

ACT 270 - 2025

HONORABLE BOARD OF LEGISLATORS THE COUNTY OF WESTCHESTER

Your Committee is in receipt of a communication from the County Executive recommending the adoption of an Act authorizing and directing the Commissioner of Finance of the County of Westchester to pay Mortgage Tax receipts to cities, towns and villages. The Mortgage Taxes to be distributed to the cities, town and villages for the period from April 1, 2025 through September 30, 2025 totals \$21,137,820.91 and will be apportioned as prescribed in the attached report of the County Clerk and the Commissioner of Finance in accordance with the requirements of Section 261(3) of the New York State Tax Law.

The Department of Planning has advised your Committee that based on its review, the authorization of the proposed action does/do not meet the definition of an action under the New York State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617(2)(b). Please refer to the memorandum from the Department of Planning dated January 14, 2025, which is on file with the Clerk of the Board of Legislators. Your Committee concurs with this recommendation.

Approval of this Act requires an affirmative vote by a majority of all members of the Board of Legislators. After due consideration, your Committee recommends the adoption of the attached Act.

Dated: November 24th, 2025

White Plains, New York

David Williams John
Seja

Doreen Subit

Gregory E. Bann

Robin A

Smith

John H

COMMITTEE ON

Budget & Appropriations

Dated: November 24, 2025
White Plains, New York

The following members attended the meeting remotely and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below

Committee(s) on:

Budget & Appropriations

A handwritten signature in black ink, appearing to read "Colin J. Smith". The signature is written in a cursive style with a large, stylized "S" at the end.

FISCAL IMPACT STATEMENT

SUBJECT: Mtge Tax Receipts to Cities, Towns & Villages

☒ NO FISCAL IMPACT PROJECTED

OPERATING BUDGET IMPACT

(To be completed by operating department and reviewed by Budget Department)

A) ☒ GENERAL FUND ☐ AIRPORT ☐ SPECIAL REVENUE FUND (Districts)

B) EXPENSES AND REVENUES

Total Current Year Cost \$ 0

Total Current Year Revenue \$ 0

Source of Funds (check one): ☐ Current Appropriations

☐ Transfer of Existing Appropriations ☐ Additional Appropriations ☒ Other (explain)

Identify Accounts:

Potential Related Operating Budget Expenses:

Annual Amount \$ none

Describe: 731-5574

Potential Related Revenues: Annual Amount \$ _____

Describe: Pass Through

Anticipated Savings to County and/or Impact on Department Operations:

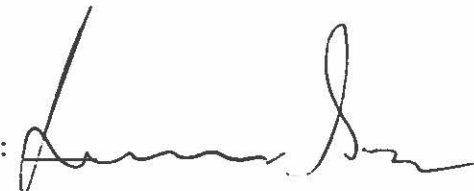
Current Year: None

Next Four years: None

Prepared by: Mario Arena 10-22-25

Title: Deputy Finance Commissioner

Department: Finance

Reviewed By: 

Budget Director

10/24/25

If you need more space, please attach additional sheets.

