

Fiscal 2019 Tax Classification

PUBLIC HEARING ON
CLASSIFICATION OF PROPERTY
TUESDAY, DECEMBER 4 AT 7:10 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 2019 the town has 16 properties classified as open space that this discount could affect. If the Selectboard implemented this discount at the maximum of 25% the tax rate for the Open Space class of property would decrease to \$13.33. The tax rates for Residential, Commercial, Industrial and Personal classes of property would remain at \$17.75 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:

$$\begin{array}{rcl}
 \frac{\$ 1,456,736,301}{\text{Class 1 Value}} & / & 6,880 \text{ Parcels} = \frac{\$ 211,735}{\text{Avg. Cl. 1 Value}} \\
 \\
 \frac{\$ 211,735}{\text{Avg. Cl. 1 Value}} & \times & 35\% = \frac{\$ 74,107}{\text{Max Residential Exemption}}
 \end{array}$$

The approximate *number of owner-occupied primary residences* is $5,847 \times \$ 74,107 = \$ 433,303,629$. 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 -	433,303,629	1,023,432,672	25.27
Class 2 Open Space -	None		17.75
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 \$ 1,775 to \$ 654.32 which would be a *decrease of (\$ 1,120.68)*.

A **non owner occupied** residence valued at \$100,000 with no residential exemption would go from \$ 1,775 to \$ 2,527 which would be an *increase of \$ 752*.

A **vacant parcel** of land valued at \$50,000 would go from \$ 887.50 to \$ 1,263.50 which would be an *increase of \$ 376*.

An **accessory parcel** of land valued at \$20,000 would go from \$ 355 to \$ 505.40 which would be an *increase of \$ 150.40*.

For fiscal 2019 approximately 1033 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 2019, 36 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 \$17.93. (Residential, Open Space and Personal Property tax rates would remain unchanged at \$17.75)

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 2019

<u>PROPOSED</u> Tax Rates:		<u>Rate</u>	<u>% change</u>
Fiscal 2018 rates: \$17.64 \$ 2.29 \$ 2.78	Town	\$17.75	0.6 %
	FD #1	\$ 2.40	4.8 %
	FD #2	\$ 2.80	0.7 %
<i>New Growth</i>		\$ 235,218.00	
<i>Tax Levy</i>		\$ 28,290,100.07	
<i>Debt Exclusion Total</i>		\$ 1,264,449.00	
<i>Maximum Allowable Levy Limit</i>		\$ 28,304,539.00	
<i>Excess Levy Capacity</i>		\$ 14,438.93	
MRF = <u>95.31%</u> Rate <u>\$ 17.75</u> R&O <u>91.4235%</u> CIP <u>8.5765%</u>			

<u>%</u>	<u>R&O</u>	<u>CIP</u>	<u>Res Factor</u>
100-----	17.75	17.75	100.00%
110-----	17.58	19.53	99.06%
120-----	17.42	21.30	98.12%
130-----	17.25	23.08	97.19%
140-----	17.08	24.85	96.25%
150-----	16.92	26.63	95.31%

Example: \$100,000 property value

<u>%</u>	<u>Res tax (decr)</u>		<u>Comm (+ incr)</u>	
100-----	1,775	(0)	1,775	(0)
110-----	1,758	(17)	1,953	+178
120-----	1,742	(33)	2,130	+355
130-----	1,725	(50)	2,308	+533
140-----	1,708	(67)	2,485	+710
150-----	1,692	(83)	2,663	+888

Maximum decrease on a residential \$100,000 property **(\$ 83)**

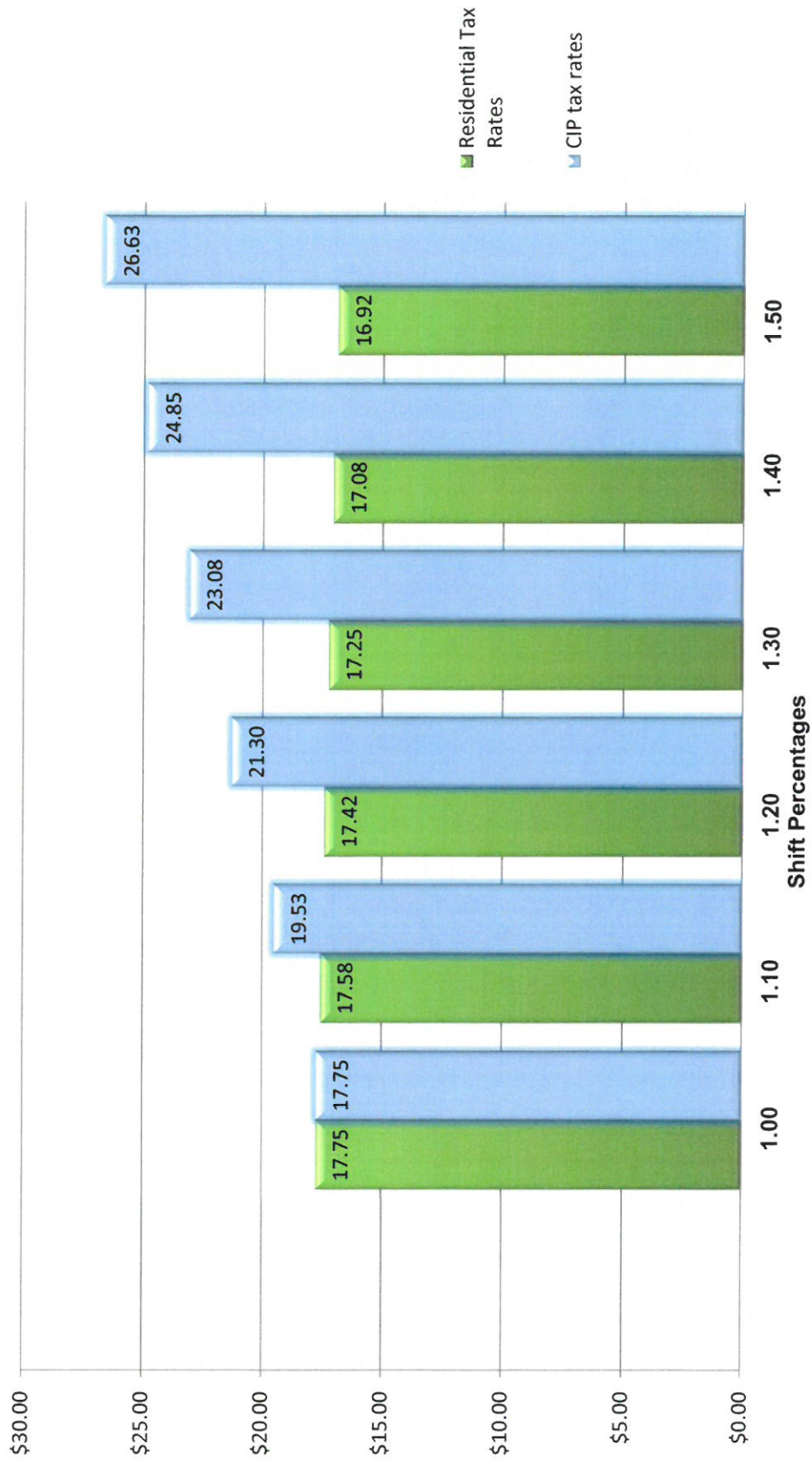
Maximum increase on a commercial/industrial \$100,000 property **\$ 888**

