

Comparison of Demographic Aspects of Ancram, Copake and Hillsdale

Introduction

This demographic comparison of the three towns seek to monitor obvious similarities and distinctions. Because the population of Copake is equal to that of Ancram and Hillsdale combined, factors less than 2 are considered similar; greater than 2, a distinction. For example, Hillsdale has the largest land area of the three towns by 5 square miles, but for the purposes here, the land area of all three towns is about the same.

Table I provides general data from the 2000 census, 2010 budgets of each town and information from New York State Department of Transportation.

Notice the differences for populations, total assessment, percent of property that is taxed, budget per capita, budget per parcel, budget per acre, the total number of full and part-time employees and the building permits issued. Notable distinctions are in red.

Table II has three parts: A, B and C. II-A shows the number of parcels for each assessor class; II-B, the percent of the total parcels in each class; and II-C, the acreage in each assessor class. Copake has the most parcels, the most residential parcels and the most parcels of vacant land. Ancram has more agricultural parcels and acreage than Copake. Hillsdale has most acreage in residential and vacant land of the three towns. Copake has more parcels and acreage than Hillsdale or Ancram in commercial, recreational, community service and wild-forested land.

These differences are presented better by Table III where the average acreage per parcel in each class is shown. While Ancram has the most parcels and acreage in agriculture, Hillsdale's parcels are the largest. Although the number of Copake's residential parcels is larger than the other two towns, its parcel size is a factor of ten smaller. The same is true for vacant (300) land. Also note that the average parcel size in Hillsdale and Ancram is almost 2.5 times that in Copake.

For reference purposes, more detailed definitions of the property classes follow from NYS Assessor's Manual.

The system of classification consists of numeric codes in nine categories. Each category is composed of divisions, indicated by the second digit, and subdivisions (where required), indicated by a third digit. The nine categories are:

- 100 - Agricultural - Property used for the production of crops or livestock.
- 200 - Residential - Property used for human habitation. Living accommodations such as hotels, motels, and apartments are in the Commercial category - 400.
- 300 - Vacant Land - Property that is not in use, is in temporary use, or lacks permanent improvement.
- 400 - Commercial - Property used for the sale of goods and/or services. (Government, fire, police, health, education, religion, culture, recreation)
- 500 - Recreation & Entertainment - Property used by groups for recreation, amusement, or entertainment.
- 600 - Community Services - Property used for the well being of the community.
- 700 - Industrial - Property used for the production and fabrication of durable and nondurable man-made goods.
- 800 - Public Services - Property used to provide services to the general public.
- 900 - Wild, Forested, Conservation Lands & Public Parks - Reforested lands, preserves.

Table I
Basic 2010 Demographics of Ancram, Hillsdale and Copake

Characteristic	Notes	Ancram*	Copake*	Hillsdale*
Population		1513	3276	1744
Area, Sq. miles		42.57	42.1	47.7
Land		42.37	40.96	47.6
Water		0.2	1.14	0.1
Population Density		35.5	77.8	36.6
Roads, Total**		85.5	87.6	98.6
Roads, Local**		58.2	56.2	75.1
Roads, County**		15.2	19.5	7.7
Roads, State**		12.1	11.9	15.8
Assessed Acreage		26,253	25,512	29,967
Land Assessment		\$131,810,041	\$186,264,130	\$157,974,351
Total Assessment		\$386,985,930	\$533,859,844	\$516,087,298
Equalization Rate		93.75%	61.00%	100%
Total Assessment	Equal. Rate Corrected	\$412,784,992	\$875,180,072	\$516,087,298
Taxable Property	Equal. Rate Corrected	\$364,118,401	\$697,848,256	\$458,309,010
% Taxable		88.21	79.74	88.80
# Non-Taxable Parcels		47	100	53
Avg. Value/Taxable Property	Equal. Rate Corrected	297,482	238,173	286,443
Tax Rates		2.72	2.34	1.89
# Fire Districts		1	3	4
Budgets-General Fund		517,625	929,924	553,817
Budgets-Highway Dept.		869,525	1,028,031	993,939
Budgets-Total		1,387,150	1,957,955	1,547,756
Budget/capita		\$916.82	\$597.67	\$887.47
Budget/Parcel		\$1,091.38	\$646.40	\$936.33
Budget/acre		\$52.84	\$76.75	\$51.65
Employees-Full-time	General Fund	0	8	1
	Highway	5	8	6
Employees-Part-Time	General Fund	6	31	14
	Highway	2	2	2
Employees-Retired	General Fund	0	0	5
	Highway	2	2	0
Total Employees	Full and Part-time	13	47	21
Building Permits	Commercial	0	12	2
	Residential	9	98	144
*Census or from Columbia	County's "2010 Budget Comparison" 8-9		-10	
** NYS DOT				