2024 FIXED-DOLLAR PARTIAL EXEMPTIONS ADDED BACK TO ADJUSTED COUNTY TAXABLE VALUE

MUNICIPALITY	REPORTED TAXABLE		VETERANS	CLERGY	VOLUNTEER		ADJUSTED
	ASSESSED VALUE				FIRE COMPANIES	TAXABLE VALUE	
City of Mount Vernon	\$ 145,568,417	\$	188,692	\$ 48,000	\$	\$	145,805,109
City of New Rochelle	\$ 265,914,356	\$	132,186	\$ 30,000	\$	\$	266,076,542
City of Peekskill	\$ 64,618,253	\$	28,510	\$ 6,000	\$	\$	64,652,763
City of Rye	\$ 148,257,867	\$	82,392	\$ 3,000	\$	\$	148,343,259
City of White Plains	\$ 277,465,127	\$	161,280	\$ 30,000	\$	\$	277,656,407
City of Yonkers	\$ 469,021,610	\$	701,514	\$ 21,000	\$	\$	469,744,124
Town of Bedford	\$ 604,498,822	\$		\$ 1,500	\$	\$	604,500,322
Town of Cortlandt	\$ 110,902,625	\$	307,211	\$ 10,500	\$	\$	111,220,336
Town of Eastchester	\$ 101,038,667	\$	133,003	\$ 7,500	\$	\$	101,179,170
Town of Greenburgh	\$ 26,314,866,823	\$	23,883,448	\$ 25,500	\$	\$	26,338,775,771
Town of Harrison	\$ 126,271,039	\$	91,800	\$ 1,500	\$	\$	126,364,339
Town of Lewisboro	\$ 295,673,876	\$	21,600	\$ 1,500	\$	\$	295,696,976
Town of Mamaroneck	\$ 12,460,694,431	\$	10,916,786	\$	\$	\$	12,471,611,217
Town of Mount Kisco	\$ 290,802,018	\$		\$ 1,500	\$	\$	290,803,518
Town of Mount Pleasant	\$ 146,124,199	\$	239,940	\$ 4,500	\$	\$	146,368,639
Town of New Castle	\$ 1,085,534,650	\$		\$	\$	\$	1,085,534,650
Town of North Castle	\$ 121,874,641	\$	34,450	\$ 1,500	\$	\$	121,910,591
Town of North Salem	\$ 1,847,867,260	\$	35,978	\$ 1,500	\$	\$	1,847,904,738
Town of Ossining	\$ 6,708,261,349	\$	2,613,004	\$ 7,500	\$	\$	6,710,881,854
Town of Pelham	\$ 4,435,331,123	\$	1,317,063	\$ 1,500	\$	\$	4,436,649,686
Town of Pound Ridge	\$ 382,114,985	\$		\$	\$	\$	382,114,985
Town of Rye	\$ 9,674,500,098	\$	8,344,304	\$ 6,000	\$	\$	9,682,850,402
Town of Scarsdale	\$ 9,298,864,022	\$	8,100,588	\$	\$	\$ 4,052,970	\$ 9,311,017,580
Town of Somers	\$ 493,277,883	\$	23,658	\$ 3,000	\$	\$	493,304,541
Town of Yorktown	\$ 130,297,900	\$	341,455	\$ 4,500	\$	\$	130,643,855
TOTALS	\$ 75,999,642,041						\$ 76,061,611,373

NOTE:

Chapter 280 of the Laws of 1985 requires that counties wishing to use equalization rates calculated by the then Office of Real Property Services add certain "fixed-dollar" exemptions back to stated taxable value when apportioning the county tax levy. Individual municipalities will however continue to use the stated taxable value to set the tax rate.

