

Fiscal 2020 Tax Classification

PUBLIC HEARING ON
CLASSIFICATION OF PROPERTY
TUESDAY, DECEMBER 3 AT 7:05 P.M.
IN THE SELECTBOARD'S MEETING ROOM
TOWN HALL
CONDUCTED BY:

TOWN OF SOUTH HADLEY:

SELECTBOARD
BOARD OF ASSESSORS
PRUDENTIAL COMMITTEE, F.D. #1
PRUDENTIAL COMMITTEE, F.D. #2

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Overview of Classification

Cities and Towns that are certified as assessing property at full and fair cash value may elect to shift the tax burden among the major property classes within certain limits established by law. The adoption of different rates does not change the total property tax levy; rather it determines the share of the total levy to be borne by each class.

The share of the levy raised by the Commercial and Industrial classes and Personal Property (CIP) may be increased 50% as long as the Residential and Open space (R&O) classes raise at least 65% of what they would have raised without the shift.

The “minimum residential factor” established by the Commissioner of Revenue is used to make certain that the shift of the tax burden complies with the Classification Act. If the minimum residential factor would be less than .65, the community cannot make the maximum shift and must use a CIP factor of less than 1.50.

An Open Space Discount, a Residential Exemption and a Small Commercial Exemption may also be chosen by communities. The choice of either or both of these first two affects the tax rate of Residential property, whether a community chooses to shift more to the CIP classes or not. The third option affects the tax rate of the commercial and industrial classes. The alternatives are considered and voted on annually by the Board of Selectmen.

Open Space Discount

What is open space?

- Open Space is defined as land maintained in an open or natural condition which contributes significantly to the benefit and enjoyment of the public.
- Exclusions:
 1. Land taxable under Chapter 61, 61A, 61B
 2. Land under a permanent conservation restriction
 3. Land held for production of income

The law allows a community to provide tax relief to the open space properties by shifting to the Residential class an amount up to a maximum of 25% of the residential factor.

In the past the Town has used an open space factor of 100%, which resulted in an equal tax rate for Open Space and Residential properties.

For fiscal 2020 the town has 16 properties classified as open space of which there are 15 parcels that this discount could affect.

Currently, there are no communities within the Commonwealth that have adopted this exemption.

If the Selectboard implemented this discount at the maximum of 25% the tax rate for the Open Space class of property would decrease to \$13.24. The tax rates for Residential, Commercial, Industrial and Personal classes of property would remain at \$17.58 as the difference in the reallocation of the levy is minimal.

Residential Exemption

- Applied to every residential property which is owner-occupied
- At the option of the Selectboard, an exemption of not more than 35% of the average assessed value of all Class 1, Residential parcels may be applied to residential parcels that are the principal residence of the property owner.
- Dollar value of the exemption is subtracted from the assessed value of every eligible property
- Exclusions:
 1. Accessory land incidental to a residential use
 2. Seasonal homes
 3. Residential property not occupied by its owner

In the case of South Hadley, the figure would be calculated as follows:

$$\begin{array}{rcl}
 \frac{\$ 1,514,543,900}{\text{Class 1 Value}} & / & 6,882 \text{ Parcels} = \frac{\$ 220,073}{\text{Avg. Cl. 1 Value}} \\
 \\
 \frac{\$ 220,073}{\text{Avg. Cl. 1 Value}} & \times & 35\% = \frac{\$ 77,026}{\text{Max Residential Exemption}}
 \end{array}$$

The approximate *number of owner-occupied primary residences* is $5,690 \times \$ 77,026 = \$ 438,277,940$. The granting of the Residential Exemption does not change the burden of the levy on the Residential Class. Therefore, the tax rate within the Residential Class will be increased accordingly. The effect is to increase the taxes on vacant land and accessory land to the primary residences, as well as non-owner occupied homes. The effect to the tax rate would be as follows:

<u>Property Class</u>	<u>Exemption</u>	<u>Value</u>	<u>Tax Rate</u>
Class 1 Residential -	438,277,940	1,076,265,960	24.74
Class 2 Open Space -	None		17.58
Class 3 Commercial -	None		
Class 4 Industrial -	None		
Class 5 Personal -	None		

The overall effect of the Residential Exemption on a variety of properties is shown below:

An **owner occupied** primary residence valued at \$100,000 with the residential exemption applied, would go from \$ 1,758 to \$ 568.38 which would be a *decrease of (\$ 1,189.62)*.

A **non owner occupied** residence valued at \$100,000 with no residential exemption would go from \$ 1,758 to \$ 2,474 which would be an *increase of \$ 716*.

A **vacant parcel** of land valued at \$50,000 would go from \$ 879.00 to \$ 1,237.00 which would be an *increase of \$ 358*.

An **accessory parcel** of land valued at \$20,000 would go from \$ 351.60 to \$ 494.80 which would be an *increase of \$ 143.20*.

For fiscal 2020 approximately 1069 properties would have an increase in tax if adopted.

Small Commercial Exemption

- At the option of the Selectboard, any percent of valuation up to a 10% exemption may be adopted
- Business must have an average of 10 or fewer employees (DET mails list of eligible businesses to Assessors annually)
- Tax burden is shifted to the Commercial & Industrial classes (NOT Personal Property)
- Property must have a valuation of less than \$1,000,000
- Applies to class 3 (Commercial), 600-800 (Chapter land) and Mixed Use
- Assessors calculate impact and tax rates
- Can be used with other classification options
 1. Separate CIP rate becomes 2 rates: 1 C & I, 1 Personal Property
 2. Residential Exemption, Open Space Discount not affected

For fiscal 2020, 43 parcels would be considered to be eligible to receive this exemption. If this exemption were to be adopted at the maximum rate of 10%, the tax rates for Commercial and Industrial property classes would be \$17.82. (Residential, Open Space and Personal Property tax rates would remain unchanged at \$17.58)

Classification Considerations

1. Consider the percentage of Commercial & Industrial (C & I) properties as compared to Residential (R).
 - Will an increased tax burden on C & I significantly lower the R tax burden?
2. What is the mix of C & I properties?
 - How much is big business?
 - How much is small business? (Mom & Pop stores)
3. Will it adversely affect small businesses and drive them out of the community?
4. Will it slow big business development?
5. Does business significantly contribute in a non-tax way to the community?
6. Are the businesses of the type that require extraordinary municipal services?
7. Is the timing proper for the move to a multiple tax rate?
8. Will a shift to the C & I maintain or increase the relative or historical share of the tax burden?
9. Is it a matter of principle or economics?

Fiscal 2020

<i>PROPOSED</i> Tax Rates:		<u>Rate</u>	<u>% change</u>
Fiscal 2019 rates: \$17.75 \$ 2.40 \$ 2.80	Town	\$17.58	-1.0 %
	FD #1	\$ 2.36	-1.7 %
	FD #2	\$ 2.76	-1.4 %
<i>New Growth</i>		\$ 271,245.00	
<i>Tax Levy</i>		\$ 29,172,329.76	
<i>Debt Exclusion Total</i>		\$ 1,193,758.00	
<i>Maximum Allowable Levy Limit</i>		\$ 29,181,095.00	
<i>Excess Levy Capacity</i>		\$ 8,765.24	
MRF = <u>95.23%</u> Rate <u>\$ 17.58</u> R&O <u>91.2933%</u> CIP <u>8.7067%</u>			

<u>%</u>	<u>R&O</u>	<u>CIP</u>	<u>Res Factor</u>
100-----	17.58	17.58	100.00%
110-----	17.44	19.34	99.05%
120-----	17.24	21.10	98.09%
130-----	17.08	22.85	97.14%
140-----	16.91	24.61	96.19%
150-----	16.74	26.37	95.23%