**Table II
Parcels, Percentage of Total Parcels and Acreage per Class**

A	Number Parcels	/Class			
Class Description	Notes	Class	Ancram	Copake	Hillsdale
Agriculture		100	95	68	47
Residential		200	844	1980	1036
Vacant Land		300	270	829	454
Commercial		400	14	63	55
Recreation/	Entertainment	500	8	10	2
Community	Service	600	12	43	33
Industrial		700	3	2	1
Public Service		800	18	15	12
Wild, Forested, Public Parks,	Conservation	900	7	19	13
Totals			1271	3029	1653
B			% of Total	Parcels	
Class Description	Notes	Class	Ancram	Copake	Hillsdale
Agriculture		100	7.47	2.24	2.84
Residential		200	66.4	65.4	62.7
Vacant Land		300	21.2	27.4	27.5
Commercial		400	1.1	2.08	3.33
Recreation/	Entertainment	500	0.63	0.33	0.12
Community	Service	600	0.94	1.42	2
Industrial		700	0.24	0.066	0.06
Public Service		800	1.42	0.05	0.72
Wild, Forested, Public Parks,	Conservation	900	0.55	0.63	0.79
Totals			99.95	99.616	100.06
C			Acreage/	Class	
Class Description	Notes	Class	Ancram	Copake	Hillsdale
Agriculture		100	9305.06	7057.8	5795.85
Residential		200	10390.14	7280.5	15076.2
Vacant Land		300	5154.38	6287.2	8113.33
Commercial		400	54.19	150.01	136.23
Recreation/	Entertainment	500	352.33	545.74	4
Community	Service	600	43.78	566.18	285.01
Industrial		700	130	6.06	0
Public Service		800	0.1	52.34	19.46
Wild, Forested, Public Parks,	Conservation	900	823.34	3566	536.98
Totals			26253.32	25512	29967.1

**Table III
Average Acreage per Parcel per Class**

Average Acreage/Parcel/Class				
Class Description	Class	Ancram	Copake	Hillsdale
Agriculture	100	97.95	103.79	123.32
Residential	200	12.31	3.68	14.55
Vacant Land	300	19.09	7.58	17.87
Commercial	400	3.87	2.38	2.48
Recreation/Entertainment	500	44.04	54.57	2.00
Community Service	600	3.65	13.17	8.64
Industrial	700	43.33	3.03	0.00
Public Service	800	0.01	3.49	1.62
Wild, Forested, Public Parks, Conservation	900	117.62	187.69	41.31
Average Parcel Size		20.66	8.42	18.13

Table IV compares the number of parcels of different residential types. This draws attention to how few parcels in Copake are rural and 10 acres or larger. Note the number of seasonal parcels and multi-purpose-multi-structure parcels in Copake. Ancram has four times as many mobile homes.

**Table IV
Number of Parcels of Each Residential Type**

Residential -200	Class	Ancram	Copake	Hillsdale
1 family-yr.round	210	534	1757	711
2 family-yr.round	220	14	19	20
3 family-yr.round	230	0	2	2
Rural and ≥ 10 acres	240	151	32	242
Esatate ≥ 5 acres	250	7	4	1
Seasonal	260	33	91	22
Mobile Home	270	97	26	19
Multi-purpose Multi-structure	280	8	49	19

Tables V-A and V-B provide data for addresses of the tax bills sent in-town or out-of-town for each parcel class. The number of wholly exempt parcels is listed also. V-A shows the number of parcels; V-B, the percentages. Although this is not literally local and non-local ownership, it is close. Note that Ancram sends 58% of its tax bills to-out-of-town addresses; Copake, 53%; and Hillsdale, 49%. Over 93% of each town's parcels are classed as agricultural, residential or vacant. In Ancram, the majority of tax bills go to out-of-town addresses for all three classes including 75% for vacant land. In Copake, the majority of agricultural and vacant land

parcels is addressed out-of-town. Residential parcels in Hillsdale have a 64:36 out-of-town to in-town distribution.