County of Westchester
Mortgage Tax
5 year comparison

Town/City/Village	December 6 Mth 2025 vs 2024	December 6 Mth 2025 vs 2024	December 6 Mth Dec-25	December 6 Mth Dec-24	December 6 Mth Dec-23	December 6 Mth Dec-22	December 6 Mth Dec-21	June 6 Mth 2025 vs 2024	June 6 Mth 2025 vs 2024	June 6 Mth 2025	June 6 Mth 2024	June 6 Mth 2023	June 6 Mth 2022	June 6 Mth 2021
Bedford	76%	\$ 282,141.99	\$ 652,142.68	\$ 370,000.69	\$ 405,937.45	\$ 903,164.63	\$ 946,264.34	60%	177,594.38	472,869.76	295,275.38	428,127.79	\$ 820,443.51	\$ 924,258.68
Cortlandt	-13%	\$ (85,149.24)	\$ 546,289.88	\$ 631,439.12	\$ 612,523.66	\$ 974,902.42	\$ 1,179,926.55	34%	187,969.90	742,172.54	554,202.64	494,960.75	\$ 1,061,565.55	\$ 1,131,820.20
Buchanan	-14%	\$ (3,181.99)	\$ 19,518.87	\$ 19,518.87	\$ 22,700.86	\$ 22,276.04	\$ 35,329.29	33%	6,593.60	26,517.74	19,924.13	18,000.56	\$ 38,469.86	\$ 41,014.39
Croton	-13%	\$ (9,328.08)	\$ 60,665.04	\$ 69,993.12	\$ 67,619.00	\$ 106,409.28	\$ 128,317.93	34%	20,985.96	82,417.65	61,431.69	54,640.75	\$ 115,868.44	\$ 123,086.33
Eastchester	21%	\$ 124,552.97	\$ 731,633.16	\$ 607,080.19	\$ 512,652.31	\$ 919,402.38	\$ 1,054,178.05	30%	96,368.07	418,735.42	322,367.35	414,032.24	\$ 932,253.27	\$ 911,920.52
Bronxville	21%	\$ 26,870.15	\$ 156,955.61	\$ 130,085.46	\$ 110,549.07	\$ 197,504.00	\$ 226,490.31	30%	20,753.32	89,830.37	69,077.04	89,282.50	\$ 200,264.60	\$ 195,926.26
Tuckahoe	21%	\$ 10,908.94	\$ 62,396.00	\$ 51,487.06	\$ 43,600.21	\$ 78,173.52	\$ 90,222.73	31%	8,370.80	35,711.09	27,340.29	35,212.74	\$ 79,266.19	\$ 78,047.50
Greenburgh	26%	\$ 370,228.49	\$ 1,780,333.11	\$ 1,410,104.62	\$ 1,434,362.77	\$ 3,319,292.31	\$ 2,531,580.28	42%	449,745.26	1,508,199.57	1,058,454.31	1,351,567.09	\$ 2,326,237.07	\$ 2,316,076.41
Ardley	25%	\$ 12,988.40	\$ 64,170.51	\$ 51,181.71	\$ 52,694.64	\$ 120,555.85	\$ 91,080.68	42%	15,943.63	54,361.70	38,418.07	49,652.95	\$ 84,488.34	\$ 83,327.32
Dobbs Ferry	25%	\$ 23,581.60	\$ 119,663.34	\$ 95,981.74	\$ 97,213.73	\$ 228,845.80	\$ 170,235.78	41%	29,326.23	101,372.15	72,045.92	91,602.26	\$ 160,380.45	\$ 155,744.25
Elmsford	27%	\$ 12,901.93	\$ 60,623.44	\$ 47,721.51	\$ 47,289.14	\$ 108,397.09	\$ 80,958.35	43%	15,536.05	51,356.82	35,820.77	44,559.47	\$ 75,967.19	\$ 74,066.67
Hastings	26%	\$ 23,476.67	\$ 112,478.25	\$ 89,001.58	\$ 88,621.37	\$ 204,554.13	\$ 155,797.49	43%	28,478.87	95,285.34	66,806.47	83,505.88	\$ 143,356.28	\$ 142,535.03
Irvington	26%	\$ 21,631.81	\$ 104,864.68	\$ 83,232.67	\$ 83,807.94	\$ 194,781.71	\$ 153,592.58	42%	26,359.20	88,835.55	62,476.35	78,970.30	\$ 136,507.54	\$ 140,517.83
Tarrytown	28%	\$ 27,248.89	\$ 125,992.40	\$ 98,743.51	\$ 100,217.69	\$ 232,452.23	\$ 173,966.83	44%	32,614.81	106,733.78	74,118.97	94,432.82	\$ 162,907.92	\$ 159,157.69
Harrison	10%	\$ 38,450.15	\$ 405,937.34	\$ 367,487.20	\$ 429,882.26	\$ 662,884.83	\$ 660,634.80	37%	88,646.25	331,225.66	242,579.41	308,423.11	\$ 817,802.10	\$ 604,137.67