Example: \$100,000 property value

<u>%</u>	<u>Res tax (decr)</u>		<u>Comm (+ incr)</u>	
100-----	1,758	(0)	1,758	(0)
110-----	1,744	(14)	1,934	+176
120-----	1,724	(34)	2,110	+352
130-----	1,708	(50)	2,285	+527
140-----	1,691	(67)	2,461	+703
150-----	1,674	(84)	2,637	+879

Maximum decrease on a residential \$100,000 property **(\$ 84)**

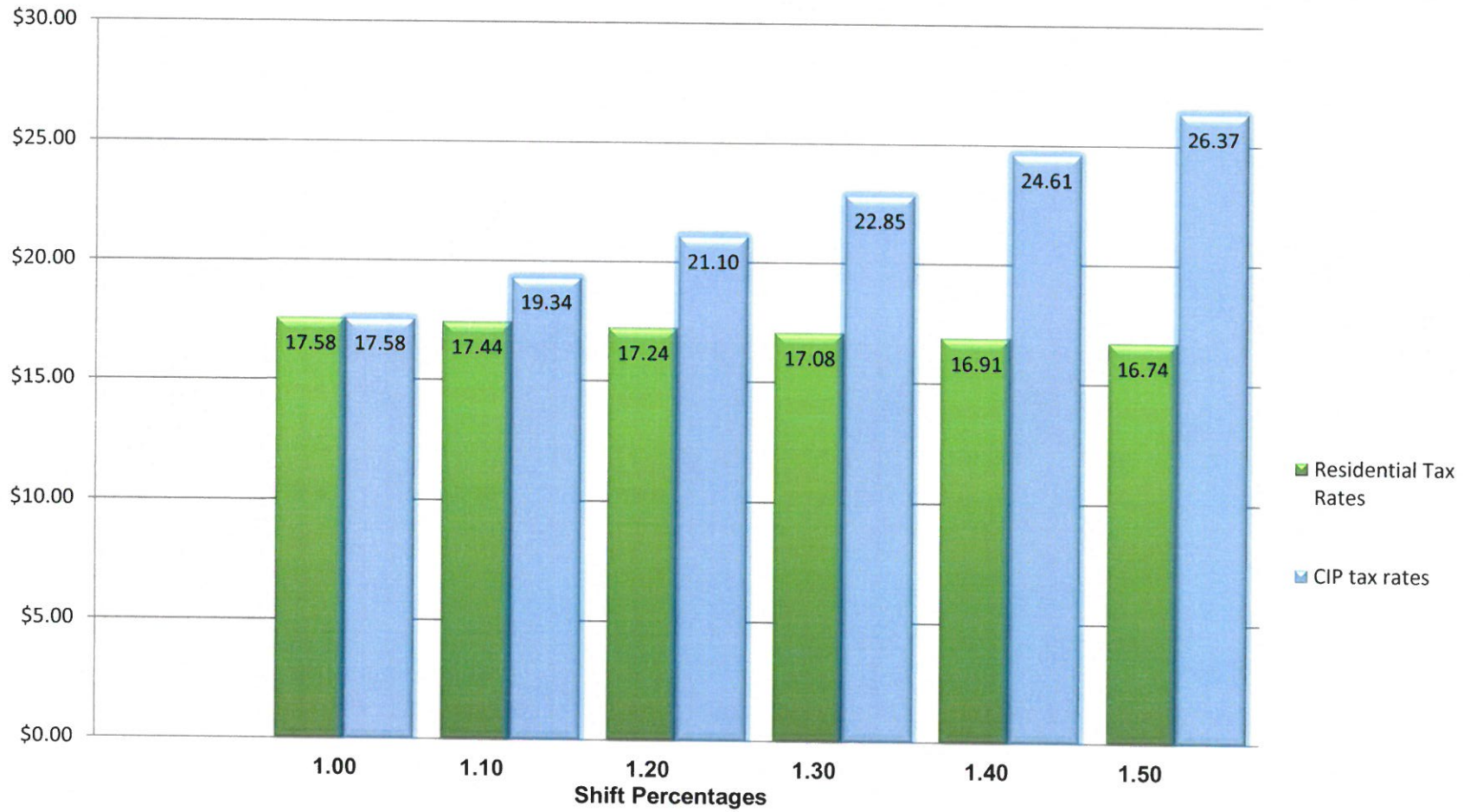
Maximum increase on a commercial/industrial \$100,000 property **\$ 879**

(The average value of a commercial/industrial property is \$347,000)

(The average value of a single family home is \$264,800)

Tax Rates per 1,000

Tax Rate Alternatives -- Town of South Hadley



MassDOR - Massachusetts Department of Revenue

Division of Local Services

What If ... Scenario Worksheet for FY 2020

South Hadley - 275

CLASS	VALUE	%	
Residential	1,514,543,900	91.2703	R & O %
Open Space	381,100	0.0230	91.2933
Commercial	69,285,525	4.1753	
Industrial	42,104,700	2.5373	C I P %
Personal Property	33,089,198	1.9941	8.7067
Total	1,659,404,423	100.0000	

CLASSIFICATION OPTIONS

Residential Exemption

Small Commercial Exemption

Open Space Discount

Levy	29,172,330
Single TaxRate	17.58

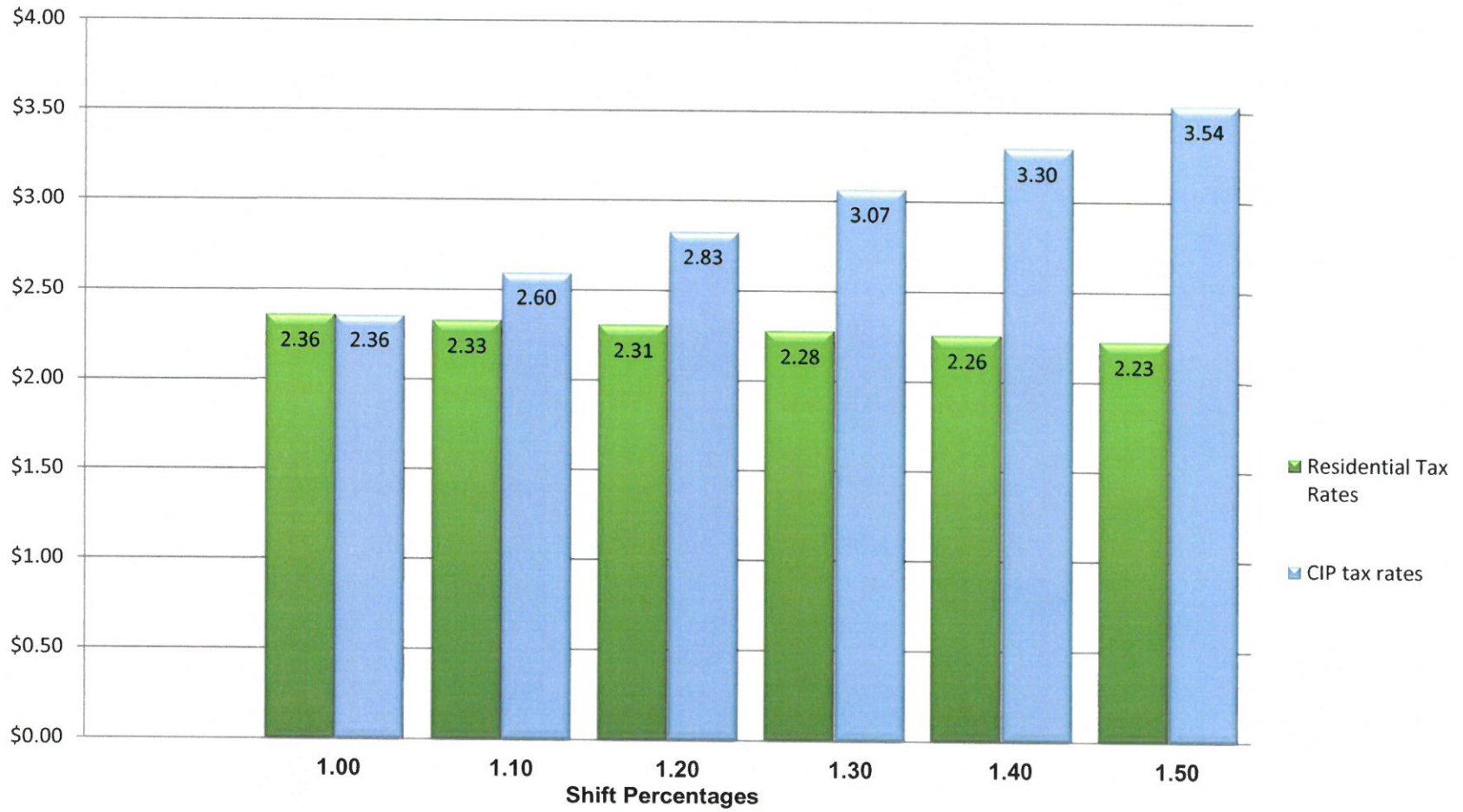
Note: This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