(The average value of a commercial/industrial property is \$338,300)

(The average value of a single family home is \$256,000)

Tax Rate Alternatives -- Town of South Hadley

Tax Rates per 1,000



MassDOR - Massachusetts Department of Revenue
 Division of Local Services
 What If ... Scenario Worksheet for FY 2019
 South Hadley - 275

CLASS	VALUE	%	R & O %
Residential	1,456,736,301	91.3997	91.4235
Open Space	379,800	0.0238	4.3208
Commercial	68,864,815	4.3208	2.5144
Industrial	40,075,350	2.5144	1.7413
Personal Property	27,752,189	1.7413	8.5765
Total	1,593,808,455	100.0000	

CLASSIFICATION OPTIONS
 Residential Exemption
 Small Commercial Exemption
 Open Space Discount

Levy	28,290,100
Single Tax Rate	17.75

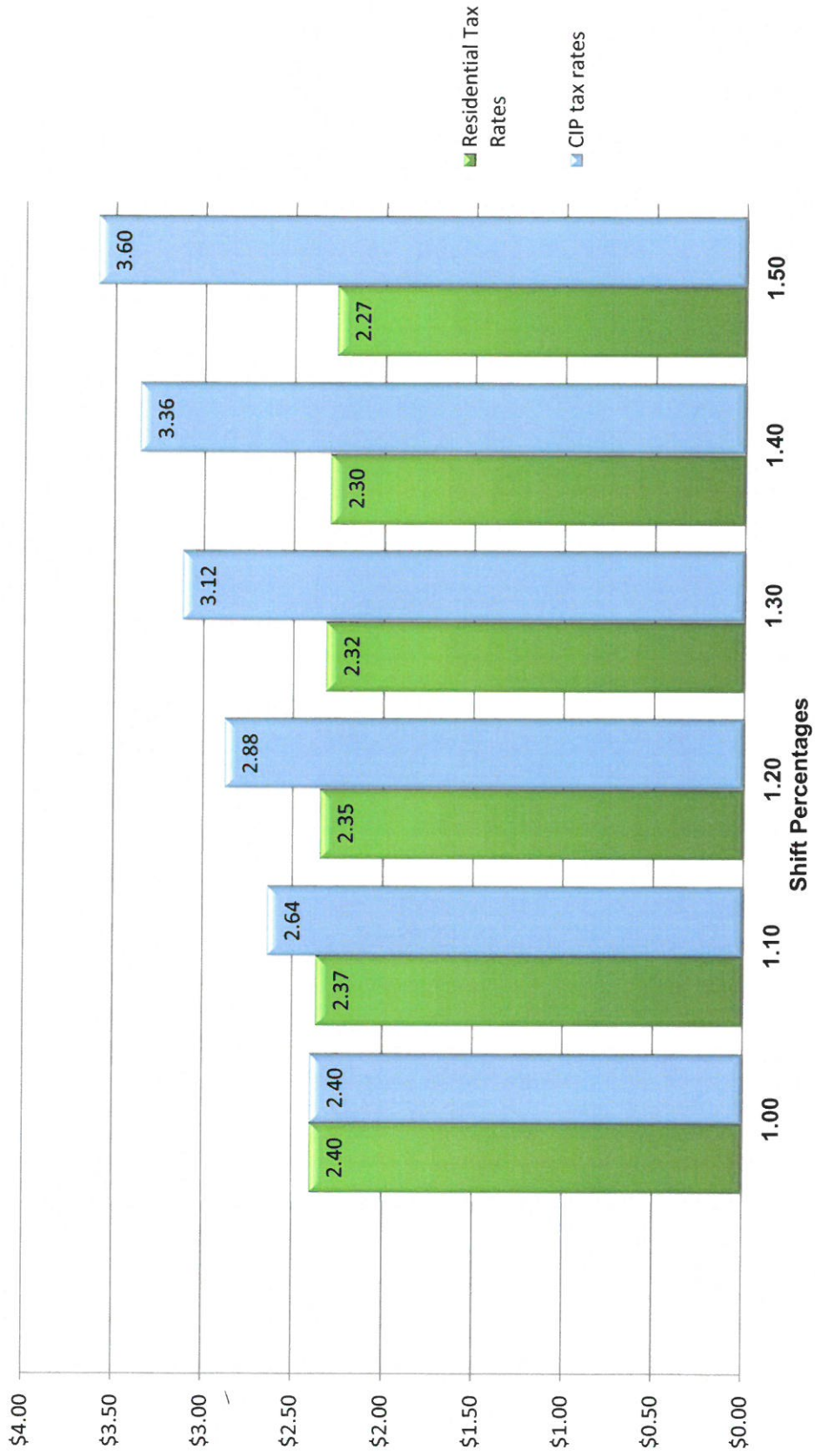
Note: This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