Lewisboro	4%	\$ 13,346.80	\$ 391,290.69	\$ 377,943.89	\$ 249,097.83	\$ 423,577.17	\$ 679,365.66	38%	22,760.37	264,800.45	192,440.08	261,033.32	\$ 535,854.80	\$ 637,664.05
Mamaroneck	47%	\$ 376,880.87	\$ 1,188,390.87	\$ 809,510.00	\$ 630,775.85	\$ 1,244,121.39	\$ 1,416,421.85	-14%	(68,610.55)	438,002.40	506,612.95	528,004.21	\$ 844,150.49	\$ 884,110.79
Larchmont	48%	\$ 81,800.06	\$ 251,563.23	\$ 169,783.17	\$ 130,519.72	\$ 253,260.43	\$ 286,775.14	-13%	(13,367.96)	92,874.37	106,242.32	109,254.28	\$ 171,840.08	\$ 179,001.05
Mamaroneck	45%	\$ 66,624.78	\$ 214,115.56	\$ 147,490.78	\$ 117,161.36	\$ 233,804.55	\$ 264,088.16	-14%	(13,254.56)	79,049.10	92,303.66	98,072.38	\$ 158,639.05	\$ 164,840.15
Mt. Kisco	49%	\$ 24,706.14	\$ 74,917.13	\$ 50,210.99	\$ 55,567.07	\$ 85,093.72	\$ 115,246.00	27%	15,697.18	74,596.29	58,899.12	104,546.87	\$ 149,036.66	\$ 148,222.03
Mt. Kisco	49%	\$ 24,706.14	\$ 74,917.13	\$ 50,210.99	\$ 55,567.07	\$ 85,093.72	\$ 115,246.00	27%	15,697.18	74,596.29	58,899.12	104,546.87	\$ 149,036.66	\$ 148,222.03
Mt. Pleasant	-20%	\$ (183,772.94)	\$ 756,961.45	\$ 940,734.39	\$ 864,234.28	\$ 1,067,723.54	\$ 1,294,467.33	70%	291,618.27	710,678.20	419,059.93	665,119.34	\$ 1,933,925.89	\$ 1,450,583.37
Briarcliff	-20%	\$ (1,831.21)	\$ 7,489.00	\$ 9,320.21	\$ 8,499.30	\$ 11,065.52	\$ 13,343.59	69%	2,879.31	7,031.10	4,151.79	6,541.10	\$ 20,042.55	\$ 14,952.86
Pleasantville	-19%	\$ (14,819.49)	\$ 62,984.63	\$ 77,804.12	\$ 70,788.87	\$ 86,508.59	\$ 105,176.33	71%	24,474.88	59,133.53	34,658.65	54,479.49	\$ 156,689.62	\$ 117,860.86
Sleepy Hollow	-21%	\$ (14,280.68)	\$ 55,278.67	\$ 69,559.35	\$ 61,620.67	\$ 70,278.31	\$ 82,972.81	67%	20,912.80	51,898.74	30,985.94	47,423.60	\$ 127,292.35	\$ 92,979.54
Mt. Vernon	32%	\$ 192,932.19	\$ 790,976.58	\$ 598,044.39	\$ 685,364.70	\$ 980,189.24	\$ 1,008,261.23	-2%	(16,071.44)	776,719.74	792,791.18	665,439.66	\$ 1,538,484.38	\$ 829,898.66
New Castle	22%	\$ 154,766.82	\$ 868,946.34	\$ 714,179.52	\$ 701,687.48	\$ 1,149,321.21	\$ 1,232,397.38	28%	109,533.67	502,987.44	393,453.77	458,882.39	\$ 1,076,092.68	\$ 883,929.63
New Rochelle	31%	\$ 292,917.70	\$ 1,246,771.93	\$ 953,854.23	\$ 871,325.80	\$ 1,377,875.47	\$ 1,718,628.58	31%	226,081.16	954,248.87	728,167.71	901,372.78	\$ 1,721,141.67	\$ 2,010,465.97
No. Castle	-4%	\$ (19,968.62)	\$ 544,431.01	\$ 564,399.63	\$ 441,134.41	\$ 792,652.27	\$ 1,009,961.25	7%	23,684.44	354,070.25	330,385.81	521,687.11	\$ 689,525.93	\$ 653,564.10
No. Salem	65%	\$ 48,601.48	\$ 123,157.99	\$ 74,556.51	\$ 80,995.51	\$ 158,837.27	\$ 209,113.01	164%	107,194.95	172,420.08	65,225.13	65,220.90	\$ 195,642.07	\$ 232,458.71
Ossining	20%	\$ 51,190.11	\$ 310,556.04	\$ 259,365.93	\$ 270,859.47	\$ 598,442.03	\$ 520,575.30	9%	20,021.33	248,320.94	228,299.61	280,650.94	\$ 594,101.22	\$ 525,073.26
Briarcliff	21%	\$ 16,627.31	\$ 95,391.13	\$ 78,763.82	\$ 82,438.65	\$ 187,260.62	\$ 167,170.22	10%	6,945.19	76,274.85	69,329.66	85,418.78	\$ 185,902.32	\$ 168,614.63