CIP Shift	Share Percentages							Levy Amounts						Esimated Tax Rates				
	Res Factor	Res SP	OS SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.0000	1.0000	91.2703	0.0230	4.1753	2.5373	1.9941	100.0000	26,625,673	6,710	1,218,032	740,190	581,725	29,172,330	17.58	17.61	17.58	17.58	17.58
1.0100	0.9990	91.1833	0.0230	4.2171	2.5627	2.0140	100.0000	26,600,280	6,703	1,230,213	747,591	587,543	29,172,330	17.56	17.59	17.76	17.76	17.76
1.0200	0.9981	91.0962	0.0230	4.2588	2.5880	2.0340	100.0000	26,574,887	6,697	1,242,393	754,993	593,360	29,172,330	17.55	17.57	17.93	17.93	17.93
1.0300	0.9971	91.0092	0.0229	4.3006	2.6134	2.0539	100.0000	26,549,494	6,690	1,254,573	762,395	599,177	29,172,330	17.53	17.56	18.11	18.11	18.11
1.0400	0.9962	90.9221	0.0229	4.3423	2.6388	2.0739	100.0000	26,524,101	6,684	1,266,754	769,797	604,994	29,172,330	17.51	17.54	18.28	18.28	18.28
1.0500	0.9952	90.8351	0.0229	4.3841	2.6642	2.0938	100.0000	26,498,708	6,678	1,278,934	777,199	610,812	29,172,330	17.50	17.52	18.46	18.46	18.46
1.0600	0.9943	90.7480	0.0229	4.4258	2.6895	2.1137	100.0000	26,473,315	6,671	1,291,114	784,601	616,629	29,172,330	17.48	17.51	18.63	18.63	18.64
1.0700	0.9933	90.6610	0.0228	4.4676	2.7149	2.1337	100.0000	26,447,922	6,665	1,303,295	792,003	622,446	29,172,330	17.46	17.49	18.81	18.81	18.81
1.0800	0.9924	90.5739	0.0228	4.5093	2.7403	2.1536	100.0000	26,422,528	6,658	1,315,475	799,405	628,263	29,172,330	17.45	17.47	18.99	18.99	18.99
1.0900	0.9914	90.4869	0.0228	4.5511	2.7657	2.1736	100.0000	26,397,135	6,652	1,327,655	806,807	634,081	29,172,330	17.43	17.45	19.16	19.16	19.16
1.1000	0.9905	90.3998	0.0228	4.5928	2.7910	2.1935	100.0000	26,371,742	6,646	1,339,836	814,208	639,898	29,172,330	17.41	17.44	19.34	19.34	19.34
1.1100	0.9895	90.3128	0.0228	4.6346	2.8164	2.2135	100.0000	26,346,349	6,639	1,352,016	821,610	645,715	29,172,330	17.40	17.42	19.51	19.51	19.51
1.1200	0.9886	90.2258	0.0227	4.6763	2.8418	2.2334	100.0000	26,320,956	6,633	1,364,196	829,012	651,532	29,172,330	17.38	17.40	19.69	19.69	19.69
1.1300	0.9876	90.1387	0.0227	4.7181	2.8671	2.2533	100.0000	26,295,563	6,626	1,376,376	836,414	657,350	29,172,330	17.36	17.39	19.87	19.87	19.87
1.1400	0.9866	90.0517	0.0227	4.7598	2.8925	2.2733	100.0000	26,270,170	6,620	1,388,557	843,816	663,167	29,172,330	17.35	17.37	20.04	20.04	20.04
1.1500	0.9857	89.9646	0.0227	4.8016	2.9179	2.2932	100.0000	26,244,777	6,614	1,400,737	851,218	668,984	29,172,330	17.33	17.35	20.22	20.22	20.22
1.1600	0.9847	89.8776	0.0226	4.8433	2.9433	2.3132	100.0000	26,219,384	6,607	1,412,917	858,620	674,802	29,172,330	17.31	17.34	20.39	20.39	20.39
1.1700	0.9838	89.7905	0.0226	4.8851	2.9686	2.3331	100.0000	26,193,991	6,601	1,425,098	866,022	680,619	29,172,330	17.29	17.32	20.57	20.57	20.57
1.1800	0.9828	89.7035	0.0226	4.9269	2.9940	2.3530	100.0000	26,168,598	6,594	1,437,278	873,424	686,436	29,172,330	17.28	17.30	20.74	20.74	20.75
1.1900	0.9819	89.6164	0.0226	4.9686	3.0194	2.3730	100.0000	26,143,204	6,588	1,449,458	880,826	692,253	29,172,330	17.26	17.29	20.92	20.92	20.92
1.2000	0.9809	89.5294	0.0226	5.0104	3.0448	2.3929	100.0000	26,117,811	6,582	1,461,639	888,227	698,071	29,172,330	17.24	17.27	21.10	21.10	21.10
1.2100	0.9800	89.4424	0.0225	5.0521	3.0701	2.4129	100.0000	26,092,418	6,575	1,473,819	895,629	703,888	29,172,330	17.23	17.25	21.27	21.27	21.27
1.2200	0.9790	89.3553	0.0225	5.0939	3.0955	2.4328	100.0000	26,067,025	6,569	1,485,999	903,031	709,705	29,172,330	17.21	17.24	21.45	21.45	21.45
1.2300	0.9781	89.2683	0.0225	5.1356	3.1209	2.4527	100.0000	26,041,632	6,562	1,498,180	910,433	715,522	29,172,330	17.19	17.22	21.62	21.62	21.62
1.2400	0.9771	89.1812	0.0225	5.1774	3.1463	2.4727	100.0000	26,016,239	6,556	1,510,360	917,835	721,340	29,172,330	17.18	17.20	21.80	21.80	21.80
1.2500	0.9762	89.0942	0.0225	5.2191	3.1716	2.4926	100.0000	25,990,846	6,550	1,522,540	925,237	727,157	29,172,330	17.16	17.19	21.97	21.97	21.98