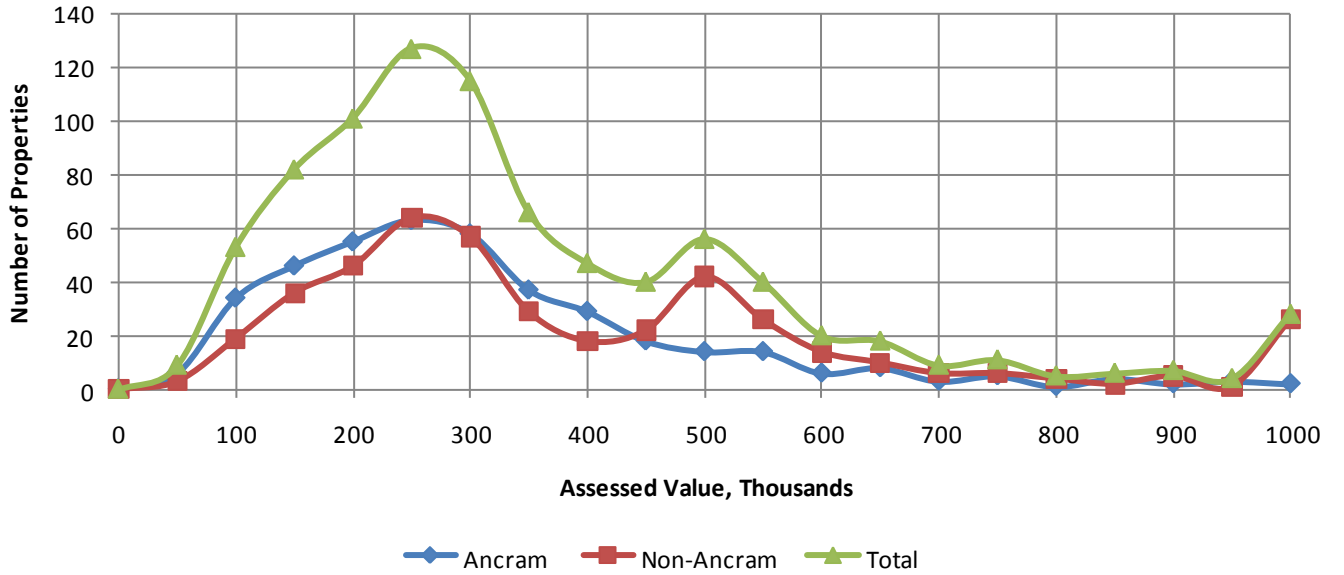
Table V
Distribution of Tax Bills to Town and Non-Town Addresses

V-A	Number									
		Not	Wholly		Not	Wholly		Not	Wholly	
Tax Bill goes to:	Ancram	Ancram	Exempt	Copake	Copake	Exempt	Hillsdale	Hillsdale	Exempt	
100	36	59	0	28	40	6	28	19	0	
200	411	433	2	1018	962	1	577	459	1	
300	68	202	5	284	545	17	164	290	6	
400	7	7	0	48	15	1	41	14	1	
500	1	7	4	6	4	1	1	1	1	
600	10	2	11	38	5	35	27	6	23	
700	1	2	0	1	1	0	1	0	1	
800	0	18	0	2	13	2	1	11	2	
900	2	5	3	2	17	18	7	6	7	
Totals	536	735	25	1427	1602	81	847	806	42	
Percent	42.17	57.83		47.11	52.89		51.24	48.76		
V-B	Percent									
		Not			Not			Not		
Tax Bill goes to:	Ancram	Ancram		Copake	Copake		Hillsdale	Hillsdale		
100	37.90	62.10		41.18	58.82		55.69	44.31		
200	48.70	51.30		51.41	48.59		36.12	63.88		
300	25.20	74.80		34.26	65.74		74.55	25.45		
400	50.00	50.00		76.19	23.81		50.00	50.00		
500	12.50	87.50		60.00	40.00		81.82	18.18		
600	83.30	16.70		88.37	11.63		100.00	0.00		
700	33.30	66.70		50.00	50.00		8.33	91.67		
800	0.00	100.00		13.33	86.67		53.85	46.15		
900	28.60	71.40		10.53	89.47		51.24	48.76		
Percent	42.17	57.83		47.11	52.89		51.24	48.76		

(Wholly exempt parcels do not receive tax bills.)

The three following graphs provide the distribution of residential properties in each town in terms of their assessed value. Each plot gives three pieces of information: the assessed distribution of: all residential properties; those with tax bills sent to local addresses; and those with tax bills sent to out-of-town addresses.

Number of Ancram Residential Properties vs Assessed Value



Number of Copake Residential Properties vs Assessed Value