Ossining	20%	\$ 19,317.35	\$ 116,905.97	\$ 97,588.62	\$ 101,505.59	\$ 217,026.30	\$ 186,575.19	9%	7,578.48	93,478.14	85,899.66	105,174.98	\$ 215,452.10	\$ 188,187.27
Peekskill	-9%	\$ (30,826.69)	\$ 311,644.85	\$ 342,471.54	\$ 170,114.17	\$ 436,815.82	\$ 405,091.06	21%	37,274.31	216,209.34	178,935.03	154,563.57	\$ 530,957.79	\$ 425,865.24
Pelham	55%	\$ 86,765.55	\$ 244,966.81	\$ 158,201.27	\$ 168,604.90	\$ 275,048.91	\$ 410,597.38	-1%	(993.32)	147,656.83	148,650.15	140,445.37	\$ 306,781.54	\$ 304,822.24
Pelham	55%	\$ 39,223.78	\$ 110,039.99	\$ 70,816.21	\$ 75,505.75	\$ 123,406.41	\$ 184,124.53	0%	(212.82)	66,327.99	68,540.81	62,895.17	\$ 137,643.92	\$ 136,691.70
Pelham Manor	54%	\$ 47,541.76	\$ 134,926.82	\$ 87,385.06	\$ 93,099.14	\$ 151,642.50	\$ 226,472.84	-1%	(780.50)	81,328.84	82,109.34	77,550.20	\$ 169,137.62	\$ 168,130.54
Pound Ridge	54%	\$ 78,486.74	\$ 223,213.49	\$ 144,728.75	\$ 204,620.18	\$ 379,499.59	\$ 362,456.76	16%	20,912.42	151,973.41	131,060.99	169,202.82	\$ 348,740.67	\$ 319,158.82
Rye City	8%	\$ 77,342.10	\$ 1,005,498.16	\$ 928,156.06	\$ 748,700.96	\$ 1,406,095.00	\$ 1,490,742.72	-16%	(95,764.51)	496,103.89	591,868.40	658,263.94	\$ 1,114,245.95	\$ 915,632.58
Rye Town	54%	\$ 175,353.39	\$ 499,643.47	\$ 324,290.09	\$ 325,427.60	\$ 611,997.47	\$ 673,462.95	24%	58,851.11	302,159.45	243,308.35	595,192.23	\$ 533,913.61	\$ 544,707.53
Mamaroneck	54%	\$ 72,053.31	\$ 205,478.32	\$ 133,425.01	\$ 70,243.96	\$ 131,536.59	\$ 145,184.50	24%	24,156.93	124,263.04	100,106.11	128,472.99	\$ 114,754.03	\$ 117,427.53
Port Chester	54%	\$ 37,807.80	\$ 108,028.76	\$ 70,220.96	\$ 136,289.10	\$ 255,228.92	\$ 278,182.09	24%	12,645.03	65,330.41	52,685.38	249,266.55	\$ 222,664.63	\$ 224,998.10
Rye Brook	54%	\$ 65,492.27	\$ 186,136.39	\$ 120,644.12	\$ 118,894.54	\$ 225,231.96	\$ 250,096.35	24%	22,049.14	112,566.00	90,518.86	217,452.68	\$ 196,494.95	\$ 202,281.90
Scarsdale	19%	\$ 96,500.39	\$ 612,005.68	\$ 515,505.30	\$ 560,668.22	\$ 922,353.80	\$ 915,981.17	6%	15,234.81	280,927.66	265,692.85	433,606.14	\$ 527,268.87	\$ 704,615.84
Scarsdale	19%	\$ 96,500.39	\$ 612,005.68	\$ 515,505.30	\$ 560,668.22	\$ 922,353.80	\$ 915,981.17	6%	15,234.81	280,927.66	265,692.85	433,606.14	\$ 527,268.87	\$ 704,615.84
Somers	67%	\$ 238,366.04	\$ 584,606.05	\$ 358,240.01	\$ 345,241.12	\$ 576,607.00	\$ 748,462.88	-12%	(45,495.11)	329,190.46	374,685.57	342,564.55	\$ 630,835.72	\$ 758,399.18
White Plains	72%	\$ 450,009.19	\$ 1,072,133.38	\$ 622,124.19	\$ 1,029,383.67	\$ 1,314,449.49	\$ 1,245,079.85	39%	256,476.97	915,114.73	658,637.76	784,532.81	\$ 1,855,572.73	\$ 1,201,960.15
Yonkers	12%	\$ 213,924.54	\$ 1,983,743.08	\$ 1,769,818.54	\$ 1,853,745.66	\$ 3,062,072.05	\$ 3,209,000.34	9%	153,113.51	1,868,137.05	1,715,023.54	1,982,870.72	\$ 3,557,376.55	\$ 2,898,193.55
Yorktown	15%	\$ 84,246.17	\$ 651,102.97	\$ 566,856.80	\$ 589,324.78	\$ 848,375.50	\$ 1,266,108.43	50%	216,139.95	645,919.64	429,779.69	513,063.54	\$ 1,032,980.70	\$ 1,325,658.36