CIP Shift	Share Percentages							Levy Amounts						Esimated Tax Rates				
	Res Factor	Res SP	OS SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.2600	0.9752	89.0071	0.0224	5.2609	3.1970	2.5126	100.0000	25,965,453	6,543	1,534,721	932,639	732,974	29,172,330	17.14	17.17	22.15	22.15	22.15
1.2700	0.9742	88.9201	0.0224	5.3026	3.2224	2.5325	100.0000	25,940,060	6,537	1,546,901	940,041	738,791	29,172,330	17.13	17.15	22.33	22.33	22.33
1.2800	0.9733	88.8330	0.0224	5.3444	3.2477	2.5524	100.0000	25,914,667	6,530	1,559,081	947,443	744,609	29,172,330	17.11	17.14	22.50	22.50	22.50
1.2900	0.9723	88.7460	0.0224	5.3861	3.2731	2.5724	100.0000	25,889,274	6,524	1,571,262	954,844	750,426	29,172,330	17.09	17.12	22.68	22.68	22.68
1.3000	0.9714	88.6589	0.0223	5.4279	3.2985	2.5923	100.0000	25,863,881	6,518	1,583,442	962,246	756,243	29,172,330	17.08	17.10	22.85	22.85	22.85
1.3100	0.9704	88.5719	0.0223	5.4696	3.3239	2.6123	100.0000	25,838,487	6,511	1,595,622	969,648	762,060	29,172,330	17.06	17.09	23.03	23.03	23.03
1.3200	0.9695	88.4849	0.0223	5.5114	3.3492	2.6322	100.0000	25,813,094	6,505	1,607,803	977,050	767,878	29,172,330	17.04	17.07	23.21	23.21	23.21
1.3300	0.9685	88.3978	0.0223	5.5531	3.3746	2.6522	100.0000	25,787,701	6,498	1,619,983	984,452	773,695	29,172,330	17.03	17.05	23.38	23.38	23.38
1.3400	0.9676	88.3108	0.0223	5.5949	3.4000	2.6721	100.0000	25,762,308	6,492	1,632,163	991,854	779,512	29,172,330	17.01	17.04	23.56	23.56	23.56
1.3500	0.9666	88.2237	0.0222	5.6367	3.4254	2.6920	100.0000	25,736,915	6,486	1,644,344	999,256	785,329	29,172,330	16.99	17.02	23.73	23.73	23.73
1.3600	0.9657	88.1367	0.0222	5.6784	3.4507	2.7120	100.0000	25,711,522	6,479	1,656,524	1,006,658	791,147	29,172,330	16.98	17.00	23.91	23.91	23.91
1.3700	0.9647	88.0496	0.0222	5.7202	3.4761	2.7319	100.0000	25,686,129	6,473	1,668,704	1,014,060	796,964	29,172,330	16.96	16.98	24.08	24.08	24.09
1.3800	0.9638	87.9626	0.0222	5.7619	3.5015	2.7519	100.0000	25,660,736	6,466	1,680,885	1,021,462	802,781	29,172,330	16.94	16.97	24.26	24.26	24.26
1.3900	0.9628	87.8755	0.0221	5.8037	3.5268	2.7718	100.0000	25,635,343	6,460	1,693,065	1,028,863	808,598	29,172,330	16.93	16.95	24.44	24.44	24.44
1.4000	0.9619	87.7885	0.0221	5.8454	3.5522	2.7917	100.0000	25,609,950	6,454	1,705,245	1,036,265	814,416	29,172,330	16.91	16.93	24.61	24.61	24.61
1.4100	0.9609	87.7015	0.0221	5.8872	3.5776	2.8117	100.0000	25,584,557	6,447	1,717,426	1,043,667	820,233	29,172,330	16.89	16.92	24.79	24.79	24.79
1.4200	0.9599	87.6144	0.0221	5.9289	3.6030	2.8316	100.0000	25,559,164	6,441	1,729,606	1,051,069	826,050	29,172,330	16.88	16.90	24.96	24.96	24.96
1.4300	0.9590	87.5274	0.0221	5.9707	3.6283	2.8516	100.0000	25,533,770	6,434	1,741,786	1,058,471	831,867	29,172,330	16.86	16.88	25.14	25.14	25.14
1.4400	0.9580	87.4403	0.0220	6.0124	3.6537	2.8715	100.0000	25,508,377	6,428	1,753,967	1,065,873	837,685	29,172,330	16.84	16.87	25.32	25.31	25.32
1.4500	0.9571	87.3533	0.0220	6.0542	3.6791	2.8914	100.0000	25,482,984	6,422	1,766,147	1,073,275	843,502	29,172,329	16.83	16.85	25.49	25.49	25.49
1.4600	0.9561	87.2662	0.0220	6.0959	3.7045	2.9114	100.0000	25,457,591	6,415	1,778,327	1,080,677	849,319	29,172,329	16.81	16.83	25.67	25.67	25.67
1.4700	0.9552	87.1792	0.0220	6.1377	3.7298	2.9313	100.0000	25,432,198	6,409	1,790,507	1,088,079	855,136	29,172,329	16.79	16.82	25.84	25.84	25.84
1.4800	0.9542	87.0921	0.0219	6.1794	3.7552	2.9513	100.0000	25,406,805	6,402	1,802,688	1,095,481	860,954	29,172,329	16.78	16.80	26.02	26.02	26.02
1.4900	0.9533	87.0051	0.0219	6.2212	3.7806	2.9712	100.0000	25,381,412	6,396	1,814,868	1,102,882	866,771	29,172,329	16.76	16.78	26.19	26.19	26.19
1.5000	0.9523	86.9180	0.0219	6.2630	3.8060	2.9912	100.0000	25,356,019	6,390	1,827,048	1,110,284	872,588	29,172,329	16.74	16.77	26.37	26.37	26.37

Tax Rates per 1,000

Tax Rate Alternatives -- Fire District #1



MassDOR - Massachusetts Department of Revenue
Division of Local Services
What If ... Scenario Worksheet for FY 2020

So. Hadley Fire #1 - 493

CLASS	VALUE	%	
Residential	1,120,306,434	90.2272	R & O %
Open Space	0	0.0000	90.2272
Commercial	58,108,905	4.6800	
Industrial	40,598,700	3.2697	C I P %
Personal Property	22,635,953	1.8231	9.7728
Total	1,241,649,992	100.0000	

Levy	2,930,294
Single TaxRate	2.36

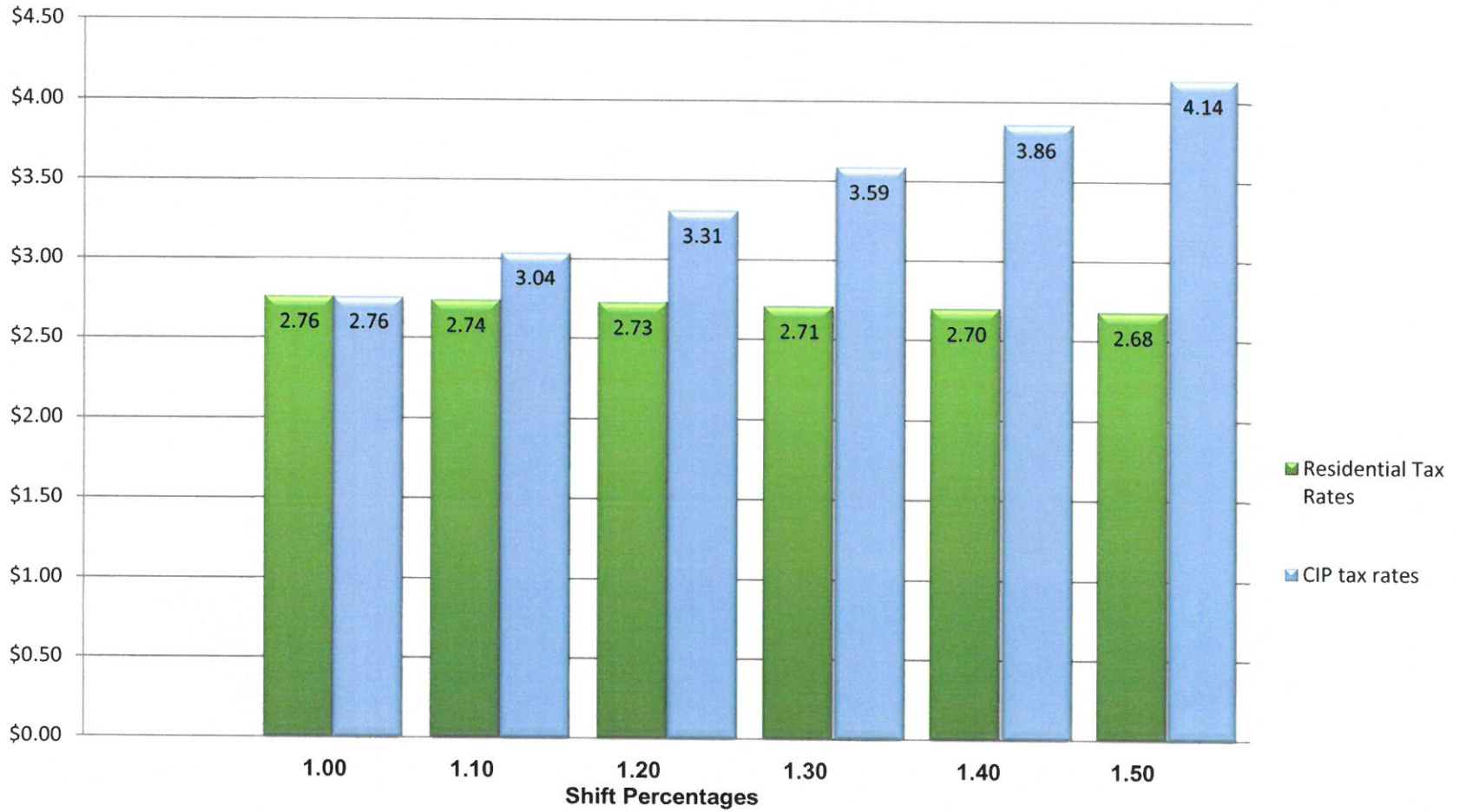
Note: This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

