemployment figures in 1,000s

Real Property Tax Rates for 2009, continued

Note that part of the explanation for higher property tax rates in cities and some villages is that they are more likely to include basic services such as fire, water, sewer, and trash collection in the overall property tax rate, while suburban and rural municipalities either do not provide these services or are likely to form special assessment districts to recover the cost of such services.

In addition, an individual's tax burden may vary significantly in relation to properties of similar market value, despite the adjustment provided for by the equalization rate. The data used to derive the equalization rate are not necessarily current,

and, contrary to New York State Law, the practices of assessing jurisdictions may result in unequal tax burdens on individual property owners with similar properties. The problem is compounded by the fact that in most cases school district boundaries extend beyond municipal boundaries, and, in a few instances, even beyond county boundaries.

A community's assessment procedures should be carefully reviewed to determine the impact of its tax rates, including those for special districts, on individual properties. For clarification of the assessment practices within a particular community, contact the community's local assessor.

Consumer Price Index

2008-2009 Percent Change in CPI: **-0.3555%**

Unadjusted CPI	Feb 09	Mar 09	Apr 09	May 09	Jun 09	Jul 09	Aug 09	Sep 09	Oct 09	Nov 09	Dec 09	Jan 10	Feb 10
U.S. City Average	212.2	212.7	213.2	213.9	215.7	215.4	215.8	216.0	216.2	216.3	215.9	216.7	216.7
Northeast Urban Average	226.8	227.3	227.8	228.1	229.9	230.2	230.9	231.2	231.3	231.7	231.5	232.3	232.4
% Change From Same Month in Previous Year	Feb 08-Feb 09	Mar 08-Mar 09	Apr 08-Apr 09	May 08-May 09	Jun 08-Jun 09	Jul 08-Jul 09	Aug 08-Aug 09	Sep 08-Sep 09	Oct 08-Oct 09	Nov 08-Nov 09	Dec 08-Dec 09	Jan 09-Jan 10	Feb 09-Feb 10
U.S. City Average	0.2%	-0.4%	-0.7%	-1.3%	-1.4%	-2.1%	-1.5%	-1.3%	-0.2%	1.8%	2.7%	2.6%	2.1%
Northeast Urban Average	0.7%	0.2%	-0.1%	-0.8%	-1.2%	-1.9%	-1.2%	-0.7%	0.2%	2.0%	2.8%	3.0%	2.5%

Source: U.S. Department of Labor, Bureau of Labor Statistics

1982-84 = 100

Note: Data are NOT Seasonally Adjusted