23%	\$ 3,874,404.74	\$ 21,137,820.90	\$ 17,263,416.16	\$ 17,148,805.11	\$ 29,614,380.43	\$ 31,499,449.20	22%	\$ 2,816,150.02	15,652,167.96	12,836,017.94	16,011,812.75	30,243,069.05	27,969,562.47
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County of Westchester
Mortgage Tax Allocation - Dept of Finance
4-01-25 thru 9-30-25

<u>Town/City</u>	<u>Village</u>	<u>2024 Taxable Assessed Value</u>	<u>2024 Detail taxable Village/town Outside Breakdown</u>	<u>12/15/2025 Tax to be Distributed</u>	<u>% of Distribution</u>	<u>12/15/2025 Distribution</u>
Bedford		604,498,822		652,142.68	1.000000	\$ 652,142.68
Cortlandt		110,902,625	82,513,228	626,473.80	0.872008	\$ 546,289.88
	Buchanan		8,910,725		0.031157	\$ 19,518.87
	Croton		21,478,672		0.096836	\$ 60,665.04
Eastchester		101,038,667	54,428,047	950,984.78	0.769343	\$ 731,633.16
	Bronxville		33,351,924		0.165045	\$ 156,955.61
	Tuckahoe		13,258,696		0.065612	\$ 62,396.00
Greenburgh		26,314,866,823	13,251,637,677	2,368,125.73	0.751790	\$ 1,780,333.11
	Ardsley		1,426,139,110		0.027098	\$ 64,170.51
	Dobbs Ferry		2,659,423,756		0.050531	\$ 119,663.34
	Elmsford		1,347,308,321		0.025600	\$ 60,623.44
	Hastings		2,499,740,709		0.047497	\$ 112,478.25
	Irvington		2,330,535,219		0.044282	\$ 104,864.68
	Tarrytown		2,800,082,031		0.053203	\$ 125,992.40
Harrison		126,271,039		811,874.67	0.500000	\$ 405,937.34
	Harrison				0.500000	\$ 405,937.34
Lewisboro		295,673,876		391,290.69	1.000000	\$ 391,290.69
Mamaroneck		12,460,694,431	5,435,953,003	1,652,069.66	0.718124	\$ 1,186,390.87
	Larchmont		3,794,818,856		0.152272	\$ 251,563.23
	Mamaroneck		3,229,922,572		0.129604	\$ 214,115.56 (1)
Mt. Kisco		290,802,018		149,834.26	0.500000	\$ 74,917.13
	Mt. Kisco				0.500000	\$ 74,917.13
Mt. Pleasant		146,124,199	104,490,193	882,713.76	0.857539	\$ 756,961.45
	Briarcliff Manor		2,479,455		0.008484	\$ 7,489.00 (2)
	Pleasantville		20,852,918		0.071353	\$ 62,984.63
	Sleepy Hollow		18,301,633		0.062624	\$ 55,278.67
Mt. Vernon		145,568,417		790,976.58	1.000000	\$ 790,976.58
New Castle		1,085,534,650		868,946.34	1.000000	\$ 868,946.34
New Rochelle		265,914,356		1,246,771.93	1.000000	\$ 1,246,771.93
No. Castle		121,874,641		544,431.01	1.000000	\$ 544,431.01
No. Salem		1,847,867,260		123,157.99	1.000000	\$ 123,157.99
Ossining		6,708,261,349	1,260,672,668	522,853.13	0.593964	\$ 310,556.04
	Briarcliff Manor		2,447,756,641		0.182443	\$ 95,391.13 (2)
	Ossining		2,999,832,040		0.223592	\$ 116,905.97
Peekskill		64,618,253		311,644.85	1.000000	\$ 311,644.85
Pelham		4,435,331,123		489,933.62	0.500000	\$ 244,966.81
	Pelham		1,992,367,086		0.224602	\$ 110,039.99
	Pelham Manor		2,442,964,037		0.275398	\$ 134,926.82
Pound Ridge		382,114,985		223,213.49	1.000000	\$ 223,213.49
Rye City		148,257,867		1,005,498.16	1.000000	\$ 1,005,498.16
Rye Town		9,674,500,098		999,286.94	0.500000	\$ 499,643.47
	Mamaroneck		3,978,636,970		0.205625	\$ 205,478.32 (1)
	Port Chester		2,091,740,125		0.108106	\$ 108,028.76
	Rye Brook		3,604,123,003		0.186269	\$ 186,136.39
Scarsdale		9,298,864,022		1,224,011.36	0.500000	\$ 612,005.68
	Scarsdale				0.500000	\$ 612,005.68
Somers		493,277,883		594,606.05	1.000000	\$ 594,606.05
White Plains		277,465,127		1,072,133.38	1.000000	\$ 1,072,133.38
Yonkers		469,021,610		1,983,743.08	1.000000	\$ 1,983,743.08
Yorktown		130,297,900		651,102.97	1.000000	\$ 651,102.97
		<u>75,999,642,041.00</u>	<u>59,951,719,315.00</u>	<u>21,137,820.91</u>		<u>\$ 21,137,820.91</u>