CIP Shift	Share Percentages							Levy Amounts						Estimated Tax Rates				
	Res Factor	Res SP	OS SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.0000	1.0000	90.2272	0.0000	4.6800	3.2697	1.8231	100.0000	2,643,922	137,138	95,812	53,422	2,930,294	2.36	0.00	2.36	2.36	2.36	
1.0100	0.9989	90.1295	0.0000	4.7268	3.3024	1.8413	100.0000	2,641,059	138,509	96,770	53,956	2,930,294	2.36	0.00	2.38	2.38	2.38	
1.0200	0.9978	90.0317	0.0000	4.7736	3.3351	1.8596	100.0000	2,638,195	139,881	97,728	54,491	2,930,294	2.35	0.00	2.41	2.41	2.41	
1.0300	0.9968	89.9340	0.0000	4.8204	3.3678	1.8778	100.0000	2,635,331	141,252	98,686	55,025	2,930,294	2.35	0.00	2.43	2.43	2.43	
1.0400	0.9957	89.8363	0.0000	4.8672	3.4005	1.8960	100.0000	2,632,467	142,623	99,644	55,559	2,930,294	2.35	0.00	2.45	2.45	2.45	
1.0500	0.9946	89.7386	0.0000	4.9140	3.4332	1.9143	100.0000	2,629,604	143,995	100,602	56,093	2,930,294	2.35	0.00	2.48	2.48	2.48	
1.0600	0.9935	89.6408	0.0000	4.9608	3.4659	1.9325	100.0000	2,626,740	145,366	101,561	56,628	2,930,294	2.34	0.00	2.50	2.50	2.50	
1.0700	0.9924	89.5431	0.0000	5.0076	3.4986	1.9507	100.0000	2,623,876	146,737	102,519	57,162	2,930,294	2.34	0.00	2.53	2.53	2.53	
1.0800	0.9913	89.4454	0.0000	5.0544	3.5313	1.9689	100.0000	2,621,013	148,109	103,477	57,696	2,930,294	2.34	0.00	2.55	2.55	2.55	
1.0900	0.9903	89.3477	0.0000	5.1012	3.5640	1.9872	100.0000	2,618,149	149,480	104,435	58,230	2,930,294	2.34	0.00	2.57	2.57	2.57	
1.1000	0.9892	89.2499	0.0000	5.1480	3.5967	2.0054	100.0000	2,615,285	150,852	105,393	58,764	2,930,294	2.33	0.00	2.60	2.60	2.60	
1.1100	0.9881	89.1522	0.0000	5.1948	3.6294	2.0236	100.0000	2,612,421	152,223	106,351	59,299	2,930,294	2.33	0.00	2.62	2.62	2.62	
1.1200	0.9870	89.0545	0.0000	5.2416	3.6621	2.0419	100.0000	2,609,558	153,594	107,309	59,833	2,930,294	2.33	0.00	2.64	2.64	2.64	
1.1300	0.9859	88.9567	0.0000	5.2884	3.6948	2.0601	100.0000	2,606,694	154,966	108,267	60,367	2,930,294	2.33	0.00	2.67	2.67	2.67	
1.1400	0.9848	88.8590	0.0000	5.3352	3.7275	2.0783	100.0000	2,603,830	156,337	109,225	60,901	2,930,294	2.32	0.00	2.69	2.69	2.69	
1.1500	0.9838	88.7613	0.0000	5.3820	3.7602	2.0966	100.0000	2,600,967	157,708	110,184	61,436	2,930,294	2.32	0.00	2.71	2.71	2.71	
1.1600	0.9827	88.6636	0.0000	5.4288	3.7929	2.1148	100.0000	2,598,103	159,080	111,142	61,970	2,930,294	2.32	0.00	2.74	2.74	2.74	
1.1700	0.9816	88.5658	0.0000	5.4756	3.8255	2.1330	100.0000	2,595,239	160,451	112,100	62,504	2,930,294	2.32	0.00	2.76	2.76	2.76	
1.1800	0.9805	88.4681	0.0000	5.5224	3.8582	2.1513	100.0000	2,592,376	161,823	113,058	63,038	2,930,294	2.31	0.00	2.78	2.78	2.78	
1.1900	0.9794	88.3704	0.0000	5.5692	3.8909	2.1695	100.0000	2,589,512	163,194	114,016	63,572	2,930,294	2.31	0.00	2.81	2.81	2.81	
1.2000	0.9783	88.2726	0.0000	5.6160	3.9236	2.1877	100.0000	2,586,648	164,565	114,974	64,107	2,930,294	2.31	0.00	2.83	2.83	2.83	
1.2100	0.9773	88.1749	0.0000	5.6628	3.9563	2.2060	100.0000	2,583,784	165,937	115,932	64,641	2,930,294	2.31	0.00	2.86	2.86	2.86	
1.2200	0.9762	88.0772	0.0000	5.7096	3.9890	2.2242	100.0000	2,580,921	167,308	116,890	65,175	2,930,294	2.30	0.00	2.88	2.88	2.88	
1.2300	0.9751	87.9795	0.0000	5.7564	4.0217	2.2424	100.0000	2,578,057	168,679	117,849	65,709	2,930,294	2.30	0.00	2.90	2.90	2.90	
1.2400	0.9740	87.8817	0.0000	5.8032	4.0544	2.2606	100.0000	2,575,193	170,051	118,807	66,244	2,930,294	2.30	0.00	2.93	2.93	2.93	
1.2500	0.9729	87.7840	0.0000	5.8500	4.0871	2.2789	100.0000	2,572,330	171,422	119,765	66,778	2,930,294	2.30	0.00	2.95	2.95	2.95	