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	91.3997	0.0238	4.3208	2.5144	1.7413	100.0000	25,857,067	6,733	1,222,359	711,326	492,616	28,290,100	17.75	17.73	17.75	17.75	17.75							
1.0100	0.9991	91.3140	0.0238	4.3640	2.5395	1.7587	100.0000	25,832,810	6,727	1,234,582	718,440	497,542	28,290,100	17.73	17.71	17.93	17.93	17.93							
1.0200	0.9981	91.2282	0.0238	4.4072	2.5647	1.7761	100.0000	25,808,553	6,720	1,246,806	725,553	502,468	28,290,100	17.72	17.69	18.11	18.10	18.11							
1.0300	0.9972	91.1425	0.0237	4.4504	2.5898	1.7935	100.0000	25,784,297	6,714	1,259,029	732,666	507,394	28,290,100	17.70	17.68	18.28	18.28	18.28							
1.0400	0.9962	91.0567	0.0237	4.4936	2.6150	1.8110	100.0000	25,760,040	6,708	1,271,253	739,779	512,320	28,290,100	17.68	17.66	18.46	18.46	18.46							
1.0500	0.9953	90.9710	0.0237	4.5368	2.6401	1.8284	100.0000	25,735,784	6,701	1,283,477	746,893	517,246	28,290,101	17.67	17.64	18.64	18.64	18.64							
1.0600	0.9944	90.8852	0.0237	4.5800	2.6653	1.8458	100.0000	25,711,527	6,695	1,295,700	754,006	522,172	28,290,101	17.65	17.63	18.82	18.81	18.82							
1.0700	0.9934	90.7995	0.0236	4.6233	2.6904	1.8632	100.0000	25,687,271	6,689	1,307,924	761,119	527,099	28,290,101	17.63	17.61	18.99	18.99	18.99							
1.0800	0.9925	90.7138	0.0236	4.6665	2.7156	1.8806	100.0000	25,663,014	6,683	1,320,147	768,232	532,025	28,290,101	17.62	17.59	19.17	19.17	19.17							
1.0900	0.9916	90.6280	0.0236	4.7097	2.7407	1.8980	100.0000	25,638,757	6,676	1,332,371	775,346	536,951	28,290,101	17.60	17.58	19.35	19.35	19.35							
1.1000	0.9906	90.5423	0.0236	4.7529	2.7658	1.9154	100.0000	25,614,501	6,670	1,344,595	782,459	541,877	28,290,101	17.58	17.56	19.53	19.52	19.53							
1.1100	0.9897	90.4565	0.0236	4.7961	2.7910	1.9328	100.0000	25,590,244	6,664	1,356,818	789,572	546,803	28,290,101	17.57	17.54	19.70	19.70	19.70							
1.1200	0.9887	90.3708	0.0235	4.8393	2.8161	1.9503	100.0000	25,565,988	6,657	1,369,042	796,685	551,729	28,290,101	17.55	17.53	19.88	19.88	19.88							
1.1300	0.9878	90.2851	0.0235	4.8825	2.8413	1.9677	100.0000	25,541,731	6,651	1,381,265	803,799	556,656	28,290,102	17.53	17.51	20.06	20.06	20.06							
1.1400	0.9869	90.1993	0.0235	4.9257	2.8664	1.9851	100.0000	25,517,475	6,645	1,393,489	810,912	561,582	28,290,102	17.52	17.50	20.24	20.24	20.24							
1.1500	0.9859	90.1136	0.0235	4.9689	2.8916	2.0025	100.0000	25,493,218	6,638	1,405,712	818,025	566,508	28,290,102	17.50	17.48	20.41	20.41	20.41							
1.1600	0.9850	90.0278	0.0234	5.0121	2.9167	2.0199	100.0000	25,468,961	6,632	1,417,936	825,138	571,434	28,290,102	17.48	17.46	20.59	20.59	20.59							
1.1700	0.9841	89.9421	0.0234	5.0553	2.9418	2.0373	100.0000	25,444,705	6,626	1,430,160	832,252	576,360	28,290,102	17.47	17.45	20.77	20.77	20.77							
1.1800	0.9831	89.8563	0.0234	5.0985	2.9670	2.0547	100.0000	25,420,448	6,619	1,442,383	839,365	581,286	28,290,102	17.45	17.43	20.95	20.94	20.95							
1.1900	0.9822	89.7706	0.0234	5.1418	2.9921	2.0721	100.0000	25,396,192	6,613	1,454,607	846,478	586,212	28,290,102	17.43	17.41	21.12	21.12	21.12							
1.2000	0.9812	89.6849	0.0234	5.1850	3.0173	2.0896	100.0000	25,371,935	6,607	1,466,830	853,592	591,139	28,290,102	17.42	17.40	21.30	21.30	21.30							
1.2100	0.9803	89.5991	0.0233	5.2282	3.0424	2.1070	100.0000	25,347,679	6,600	1,479,054	860,705	596,065	28,290,103	17.40	17.38	21.48	21.48	21.48							
1.2200	0.9794	89.5134	0.0233	5.2714	3.0676	2.1244	100.0000	25,323,422	6,594	1,491,278	867,818	600,991	28,290,103	17.38	17.36	21.66	21.65	21.66							
1.2300	0.9784	89.4276	0.0233	5.3146	3.0927	2.1418	100.0000	25,299,166	6,588	1,503,501	874,931	605,917	28,290,103	17.37	17.35	21.83	21.83	21.83							
1.2400	0.9775	89.3419	0.0233	5.3578	3.1179	2.1592	100.0000	25,274,909	6,581	1,515,725	882,045	610,843	28,290,103	17.35	17.33	22.01	22.01	22.01							