2024 VILLAGE/TOWN-OUTSIDE BREAKDOWN OF COUNTY TAXABLE ASSESSED VALUE

MUNICIPALITY		TAXABLE
TOWN	VILLAGE	ASSESSED VALUE (\$)
Cortlandt	Buchanan	6,910,725
	Croton	21,478,672
	Unincorporated Area	82,513,258
Eastchester	Bronxville	33,351,924
	Tuckahoe	13,258,696
	Unincorporated Area	54,428,047
Greenburgh	Ardsley	1,426,139,110
	Dobbs Ferry	2,659,423,756
	Elmsford	1,347,308,321
	Hastings	2,499,740,709
	Irvington	2,330,535,219
	Tarrytown	2,800,082,031
	Unincorporated Area	13,251,637,677
Mamaroneck	Larchmont	3,794,818,856
	Mamaroneck	3,229,922,572
	Unincorporated Area	5,435,953,003
Mt. Pleasant	Briarcliff Manor	2,479,455
	Pleasantville	20,852,918
	Sleepy Hollow	18,301,633
	Unincorporated Area	104,490,193
Ossining	Briarcliff Manor	2,447,756,641
	Ossining	2,999,832,040
	Unincorporated Area	1,260,672,668
Pelham	Pelham	1,992,367,086
	Pelham Manor	2,442,964,037
Rye Town	Mamaroneck	3,978,636,970
	Port Chester	2,091,740,125
	Rye Brook	3,604,123,003

NOTE

(1) Harrison, Mt. Kisco and Scarsdale are coterminous town/villages; therefore, there is no village/town outside breakdown for these municipalities.

(2) Unincorporated area represents area outside villages. Pelham and Rye Town do not have unincorporated areas.

PART II

DISTRIBUTION STATEMENT

(Columns 1 through 5)

The taxes collected shown in column 2 were produced by mortgages covering real property in the respective tax districts. Additions and deductions to make adjustments and correct errors are recorded in columns 3 and 4, respectively. Authority for these additions and deductions is given by the orders of the Tax Department dated on the bottom of this page.

CREDIT STATEMENT

(Column 6)

This column is the net amount due each tax district for which the Board of Supervisors shall issue its warrants or warrants.

1	2	3	4	5	6
Tax districts	Taxes collected	*Additions	*Deductions	Amount of "Taxes Collected" as adjusted and corrected	Net Amount due each tax district
BEDFORD	656,864.74			656,864.74	652,142.68
CORTLANDT	631,010.00			631,010.00	626,473.80
EASTCHESTER	957,870.71			957,870.71	950,984.78
GREENBURGH	2,385,272.97			2,385,272.97	2,368,125.73
HARRISON	817,753.33			817,753.33	811,874.67
LEWISBORO	394,123.96			394,123.96	391,290.69
MAMARONECK	1,664,032.04			1,664,032.04	1,652,069.66
MT. KISCO	150,919.19			150,919.19	149,834.26
MT. PLEASANT	889,105.35			889,105.35	882,713.76
MT. VERNON	796,703.92			796,703.92	790,976.58
NEW CASTLE	875,238.24			875,238.24	868,946.34
NEW ROCHELLE	1,255,799.61			1,255,799.61	1,246,771.93
NORTH CASTLE	548,373.15			548,373.15	544,431.01
NORTH SALEM	124,049.76			124,049.76	123,157.99
OSSINING	526,639.03			526,639.03	522,853.13
PEEKSKILL	314,319.92		418.50	313,901.42	311,644.85
PELHAM	493,481.15			493,481.15	489,933.62
POUND RIDGE	224,829.74			224,829.74	223,213.49
RYE CITY	1,012,778.81			1,012,778.81	1,005,498.16
RYE TOWN	1,006,522.62			1,006,522.62	999,286.94
SCARSDALE	1,232,874.23			1,232,874.23	1,224,011.36
SOMERS	598,911.50			598,911.50	594,606.05
WHITE PLAINS	1,079,896.53			1,079,896.53	1,072,133.38
YONKERS	1,998,107.06			1,998,107.06	1,983,743.08
YORKTOWN	655,817.50			655,817.50	651,102.97
Total tax districts					
Totals	21,291,295.06	\$0.00	418.50	21,290,876.56	21,137,820.91

*see refund adjustment and special adjustment orders of Commissioner of Taxation and Finance case numbers.