Share Percentages								Levy Amounts					Estimated Tax Rates					
CIP Shift	Res Factor	Res SP	OS SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.2600	0.9718	87.6863	0.0000	5.8968	4.1198	2.2971	100.0000	2,569,466		172,794	120,723	67,312	2,930,294	2.29	0.00	2.97	2.97	2.97
1.2700	0.9708	87.5886	0.0000	5.9436	4.1525	2.3153	100.0000	2,566,602		174,165	121,681	67,846	2,930,294	2.29	0.00	3.00	3.00	3.00
1.2800	0.9697	87.4908	0.0000	5.9904	4.1852	2.3336	100.0000	2,563,738		175,536	122,639	68,380	2,930,294	2.29	0.00	3.02	3.02	3.02
1.2900	0.9686	87.3931	0.0000	6.0372	4.2179	2.3518	100.0000	2,560,875		176,908	123,597	68,915	2,930,294	2.29	0.00	3.04	3.04	3.04
1.3000	0.9675	87.2954	0.0000	6.0840	4.2506	2.3700	100.0000	2,558,011		178,279	124,555	69,449	2,930,294	2.28	0.00	3.07	3.07	3.07
1.3100	0.9664	87.1976	0.0000	6.1308	4.2833	2.3883	100.0000	2,555,147		179,650	125,513	69,983	2,930,294	2.28	0.00	3.09	3.09	3.09
1.3200	0.9653	87.0999	0.0000	6.1776	4.3160	2.4065	100.0000	2,552,284		181,022	126,472	70,517	2,930,294	2.28	0.00	3.12	3.12	3.12
1.3300	0.9643	87.0022	0.0000	6.2244	4.3487	2.4247	100.0000	2,549,420		182,393	127,430	71,052	2,930,294	2.28	0.00	3.14	3.14	3.14
1.3400	0.9632	86.9045	0.0000	6.2712	4.3814	2.4430	100.0000	2,546,556		183,765	128,388	71,586	2,930,294	2.27	0.00	3.16	3.16	3.16
1.3500	0.9621	86.8067	0.0000	6.3180	4.4141	2.4612	100.0000	2,543,692		185,136	129,346	72,120	2,930,294	2.27	0.00	3.19	3.19	3.19
1.3600	0.9610	86.7090	0.0000	6.3648	4.4468	2.4794	100.0000	2,540,829		186,507	130,304	72,654	2,930,294	2.27	0.00	3.21	3.21	3.21
1.3700	0.9599	86.6113	0.0000	6.4116	4.4795	2.4976	100.0000	2,537,965		187,879	131,262	73,188	2,930,294	2.27	0.00	3.23	3.23	3.23
1.3800	0.9588	86.5135	0.0000	6.4584	4.5122	2.5159	100.0000	2,535,101		189,250	132,220	73,723	2,930,294	2.26	0.00	3.26	3.26	3.26
1.3900	0.9578	86.4158	0.0000	6.5052	4.5449	2.5341	100.0000	2,532,238		190,621	133,178	74,257	2,930,294	2.26	0.00	3.28	3.28	3.28
1.4000	0.9567	86.3181	0.0000	6.5520	4.5776	2.5523	100.0000	2,529,374		191,993	134,137	74,791	2,930,294	2.26	0.00	3.30	3.30	3.30
1.4100	0.9556	86.2204	0.0000	6.5988	4.6103	2.5706	100.0000	2,526,510		193,364	135,095	75,325	2,930,294	2.26	0.00	3.33	3.33	3.33
1.4200	0.9545	86.1226	0.0000	6.6456	4.6430	2.5888	100.0000	2,523,647		194,736	136,053	75,860	2,930,294	2.25	0.00	3.35	3.35	3.35
1.4300	0.9534	86.0249	0.0000	6.6924	4.6757	2.6070	100.0000	2,520,783		196,107	137,011	76,394	2,930,294	2.25	0.00	3.37	3.37	3.37
1.4400	0.9523	85.9272	0.0000	6.7392	4.7084	2.6253	100.0000	2,517,919		197,478	137,969	76,928	2,930,294	2.25	0.00	3.40	3.40	3.40
1.4500	0.9513	85.8295	0.0000	6.7860	4.7411	2.6435	100.0000	2,515,055		198,850	138,927	77,462	2,930,294	2.24	0.00	3.42	3.42	3.42
1.4600	0.9502	85.7317	0.0000	6.8328	4.7738	2.6617	100.0000	2,512,192		200,221	139,885	77,996	2,930,294	2.24	0.00	3.45	3.45	3.45
1.4700	0.9491	85.6340	0.0000	6.8796	4.8065	2.6800	100.0000	2,509,328		201,593	140,843	78,531	2,930,295	2.24	0.00	3.47	3.47	3.47
1.4800	0.9480	85.5363	0.0000	6.9264	4.8392	2.6982	100.0000	2,506,464		202,964	141,801	79,065	2,930,295	2.24	0.00	3.49	3.49	3.49
1.4900	0.9469	85.4385	0.0000	6.9732	4.8719	2.7164	100.0000	2,503,601		204,335	142,760	79,599	2,930,295	2.23	0.00	3.52	3.52	3.52
1.5000	0.9458	85.3408	0.0000	7.0200	4.9046	2.7347	100.0000	2,500,737		205,707	143,718	80,133	2,930,295	2.23	0.00	3.54	3.54	3.54

Tax Rates per 1,000

Tax Rate Alternatives -- Fire District #2



MassDOR - Massachusetts Department of Revenue
Division of Local Services
What If ... Scenario Worksheet for FY 2020

So. Hadley Fire #2 - 494

CLASS	VALUE	%	
Residential	420,492,166	94.5634	R & O %
Open Space	381,100	0.0857	94.6491
Commercial	11,176,620	2.5135	
Industrial	1,506,000	0.3387	C I P %
Personal Property	11,110,874	2.4987	5.3509
Total	444,666,760	100.0000	