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
1.2500	0.9765	89.2561	0.0232	5.4010	3.1430	2.1766	100.0000	25,250,652	6,575	1,527,948	889,158	615,769	28,290,103	17.33	17.31	22.19	22.19	22.19
1.2600	0.9756	89.1704	0.0232	5.4442	3.1681	2.1940	100.0000	25,226,396	6,569	1,540,172	896,271	620,696	28,290,103	17.32	17.30	22.37	22.36	22.37
1.2700	0.9747	89.0847	0.0232	5.4874	3.1933	2.2115	100.0000	25,202,139	6,563	1,552,395	903,384	625,622	28,290,103	17.30	17.28	22.54	22.54	22.54
1.2800	0.9737	88.9989	0.0232	5.5306	3.2184	2.2289	100.0000	25,177,883	6,556	1,564,619	910,498	630,548	28,290,103	17.28	17.26	22.72	22.72	22.72
1.2900	0.9728	88.9132	0.0232	5.5738	3.2436	2.2463	100.0000	25,153,626	6,550	1,576,843	917,611	635,474	28,290,104	17.27	17.25	22.90	22.90	22.90
1.3000	0.9719	88.8274	0.0231	5.6170	3.2687	2.2637	100.0000	25,129,370	6,544	1,589,066	924,724	640,400	28,290,104	17.25	17.23	23.08	23.07	23.08
1.3100	0.9709	88.7417	0.0231	5.6602	3.2939	2.2811	100.0000	25,105,113	6,537	1,601,290	931,837	645,326	28,290,104	17.23	17.21	23.25	23.25	23.25
1.3200	0.9700	88.6559	0.0231	5.7035	3.3190	2.2985	100.0000	25,080,856	6,531	1,613,513	938,951	650,252	28,290,104	17.22	17.20	23.43	23.43	23.43
1.3300	0.9690	88.5702	0.0231	5.7467	3.3442	2.3159	100.0000	25,056,600	6,525	1,625,737	946,064	655,179	28,290,104	17.20	17.18	23.61	23.61	23.61
1.3400	0.9681	88.4845	0.0230	5.7899	3.3693	2.3333	100.0000	25,032,343	6,518	1,637,961	953,177	660,105	28,290,104	17.18	17.16	23.79	23.78	23.79
1.3500	0.9672	88.3987	0.0230	5.8331	3.3944	2.3508	100.0000	25,008,087	6,512	1,650,184	960,290	665,031	28,290,104	17.17	17.15	23.96	23.96	23.96
1.3600	0.9662	88.3130	0.0230	5.8763	3.4196	2.3682	100.0000	24,983,830	6,506	1,662,408	967,404	669,957	28,290,104	17.15	17.13	24.14	24.14	24.14
1.3700	0.9653	88.2272	0.0230	5.9195	3.4447	2.3856	100.0000	24,959,574	6,499	1,674,631	974,517	674,883	28,290,105	17.13	17.11	24.32	24.32	24.32
1.3800	0.9644	88.1415	0.0230	5.9627	3.4699	2.4030	100.0000	24,935,317	6,493	1,686,855	981,630	679,809	28,290,105	17.12	17.10	24.50	24.49	24.50
1.3900	0.9634	88.0558	0.0229	6.0059	3.4950	2.4204	100.0000	24,911,060	6,487	1,699,079	988,744	684,736	28,290,105	17.10	17.08	24.67	24.67	24.67
1.4000	0.9625	87.9700	0.0229	6.0491	3.5202	2.4378	100.0000	24,886,804	6,480	1,711,302	995,857	689,662	28,290,105	17.08	17.06	24.85	24.85	24.85
1.4100	0.9615	87.8843	0.0229	6.0923	3.5453	2.4552	100.0000	24,862,547	6,474	1,723,526	1,002,970	694,588	28,290,105	17.07	17.05	25.03	25.03	25.03
1.4200	0.9606	87.7985	0.0229	6.1355	3.5704	2.4726	100.0000	24,838,291	6,468	1,735,749	1,010,083	699,514	28,290,105	17.05	17.03	25.21	25.20	25.21
1.4300	0.9597	87.7128	0.0228	6.1787	3.5956	2.4901	100.0000	24,814,034	6,461	1,747,973	1,017,197	704,440	28,290,105	17.03	17.01	25.38	25.38	25.38
1.4400	0.9587	87.6270	0.0228	6.2220	3.6207	2.5075	100.0000	24,789,778	6,455	1,760,196	1,024,310	709,366	28,290,105	17.02	17.00	25.56	25.56	25.56
1.4500	0.9578	87.5413	0.0228	6.2652	3.6459	2.5249	100.0000	24,765,521	6,449	1,772,420	1,031,423	714,292	28,290,105	17.00	16.98	25.74	25.74	25.74
1.4600	0.9568	87.4556	0.0228	6.3084	3.6710	2.5423	100.0000	24,741,264	6,442	1,784,644	1,038,536	719,219	28,290,106	16.98	16.96	25.92	25.91	25.92
1.4700	0.9559	87.3698	0.0228	6.3516	3.6962	2.5597	100.0000	24,717,008	6,436	1,796,867	1,045,650	724,145	28,290,106	16.97	16.95	26.09	26.09	26.09
1.4800	0.9550	87.2841	0.0227	6.3948	3.7213	2.5771	100.0000	24,692,751	6,430	1,809,091	1,052,763	729,071	28,290,106	16.95	16.93	26.27	26.27	26.27
1.4900	0.9540	87.1983	0.0227	6.4380	3.7465	2.5945	100.0000	24,668,495	6,424	1,821,314	1,059,876	733,997	28,290,106	16.93	16.91	26.45	26.45	26.45
1.5000	0.9531	87.1126	0.0227	6.4812	3.7716	2.6120	100.0000	24,644,238	6,417	1,833,538	1,066,989	738,923	28,290,106	16.92	16.90	26.63	26.62	26.63

Tax Rate Alternatives -- Fire District #1

Tax Rates per 1,000



MassDOR - Massachusetts Department of Revenue
 Division of Local Services
 What If ... Scenario Worksheet for FY 2019
 So. Hadley Fire #1 - 493

CLASS	VALUE	%	R & O %	CIP %
Residential	1,074,941,757	90.2463	90.2463	
Open Space	0	0.0000	90.2463	
Commercial	57,557,415	4.8322		
Industrial	39,608,200	3.3253		
Personal Property	19,012,621	1.5962		9.7537
Total	1,191,119,993	100.0000		

