



What is Ratio and how does it work??

Example of a Single Commercial Property

Today

FMV of Property -	\$1,000,000
<u>State (Commercial) Ratio</u>	<u>.32</u>
Assessed Value	\$320,000
<u>Tax Rate</u>	<u>.085</u>
Tax Amount	\$27,000

The State Ratio of 32% is validated every 2 years utilizing Appraisals on a statistically valid number of properties sold during the time period (approximately 35 properties)

The Joseph C. Sansone Company has commissioned a study to demonstrate that the 32% ratio is inaccurate as the result of flawed methodology.

Utilizing the same FMV value, the results could look like this for that same property, if the results were off by 25%:

FMV of Single Property -	\$1,000,000
<u>State (Commercial) Ratio</u>	<u>.24</u>
Assessed Value	\$250,000
<u>Tax Rate</u>	<u>.085</u>
Tax Amount	\$20,400