Levy	1,227,280
Single TaxRate	2.76

Note: This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

CIP Shift	Share Percentages							Levy Amounts						Estimated Tax Rates				
	Res Factor	Res SP	OS SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.0000	1.0000	94.5634	0.0857	2.5135	0.3387	2.4987	100.0000	1,160,558	1,052	30,848	4,157	30,666	1,227,280	2.76	2.76	2.76	2.76	2.76
1.0100	0.9994	94.5099	0.0857	2.5386	0.3421	2.5237	100.0000	1,159,902	1,051	31,156	4,198	30,973	1,227,280	2.76	2.76	2.79	2.79	2.79
1.0200	0.9989	94.4565	0.0856	2.5638	0.3455	2.5487	100.0000	1,159,245	1,051	31,465	4,240	31,279	1,227,280	2.76	2.76	2.82	2.82	2.82
1.0300	0.9983	94.4030	0.0856	2.5889	0.3489	2.5737	100.0000	1,158,589	1,050	31,773	4,282	31,586	1,227,280	2.76	2.76	2.84	2.84	2.84
1.0400	0.9977	94.3496	0.0855	2.6140	0.3522	2.5986	100.0000	1,157,933	1,049	32,082	4,323	31,893	1,227,280	2.75	2.75	2.87	2.87	2.87
1.0500	0.9972	94.2961	0.0855	2.6392	0.3556	2.6236	100.0000	1,157,277	1,049	32,390	4,365	32,199	1,227,280	2.75	2.75	2.90	2.90	2.90
1.0600	0.9966	94.2426	0.0854	2.6643	0.3590	2.6486	100.0000	1,156,621	1,048	32,699	4,406	32,506	1,227,280	2.75	2.75	2.93	2.93	2.93
1.0700	0.9960	94.1892	0.0854	2.6894	0.3624	2.6736	100.0000	1,155,965	1,048	33,007	4,448	32,813	1,227,280	2.75	2.75	2.95	2.95	2.95
1.0800	0.9955	94.1357	0.0853	2.7146	0.3658	2.6986	100.0000	1,155,309	1,047	33,315	4,489	33,119	1,227,280	2.75	2.75	2.98	2.98	2.98
1.0900	0.9949	94.0823	0.0853	2.7397	0.3692	2.7236	100.0000	1,154,653	1,046	33,624	4,531	33,426	1,227,280	2.75	2.75	3.01	3.01	3.01
1.1000	0.9943	94.0288	0.0852	2.7649	0.3726	2.7486	100.0000	1,153,997	1,046	33,932	4,572	33,733	1,227,280	2.74	2.74	3.04	3.04	3.04
1.1100	0.9938	93.9753	0.0852	2.7900	0.3760	2.7736	100.0000	1,153,341	1,045	34,241	4,614	34,039	1,227,280	2.74	2.74	3.06	3.06	3.06
1.1200	0.9932	93.9219	0.0851	2.8151	0.3793	2.7985	100.0000	1,152,684	1,045	34,549	4,656	34,346	1,227,280	2.74	2.74	3.09	3.09	3.09
1.1300	0.9927	93.8684	0.0851	2.8403	0.3827	2.8235	100.0000	1,152,028	1,044	34,858	4,697	34,653	1,227,280	2.74	2.74	3.12	3.12	3.12
1.1400	0.9921	93.8150	0.0850	2.8654	0.3861	2.8485	100.0000	1,151,372	1,043	35,166	4,739	34,959	1,227,280	2.74	2.74	3.15	3.15	3.15
1.1500	0.9915	93.7615	0.0850	2.8905	0.3895	2.8735	100.0000	1,150,716	1,043	35,475	4,780	35,266	1,227,280	2.74	2.74	3.17	3.17	3.17
1.1600	0.9910	93.7080	0.0849	2.9157	0.3929	2.8985	100.0000	1,150,060	1,042	35,783	4,822	35,573	1,227,280	2.74	2.73	3.20	3.20	3.20
1.1700	0.9904	93.6546	0.0849	2.9408	0.3963	2.9235	100.0000	1,149,404	1,042	36,092	4,863	35,879	1,227,280	2.73	2.73	3.23	3.23	3.23
1.1800	0.9898	93.6011	0.0848	2.9659	0.3997	2.9485	100.0000	1,148,748	1,041	36,400	4,905	36,186	1,227,280	2.73	2.73	3.26	3.26	3.26
1.1900	0.9893	93.5477	0.0848	2.9911	0.4031	2.9735	100.0000	1,148,092	1,040	36,709	4,947	36,493	1,227,280	2.73	2.73	3.28	3.28	3.28
1.2000	0.9887	93.4942	0.0847	3.0162	0.4064	2.9984	100.0000	1,147,436	1,040	37,017	4,988	36,799	1,227,280	2.73	2.73	3.31	3.31	3.31
1.2100	0.9881	93.4407	0.0847	3.0413	0.4098	3.0234	100.0000	1,146,779	1,039	37,326	5,030	37,106	1,227,280	2.73	2.73	3.34	3.34	3.34
1.2200	0.9876	93.3873	0.0846	3.0665	0.4132	3.0484	100.0000	1,146,123	1,039	37,634	5,071	37,413	1,227,280	2.73	2.73	3.37	3.37	3.37
1.2300	0.9870	93.3338	0.0846	3.0916	0.4166	3.0734	100.0000	1,145,467	1,038	37,943	5,113	37,719	1,227,280	2.72	2.72	3.39	3.39	3.39
1.2400	0.9864	93.2804	0.0845	3.1167	0.4200	3.0984	100.0000	1,144,811	1,038	38,251	5,154	38,026	1,227,280	2.72	2.72	3.42	3.42	3.42
1.2500	0.9859	93.2269	0.0845	3.1419	0.4234	3.1234	100.0000	1,144,155	1,037	38,560	5,196	38,333	1,227,280	2.72	2.72	3.45	3.45	3.45

CIP Shift	Share Percentages							Levy Amounts						Esimated Tax Rates				
	Res Factor	Res SP	OS SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.2600	0.9853	93.1734	0.0844	3.1670	0.4268	3.1484	100.0000	1,143,499	1,036	38,868	5,238	38,639	1,227,280	2.72	2.72	3.48	3.48	3.48
1.2700	0.9847	93.1200	0.0844	3.1921	0.4301	3.1733	100.0000	1,142,843	1,036	39,177	5,279	38,946	1,227,280	2.72	2.72	3.51	3.51	3.51
1.2800	0.9842	93.0665	0.0843	3.2173	0.4335	3.1983	100.0000	1,142,187	1,035	39,485	5,321	39,253	1,227,280	2.72	2.72	3.53	3.53	3.53
1.2900	0.9836	93.0131	0.0843	3.2424	0.4369	3.2233	100.0000	1,141,531	1,035	39,794	5,362	39,559	1,227,280	2.71	2.71	3.56	3.56	3.56
1.3000	0.9830	92.9596	0.0842	3.2676	0.4403	3.2483	100.0000	1,140,875	1,034	40,102	5,404	39,866	1,227,280	2.71	2.71	3.59	3.59	3.59
1.3100	0.9825	92.9061	0.0842	3.2927	0.4437	3.2733	100.0000	1,140,218	1,033	40,410	5,445	40,173	1,227,280	2.71	2.71	3.62	3.62	3.62
1.3200	0.9819	92.8527	0.0841	3.3178	0.4471	3.2983	100.0000	1,139,562	1,033	40,719	5,487	40,479	1,227,280	2.71	2.71	3.64	3.64	3.64
1.3300	0.9813	92.7992	0.0841	3.3430	0.4505	3.3233	100.0000	1,138,906	1,032	41,027	5,529	40,786	1,227,280	2.71	2.71	3.67	3.67	3.67
1.3400	0.9808	92.7458	0.0841	3.3681	0.4539	3.3483	100.0000	1,138,250	1,032	41,336	5,570	41,093	1,227,280	2.71	2.71	3.70	3.70	3.70
1.3500	0.9802	92.6923	0.0840	3.3932	0.4572	3.3732	100.0000	1,137,594	1,031	41,644	5,612	41,399	1,227,280	2.71	2.71	3.73	3.73	3.73
1.3600	0.9796	92.6388	0.0840	3.4184	0.4606	3.3982	100.0000	1,136,938	1,030	41,953	5,653	41,706	1,227,280	2.70	2.70	3.75	3.75	3.75
1.3700	0.9791	92.5854	0.0839	3.4435	0.4640	3.4232	100.0000	1,136,282	1,030	42,261	5,695	42,012	1,227,280	2.70	2.70	3.78	3.78	3.78
1.3800	0.9785	92.5319	0.0839	3.4686	0.4674	3.4482	100.0000	1,135,626	1,029	42,570	5,736	42,319	1,227,280	2.70	2.70	3.81	3.81	3.81
1.3900	0.9780	92.4785	0.0838	3.4938	0.4708	3.4732	100.0000	1,134,970	1,029	42,878	5,778	42,626	1,227,280	2.70	2.70	3.84	3.84	3.84
1.4000	0.9774	92.4250	0.0838	3.5189	0.4742	3.4982	100.0000	1,134,313	1,028	43,187	5,820	42,932	1,227,280	2.70	2.70	3.86	3.86	3.86
1.4100	0.9768	92.3715	0.0837	3.5440	0.4776	3.5232	100.0000	1,133,657	1,027	43,495	5,861	43,239	1,227,280	2.70	2.70	3.89	3.89	3.89
1.4200	0.9763	92.3181	0.0837	3.5692	0.4810	3.5482	100.0000	1,133,001	1,027	43,804	5,903	43,546	1,227,280	2.69	2.69	3.92	3.92	3.92
1.4300	0.9757	92.2646	0.0836	3.5943	0.4843	3.5731	100.0000	1,132,345	1,026	44,112	5,944	43,852	1,227,280	2.69	2.69	3.95	3.95	3.95
1.4400	0.9751	92.2112	0.0836	3.6194	0.4877	3.5981	100.0000	1,131,689	1,026	44,421	5,986	44,159	1,227,280	2.69	2.69	3.97	3.97	3.97
1.4500	0.9746	92.1577	0.0835	3.6446	0.4911	3.6231	100.0000	1,131,033	1,025	44,729	6,027	44,466	1,227,280	2.69	2.69	4.00	4.00	4.00
1.4600	0.9740	92.1042	0.0835	3.6697	0.4945	3.6481	100.0000	1,130,377	1,024	45,038	6,069	44,772	1,227,280	2.69	2.69	4.03	4.03	4.03
1.4700	0.9734	92.0508	0.0834	3.6948	0.4979	3.6731	100.0000	1,129,721	1,024	45,346	6,110	45,079	1,227,280	2.69	2.69	4.06	4.06	4.06
1.4800	0.9729	91.9973	0.0834	3.7200	0.5013	3.6981	100.0000	1,129,065	1,023	45,655	6,152	45,386	1,227,280	2.69	2.68	4.08	4.09	4.08
1.4900	0.9723	91.9439	0.0833	3.7451	0.5047	3.7231	100.0000	1,128,409	1,023	45,963	6,194	45,692	1,227,280	2.68	2.68	4.11	4.11	4.11
1.5000	0.9717	91.8904	0.0833	3.7703	0.5081	3.7481	100.0000	1,127,752	1,022	46,272	6,235	45,999	1,227,280	2.68	2.68	4.14	4.14	4.14