CLASSIFICATION OPTIONS
 Residential Exemption
 Small Commercial Exemption
 Open Space Discount

Levy	2,858,688
Single TaxRate	2.40

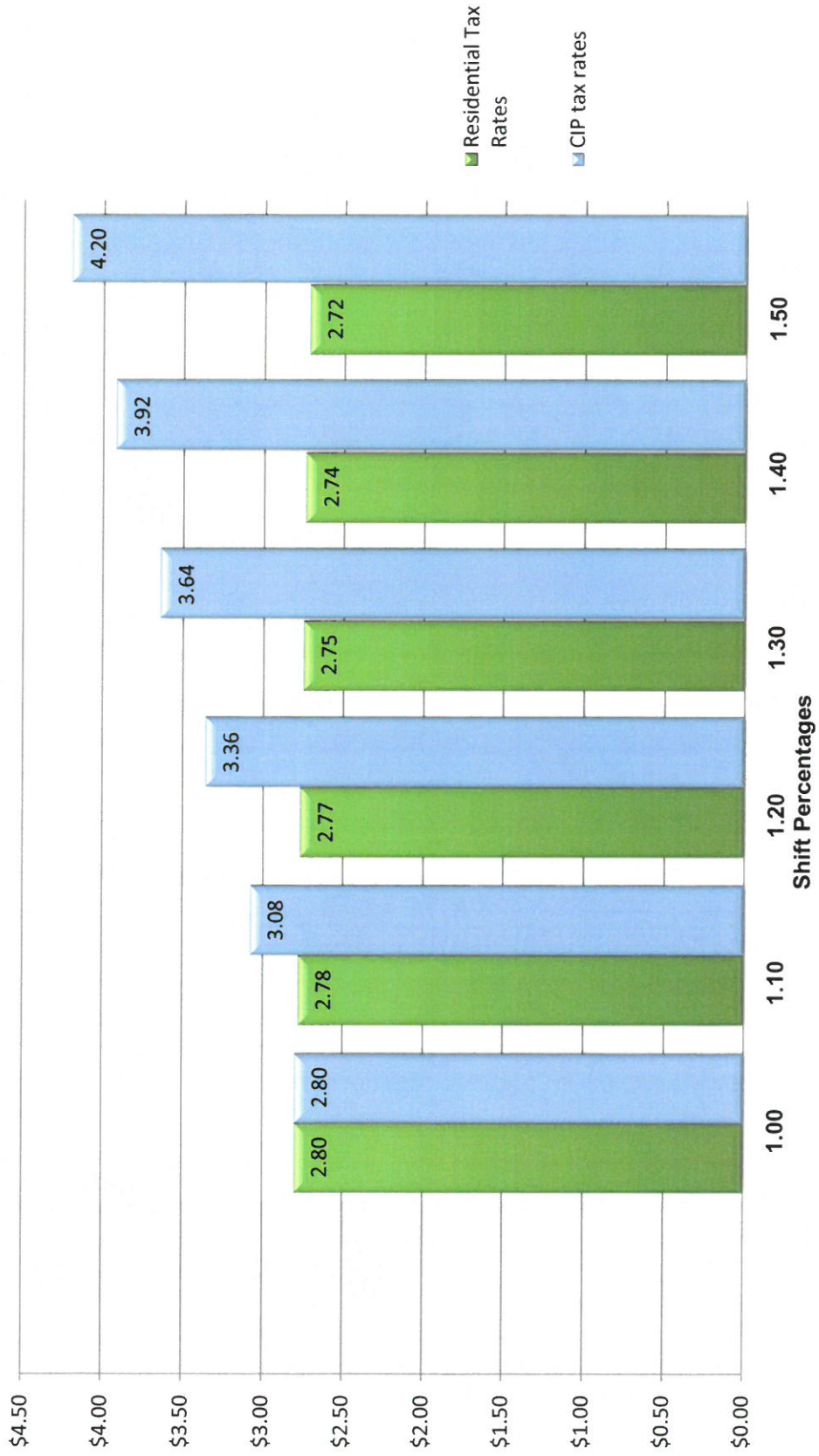
Note: This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