NEW YORK STATE MORTGAGE TAX 2025-ANNUAL REPORT
COUNTY OF WESTCHESTER FOR THE PERIOD
CASH STATEMENT FOR TAXES COLLECTED PURSUANT TO ARTICLE 11

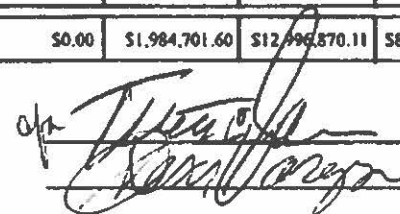
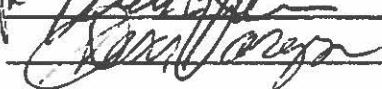
PART I

04-01-2025

THROUGH

09-30-2025

Months	BASIC TAX DISTRIBUTED					TREASURER			ALL OTHER TAXES DISTRIBUTED				
	1 Basic tax collected	2 Interest received by recording office	3 Recording office's expense	4 Refunds or adjustments	5 Amount paid treasurer (Col 1 + Col 2 - Col 3 - Col 4)	6 Interest received by treasurer	7 Treasurer's expense	8 Tax division share (Col 6 + Col 7 - Col 8)	9 Local tax	10 Additional tax	11 Special assessments fund	12 Special additional tax	13 County Tax
Apr-25	\$2,828,301.15	\$3,730.98	\$30,694.29	(\$418.50)	\$2,800,919.34				\$250,406.56	\$1,764,750.08	\$1,008,034.13	\$314,904.82	\$1,400,504.35
May-25	\$2,683,518.19	\$3,854.13	\$30,746.55	\$0.00	\$2,656,625.77				\$320,888.06	\$1,570,205.84	\$1,106,518.92	\$156,242.95	\$1,328,406.46
Jun-25	\$3,196,604.23	\$4,716.85	\$31,276.27	\$0.00	\$3,170,044.81				\$236,887.70	\$1,873,339.63	\$1,361,740.36	\$142,314.53	\$1,589,942.85
Jul-25	\$4,285,344.03	\$5,866.14	\$30,063.46	\$0.00	\$4,261,146.71				\$364,392.65	\$2,902,944.48	\$1,794,737.21	\$237,362.87	\$2,148,325.84
Aug-25	\$4,452,102.42	\$6,645.04	\$30,911.92	\$0.00	\$4,427,835.54				\$452,205.06	\$2,626,219.56	\$1,628,147.71	\$486,506.41	\$2,213,917.77
Sep-25	\$3,845,425.04	\$6,787.66	\$30,963.96	\$0.00	\$3,821,248.74				\$359,921.57	\$2,259,410.52	\$1,546,154.22	\$299,006.11	\$1,910,624.37
Totals	\$21,291,295.06	\$31,600.80	\$184,656.45	(\$418.50)	\$21,137,820.91	\$0.00	\$0.00	\$0.00	\$1,984,701.60	\$12,996,870.11	\$8,445,332.55	\$1,636,337.69	\$10,591,721.64


 Recording Officer

 Treasurer

ACT NO. 270 - 2025

**An act to authorize the Commissioner
of the Westchester County Department
of Finance to pay Mortgage Tax Receipts
to Cities, Towns and Villages**

BE IT ENACTED by the Board of Legislators of the County of Westchester, as follows:

Section 1. The County of Westchester is hereby authorized and directed to pay, pursuant to Section 261(3) of the New York State Tax Law, as amended, from money on hand applicable for distribution to the Cities, Towns and Villages, an amount totaling \$21,137,820.91 in accordance with the attached report of the County Clerk and Commissioner of Finance representing the statement of mortgage taxes received and expenses incurred by the County Clerk for the period of April 1, 2025 through September 30, 2025.

§2. The Commissioner of Finance, or her duly authorized designee is hereby authorized and directed to pay the amount set forth in Section 1 of this Act to the Cities, Towns and Villages, as set forth in the attached report.

§3. This Act shall take effect immediately.

STATE OF NEW YORK)
) ss.
WESTCHESTER COUNTY)

I HEREBY CERTIFY that I have compared the foregoing Act, Act No. 270 - 2025, with the original on file in my office, and that the same is a correct transcript therefrom, and of the whole, of the said original Act, which was duly adopted by the County Board of Legislators, of the County of Westchester on December 8, 2025, and approved by the County Executive on December 15, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 15th day of December, 2025.

Malika Vanderberg

Malika Vanderberg

The Clerk of the Westchester County
Board of Legislators

County of Westchester, New York