**South Hadley Valuation
Fiscal 2000-2020**

	Valuation by class					% of Total Valuation		Total Valuation	% chng
	R	O	C	I	P	R&O %	CIP %		
2020	\$ 1,514,543,900	\$ 381,100	\$ 69,285,525	\$ 42,104,700	\$ 33,089,198	91.29%	8.71%	\$ 1,659,404,423	4.1%
2019	\$ 1,456,736,301	\$ 379,800	\$ 68,864,815	\$ 40,075,350	\$ 27,752,189	91.42%	8.58%	\$ 1,593,808,455	3.3%
2018	\$ 1,409,962,929	\$ 378,400	\$ 66,451,100	\$ 38,947,600	\$ 26,495,729	91.45%	8.55%	\$ 1,542,235,758	3.9%
2017	\$ 1,351,301,493	\$ 378,400	\$ 69,892,720	\$ 37,458,000	\$ 25,817,432	91.03%	8.97%	\$ 1,484,848,045	2.2%
2016	\$ 1,319,449,500	\$ 378,400	\$ 70,660,110	\$ 35,342,100	\$ 26,598,515	90.87%	9.13%	\$ 1,452,428,625	3.0%
2015	\$ 1,277,583,605	\$ 378,000	\$ 68,480,570	\$ 38,481,200	\$ 24,649,555	90.66%	9.34%	\$ 1,409,572,930	-0.1%
2014	\$ 1,279,016,795	\$ 378,000	\$ 67,685,580	\$ 38,273,600	\$ 25,386,665	90.69%	9.31%	\$ 1,410,740,640	-5.1%
2013	\$ 1,344,616,660	\$ 394,800	\$ 73,258,675	\$ 40,364,275	\$ 27,651,467	90.49%	9.51%	\$ 1,486,285,877	0.6%
2012	\$ 1,338,967,050	\$ 394,800	\$ 73,138,775	\$ 37,986,675	\$ 26,844,020	90.66%	9.34%	\$ 1,477,331,320	0.6%
2011	\$ 1,331,499,955	\$ 394,800	\$ 72,928,670	\$ 39,093,875	\$ 25,308,939	90.65%	9.34%	\$ 1,469,226,239	0.4%
2010	\$ 1,322,522,955	\$ 394,800	\$ 72,916,470	\$ 39,220,375	\$ 28,104,763	90.40%	9.60%	\$ 1,463,159,363	-7.6%
2009	\$ 1,432,874,625	\$ 227,100	\$ 77,770,275	\$ 41,524,100	\$ 31,020,054	90.50%	9.50%	\$ 1,583,416,154	1.4%
2008	\$ 1,421,229,395	\$ 227,100	\$ 78,538,305	\$ 40,753,400	\$ 20,233,072	91.10%	8.90%	\$ 1,560,981,272	1.3%
2007	\$ 1,405,229,955	\$ 227,100	\$ 78,316,345	\$ 40,666,500	\$ 16,112,248	91.20%	8.80%	\$ 1,540,552,148	11.5%
2006	\$ 1,255,576,565	\$ 219,200	\$ 70,816,835	\$ 41,016,500	\$ 14,379,499	90.90%	9.10%	\$ 1,382,008,599	20.2%
2005	\$ 1,037,951,150	\$ 212,600	\$ 62,253,850	\$ 35,816,100	\$ 13,455,729	90.30%	9.70%	\$ 1,149,689,429	1.8%
2004	\$ 1,018,133,850	\$ 212,600	\$ 60,685,850	\$ 35,768,600	\$ 15,068,698	90.10%	9.90%	\$ 1,129,869,598	25.7%
2003	\$ 792,296,800	\$ 246,300	\$ 56,570,500	\$ 35,635,400	\$ 14,179,315	88.20%	11.80%	\$ 898,928,315	1.0%
2002	\$ 784,915,600	\$ 246,300	\$ 55,257,100	\$ 36,085,600	\$ 13,913,492	88.20%	11.80%	\$ 890,418,092	0.8%
2001	\$ 780,110,000	\$ 246,300	\$ 54,414,300	\$ 35,647,600	\$ 12,995,911	88.30%	11.70%	\$ 883,414,111	12.1%
2000	\$ 698,497,900	\$ 245,300	\$ 45,443,400	\$ 31,846,100	\$ 12,103,421	88.70%	11.30%	\$ 788,136,121	

- R Residential
- O Open space
- C Commercial
- I Industrial
- P Personal Property

11/26/2019

**Analysis of average single family tax bill.
FY 20(Estimated)
vs.
FY 19(Actual)**

PROPOSED

ESTIMATED

Average Single Family
Home Value for FY 2020

**Taxes for
Fiscal 2020**
Town \$17.58

Average Single Family
Home Value for FY 2019

**Actual Taxes for
Fiscal 2019**
Town \$17.75

\$ 264,800

\$ 4,655.18

\$ 256,000

\$ 4,544.00

\$ 111.18 increase over last fiscal year

Fiscal 2020
FD #1 \$2.36

Fiscal 2019
FD #1 \$2.40

\$ 264,800

\$ 624.93

\$ 256,000

\$ 614.40

\$ 10.53 increase over last fiscal year

Fiscal 2020
FD #2 \$2.76

Fiscal 2019
FD #2 \$2.80

\$ 264,800

\$ 730.85

\$ 256,000

\$ 716.80

\$ 14.05 increase over last fiscal year

11/26/2019

**Analysis of Comm/Ind average tax bill
FY 20 (Estimated)
vs.
FY 19 (Actual)**

<u>PROPOSED</u>	<u>ESTIMATED</u>				
Average Commercial Industrial Value FY 2020	Taxes for <u>Fiscal 2020</u> Town \$17.58	Average Commercial Industrial Value FY 2019	Taxes for <u>Fiscal 2019</u> Town \$17.75		
\$ 347,000	\$ 6,100.26	\$ 338,300	\$ 6,004.83	\$ 95.43	increase over last fiscal year
	<u>Fiscal 2020</u> FD #1 \$2.36		<u>Fiscal 2019</u> FD #1 \$2.40		
\$ 347,000	\$ 818.92	\$ 338,300	\$ 811.92	\$ 7.00	increase over last fiscal year
	<u>Fiscal 2020</u> FD #2 \$2.76		<u>Fiscal 2019</u> FD #2 \$2.80		
\$ 347,000	\$ 957.72	\$ 338,300	\$ 947.24	\$ 10.48	increase over last fiscal year