CIP Shift	Res Factor	Share Percentages					Levy Amounts										Estimated Tax Rates				
		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			
		90.2463	0.0000	4.8322	3.3253	1.5962	100.0000	2,579,860	2,579,860	138,138	95,060	45,630	2,858,688	2.40	0.00	2.40	2.40	2.40			
1.0000	1.0000	90.2463	0.0000	4.8322	3.3253	1.5962	100.0000	2,579,860	2,579,860	138,138	95,060	45,630	2,858,688	2.40	0.00	2.40	2.40	2.40			
1.0100	0.9989	90.1488	0.0000	4.8805	3.3586	1.6122	100.0000	2,577,072	2,577,072	139,519	96,011	46,087	2,858,688	2.40	0.00	2.42	2.42	2.42			
1.0200	0.9978	90.0512	0.0000	4.9288	3.3918	1.6281	100.0000	2,574,284	2,574,284	140,900	96,961	46,543	2,858,688	2.39	0.00	2.45	2.45	2.45			
1.0300	0.9968	89.9537	0.0000	4.9772	3.4251	1.6441	100.0000	2,571,495	2,571,495	142,282	97,912	46,999	2,858,688	2.39	0.00	2.47	2.47	2.47			
1.0400	0.9957	89.8562	0.0000	5.0255	3.4583	1.6600	100.0000	2,568,707	2,568,707	143,663	98,862	47,456	2,858,688	2.39	0.00	2.50	2.50	2.50			
1.0500	0.9946	89.7586	0.0000	5.0738	3.4916	1.6760	100.0000	2,565,919	2,565,919	145,044	99,813	47,912	2,858,688	2.39	0.00	2.52	2.52	2.52			
1.0600	0.9935	89.6611	0.0000	5.1221	3.5248	1.6920	100.0000	2,563,130	2,563,130	146,426	100,764	48,368	2,858,688	2.38	0.00	2.54	2.54	2.54			
1.0700	0.9924	89.5635	0.0000	5.1705	3.5581	1.7079	100.0000	2,560,342	2,560,342	147,807	101,714	48,825	2,858,688	2.38	0.00	2.57	2.57	2.57			
1.0800	0.9914	89.4660	0.0000	5.2188	3.5913	1.7239	100.0000	2,557,554	2,557,554	149,189	102,665	49,281	2,858,688	2.38	0.00	2.59	2.59	2.59			
1.0900	0.9903	89.3685	0.0000	5.2671	3.6246	1.7399	100.0000	2,554,766	2,554,766	150,570	103,615	49,737	2,858,688	2.38	0.00	2.62	2.62	2.62			
1.1000	0.9892	89.2709	0.0000	5.3154	3.6578	1.7558	100.0000	2,551,977	2,551,977	151,951	104,566	50,193	2,858,688	2.37	0.00	2.64	2.64	2.64			
1.1100	0.9881	89.1734	0.0000	5.3637	3.6911	1.7718	100.0000	2,549,189	2,549,189	153,333	105,517	50,650	2,858,688	2.37	0.00	2.66	2.66	2.66			
1.1200	0.9870	89.0759	0.0000	5.4121	3.7243	1.7877	100.0000	2,546,401	2,546,401	154,714	106,467	51,106	2,858,688	2.37	0.00	2.69	2.69	2.69			
1.1300	0.9859	88.9783	0.0000	5.4604	3.7576	1.8037	100.0000	2,543,613	2,543,613	156,095	107,418	51,562	2,858,688	2.37	0.00	2.71	2.71	2.71			
1.1400	0.9849	88.8808	0.0000	5.5087	3.7908	1.8197	100.0000	2,540,824	2,540,824	157,477	108,368	52,019	2,858,688	2.36	0.00	2.74	2.74	2.74			
1.1500	0.9838	88.7832	0.0000	5.5570	3.8241	1.8356	100.0000	2,538,036	2,538,036	158,858	109,319	52,475	2,858,688	2.36	0.00	2.76	2.76	2.76			
1.1600	0.9827	88.6857	0.0000	5.6054	3.8573	1.8516	100.0000	2,535,248	2,535,248	160,240	110,270	52,931	2,858,688	2.36	0.00	2.78	2.78	2.78			
1.1700	0.9816	88.5882	0.0000	5.6537	3.8906	1.8676	100.0000	2,532,459	2,532,459	161,621	111,220	53,388	2,858,688	2.36	0.00	2.81	2.81	2.81			
1.1800	0.9805	88.4906	0.0000	5.7020	3.9239	1.8835	100.0000	2,529,671	2,529,671	163,002	112,171	53,844	2,858,688	2.35	0.00	2.83	2.83	2.83			
1.1900	0.9795	88.3931	0.0000	5.7503	3.9571	1.8995	100.0000	2,526,883	2,526,883	164,384	113,121	54,300	2,858,688	2.35	0.00	2.86	2.86	2.86			
1.2000	0.9784	88.2956	0.0000	5.7986	3.9904	1.9154	100.0000	2,524,095	2,524,095	165,765	114,072	54,756	2,858,688	2.35	0.00	2.88	2.88	2.88			
1.2100	0.9773	88.1980	0.0000	5.8470	4.0236	1.9314	100.0000	2,521,306	2,521,306	167,146	115,023	55,213	2,858,688	2.35	0.00	2.90	2.90	2.90			
1.2200	0.9762	88.1005	0.0000	5.8953	4.0569	1.9474	100.0000	2,518,518	2,518,518	168,528	115,973	55,669	2,858,688	2.34	0.00	2.93	2.93	2.93			
1.2300	0.9751	88.0029	0.0000	5.9436	4.0901	1.9633	100.0000	2,515,730	2,515,730	169,909	116,924	56,125	2,858,688	2.34	0.00	2.95	2.95	2.95			
1.2400	0.9741	87.9054	0.0000	5.9919	4.1234	1.9793	100.0000	2,512,941	2,512,941	171,291	117,874	56,582	2,858,688	2.34	0.00	2.98	2.98	2.98			

CIP Shift	Res Factor	Share Percentages				Levy Amounts				Estimated Tax Rates								
		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
1.2500	0.9730	87.8079	0.0000	6.0403	4.1566	1.9953	100.0000	2,510,153	172,672	118,825	57,038	2,858,688	2.34	0.00	3.00	3.00	3.00	3.00
1.2600	0.9719	87.7103	0.0000	6.0886	4.1899	2.0112	100.0000	2,507,365	174,053	119,776	57,494	2,858,688	2.33	0.00	3.02	3.02	3.02	3.02
1.2700	0.9708	87.6128	0.0000	6.1369	4.2231	2.0272	100.0000	2,504,577	175,435	120,726	57,951	2,858,688	2.33	0.00	3.05	3.05	3.05	3.05
1.2800	0.9697	87.5153	0.0000	6.1852	4.2564	2.0431	100.0000	2,501,788	176,816	121,677	58,407	2,858,688	2.33	0.00	3.07	3.07	3.07	3.07
1.2900	0.9687	87.4177	0.0000	6.2335	4.2896	2.0591	100.0000	2,499,000	178,197	122,627	58,863	2,858,688	2.32	0.00	3.10	3.10	3.10	3.10
1.3000	0.9676	87.3202	0.0000	6.2819	4.3229	2.0751	100.0000	2,496,212	179,579	123,578	59,319	2,858,688	2.32	0.00	3.12	3.12	3.12	3.12
1.3100	0.9665	87.2227	0.0000	6.3302	4.3561	2.0910	100.0000	2,493,424	180,960	124,529	59,776	2,858,688	2.32	0.00	3.14	3.14	3.14	3.14
1.3200	0.9654	87.1251	0.0000	6.3785	4.3894	2.1070	100.0000	2,490,635	182,342	125,479	60,232	2,858,688	2.32	0.00	3.17	3.17	3.17	3.17
1.3300	0.9643	87.0276	0.0000	6.4268	4.4226	2.1229	100.0000	2,487,847	183,723	126,430	60,688	2,858,688	2.31	0.00	3.19	3.19	3.19	3.19
1.3400	0.9633	86.9300	0.0000	6.4751	4.4559	2.1389	100.0000	2,485,059	185,104	127,380	61,145	2,858,688	2.31	0.00	3.22	3.22	3.22	3.22
1.3500	0.9622	86.8325	0.0000	6.5235	4.4892	2.1549	100.0000	2,482,270	186,486	128,331	61,601	2,858,688	2.31	0.00	3.24	3.24	3.24	3.24
1.3600	0.9611	86.7350	0.0000	6.5718	4.5224	2.1708	100.0000	2,479,482	187,867	129,282	62,057	2,858,688	2.31	0.00	3.26	3.26	3.26	3.26
1.3700	0.9600	86.6374	0.0000	6.6201	4.5557	2.1868	100.0000	2,476,694	189,248	130,232	62,514	2,858,688	2.30	0.00	3.29	3.29	3.29	3.29
1.3800	0.9589	86.5399	0.0000	6.6684	4.5889	2.2028	100.0000	2,473,906	190,630	131,183	62,970	2,858,688	2.30	0.00	3.31	3.31	3.31	3.31
1.3900	0.9578	86.4424	0.0000	6.7168	4.6222	2.2187	100.0000	2,471,117	192,011	132,133	63,426	2,858,688	2.30	0.00	3.34	3.34	3.34	3.34
1.4000	0.9568	86.3448	0.0000	6.7651	4.6554	2.2347	100.0000	2,468,329	193,393	133,084	63,883	2,858,688	2.30	0.00	3.36	3.36	3.36	3.36
1.4100	0.9557	86.2473	0.0000	6.8134	4.6887	2.2506	100.0000	2,465,541	194,774	134,035	64,339	2,858,688	2.29	0.00	3.38	3.38	3.38	3.38
1.4200	0.9546	86.1497	0.0000	6.8617	4.7219	2.2666	100.0000	2,462,752	196,155	134,985	64,795	2,858,688	2.29	0.00	3.41	3.41	3.41	3.41
1.4300	0.9535	86.0522	0.0000	6.9100	4.7552	2.2826	100.0000	2,459,964	197,537	135,936	65,251	2,858,688	2.29	0.00	3.43	3.43	3.43	3.43
1.4400	0.9524	85.9547	0.0000	6.9584	4.7884	2.2985	100.0000	2,457,176	198,918	136,886	65,708	2,858,688	2.29	0.00	3.46	3.46	3.46	3.46
1.4500	0.9514	85.8571	0.0000	7.0067	4.8217	2.3145	100.0000	2,454,388	200,299	137,837	66,164	2,858,688	2.28	0.00	3.48	3.48	3.48	3.48
1.4600	0.9503	85.7596	0.0000	7.0550	4.8549	2.3305	100.0000	2,451,599	201,681	138,788	66,620	2,858,688	2.28	0.00	3.50	3.50	3.50	3.50
1.4700	0.9492	85.6621	0.0000	7.1033	4.8882	2.3464	100.0000	2,448,811	203,062	139,738	67,077	2,858,688	2.28	0.00	3.53	3.53	3.53	3.53
1.4800	0.9481	85.5645	0.0000	7.1517	4.9214	2.3624	100.0000	2,446,023	204,444	140,689	67,533	2,858,688	2.28	0.00	3.55	3.55	3.55	3.55
1.4900	0.9470	85.4670	0.0000	7.2000	4.9547	2.3783	100.0000	2,443,235	205,825	141,639	67,989	2,858,688	2.27	0.00	3.58	3.58	3.58	3.58
1.5000	0.9460	85.3695	0.0000	7.2483	4.9880	2.3943	100.0000	2,440,446	207,206	142,590	68,446	2,858,688	2.27	0.00	3.60	3.60	3.60	3.60

Tax Rate Alternatives -- Fire District #2

Tax Rates per 1,000



Share Percentages

Levy Amounts

Estimated Tax Rates

CIP Shift	Res Factor	Share Percentages					Levy Amounts					Estimated Tax Rates							
		Res SP	OS SP	Comm SP	Ind 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		
1.2500	0.9863	93.4380	0.0871	3.2876	0.4541	2.7331	100.0000	1,124,807	1,048	39,576	5,467	32,901	1,203,800	2.76	2.76	3.50	3.50	3.50	3.50
1.2600	0.9858	93.3863	0.0870	3.3139	0.4578	2.7550	100.0000	1,124,184	1,048	39,893	5,510	33,165	1,203,800	2.76	2.76	3.53	3.53	3.53	3.53
1.2700	0.9853	93.3345	0.0870	3.3402	0.4614	2.7769	100.0000	1,123,561	1,047	40,210	5,554	33,428	1,203,800	2.76	2.76	3.56	3.56	3.56	3.56
1.2800	0.9847	93.2828	0.0869	3.3665	0.4650	2.7987	100.0000	1,122,938	1,047	40,526	5,598	33,691	1,203,800	2.76	2.76	3.58	3.58	3.58	3.58
1.2900	0.9842	93.2310	0.0869	3.3928	0.4687	2.8206	100.0000	1,122,315	1,046	40,843	5,642	33,954	1,203,800	2.76	2.75	3.61	3.61	3.61	3.61
1.3000	0.9836	93.1793	0.0869	3.4191	0.4723	2.8425	100.0000	1,121,692	1,046	41,159	5,685	34,217	1,203,800	2.75	2.75	3.64	3.64	3.64	3.64
1.3100	0.9831	93.1275	0.0868	3.4454	0.4759	2.8643	100.0000	1,121,069	1,045	41,476	5,729	34,481	1,203,800	2.75	2.75	3.67	3.67	3.67	3.67
1.3200	0.9825	93.0758	0.0868	3.4717	0.4796	2.8862	100.0000	1,120,446	1,044	41,793	5,773	34,744	1,203,800	2.75	2.75	3.70	3.70	3.70	3.70
1.3300	0.9820	93.0240	0.0867	3.4980	0.4832	2.9080	100.0000	1,119,823	1,044	42,109	5,817	35,007	1,203,800	2.75	2.75	3.72	3.72	3.72	3.72
1.3400	0.9814	92.9723	0.0867	3.5243	0.4868	2.9299	100.0000	1,119,200	1,043	42,426	5,860	35,270	1,203,800	2.75	2.75	3.75	3.75	3.75	3.75
1.3500	0.9809	92.9205	0.0866	3.5506	0.4905	2.9518	100.0000	1,118,577	1,043	42,743	5,904	35,533	1,203,800	2.75	2.75	3.78	3.78	3.78	3.78
1.3600	0.9803	92.8688	0.0866	3.5769	0.4941	2.9736	100.0000	1,117,954	1,042	43,059	5,948	35,797	1,203,800	2.74	2.74	3.81	3.81	3.81	3.81
1.3700	0.9798	92.8170	0.0865	3.6032	0.4977	2.9955	100.0000	1,117,331	1,041	43,376	5,992	36,060	1,203,800	2.74	2.74	3.84	3.84	3.84	3.84
1.3800	0.9792	92.7653	0.0865	3.6295	0.5014	3.0174	100.0000	1,116,708	1,041	43,692	6,035	36,323	1,203,800	2.74	2.74	3.86	3.86	3.86	3.86
1.3900	0.9787	92.7135	0.0864	3.6558	0.5050	3.0392	100.0000	1,116,085	1,040	44,009	6,079	36,586	1,203,800	2.74	2.74	3.89	3.89	3.89	3.89
1.4000	0.9781	92.6618	0.0864	3.6821	0.5086	3.0611	100.0000	1,115,463	1,040	44,326	6,123	36,850	1,203,800	2.74	2.74	3.92	3.92	3.92	3.92
1.4100	0.9776	92.6100	0.0863	3.7084	0.5123	3.0830	100.0000	1,114,840	1,039	44,642	6,167	37,113	1,203,800	2.74	2.74	3.95	3.95	3.95	3.95
1.4200	0.9771	92.5583	0.0863	3.7347	0.5159	3.1048	100.0000	1,114,217	1,039	44,959	6,210	37,376	1,203,800	2.74	2.73	3.98	3.98	3.98	3.98
1.4300	0.9765	92.5065	0.0862	3.7610	0.5195	3.1267	100.0000	1,113,594	1,038	45,275	6,254	37,639	1,203,800	2.73	2.73	4.00	4.00	4.00	4.00
1.4400	0.9760	92.4548	0.0862	3.7873	0.5232	3.1486	100.0000	1,112,971	1,037	45,592	6,298	37,902	1,203,800	2.73	2.73	4.03	4.03	4.03	4.03
1.4500	0.9754	92.4030	0.0861	3.8136	0.5268	3.1704	100.0000	1,112,348	1,037	45,909	6,341	38,166	1,203,800	2.73	2.73	4.06	4.06	4.06	4.06
1.4600	0.9749	92.3513	0.0861	3.8399	0.5304	3.1923	100.0000	1,111,725	1,036	46,225	6,385	38,429	1,203,800	2.73	2.73	4.09	4.09	4.09	4.09
1.4700	0.9743	92.2995	0.0860	3.8662	0.5341	3.2142	100.0000	1,111,102	1,036	46,542	6,429	38,692	1,203,800	2.73	2.73	4.12	4.12	4.12	4.12
1.4800	0.9738	92.2478	0.0860	3.8925	0.5377	3.2360	100.0000	1,110,479	1,035	46,858	6,473	38,955	1,203,800	2.73	2.73	4.14	4.14	4.14	4.14
1.4900	0.9732	92.1960	0.0859	3.9188	0.5413	3.2579	100.0000	1,109,856	1,035	47,175	6,516	39,218	1,203,800	2.73	2.72	4.17	4.17	4.17	4.17
1.5000	0.9727	92.1443	0.0859	3.9452	0.5450	3.2798	100.0000	1,109,233	1,034	47,492	6,560	39,482	1,203,800	2.72	2.72	4.20	4.20	4.20	4.20

**South Hadley Valuation
Fiscal 2000-2019**

	Valuation by class						% of Total Valuation		Total Valuation	% chng
	R	O	C	I	P	R&O %	CIP %			
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

Analysis of average single family tax bill.
 FY 19(Estimated)
 vs.
 FY 18(Actual)

<u>PROPOSED</u>	<u>ESTIMATED</u>		
Average Single Family Home Value for FY 2019	Taxes for <u>Fiscal 2019</u> Town \$17.75	Average Single Family Home Value for FY 2018	<u>Actual Taxes for Fiscal 2018</u> Town \$17.64
\$ 256,000	\$ 4,544.00	\$ 247,600	\$ 4,367.66
			\$ 176.34 increase over last fiscal year
	<u>Fiscal 2019</u> FD #1 \$2.40		<u>Fiscal 2018</u> FD #1 \$2.29
\$ 256,000	\$ 614.40	\$ 247,600	\$ 567.00
			\$ 47.40 increase over last fiscal year
	<u>Fiscal 2019</u> FD #2 \$2.80		<u>Fiscal 2018</u> FD #2 \$2.78
\$ 256,000	\$ 716.80	\$ 247,600	\$ 688.33
			\$ 28.47 increase over last fiscal year

11/29/2018

Analysis of Comm/Ind average tax bill
FY 19(Estimated)
vs.
FY 18 (Actual)

<u>PROPOSED</u>	<u>ESTIMATED</u>	
Average Commercial Industrial Value FY 2019	<u>Taxes for Fiscal 2019</u> Town \$17.75	Average Commercial Industrial Value FY 2018
\$ 338,300	\$ 6,004.83	\$ 332,500
		\$ 5,865.30
		\$ 139.53 increase over last fiscal year
	<u>Fiscal 2019</u> FD #1 \$2.40	<u>Fiscal 2018</u> FD #1 \$2.29
\$ 338,300	\$ 811.92	\$ 761.43
		\$ 50.49 increase over last fiscal year
	<u>Fiscal 2019</u> FD #2 \$2.80	<u>Fiscal 2018</u> FD #2 \$2.78
\$ 338,300	\$ 947.24	\$ 924.35
		\$ 22.89 increase over last fiscal year