11/23/2011

Fiscal 2012 Tax Classification

PUBLIC HEARING ON
CLASSIFICATION OF PROPERTY
TUESDAY, DECEMBER 6, 2011 AT 6:15 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

Prepared/Presented by : Melissa L. Couture, Associate Assessor

11/23/2011

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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 or the City Council and Mayor.

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.

Residential Exemption

- Applied to every residential property which is owner-occupied
- At the option of the Selectboard, an exemption of not more than 20% 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:

$ 1,338,967,050	/	6,787	=	$ 197,284
Class 1 Value		Parcels		Avg. Cl. 1 Value

$ 197,284	x	20%	=	$ 39,457
Avg. Cl. 1 Value				Max Residential Exemption

The approximate number of owner-occupied primary residences is 5,858 x $ 39,457 = $ 231,139,106. 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:

Property Class	Exemption	Value	Tax Rate
Class 1 Residential -	231,139,106	1,107,827,944	17.80
Class 2 Open Space -	None		
Class 3 Commercial -	None		14.73
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 would go from $ 1,473 to $ 1,077.67 which would be a decrease of ($ 395.33).
A **non owner occupied** residence valued at $100,000 would go from $ 1,473 to $ 1,780 which would be an increase of $ 307.
A **vacant parcel** of land valued at $50,000 would go from $ 736.50 to $ 890.00 which would be an increase of $ 153.50.
An **accessory parcel** of land valued at $20,000 would go from $ 294.60 to $ 356.00 which would be an increase of $ 61.40.

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

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 2012

PROPOSED Tax Rates:		Rate	% inc. or decr.
	Town	$14.73	2.6 %
	FD #1	$ 2.05	7.9 %
	FD #2	$ 2.55	0.8 %

ESTIMATED *New Growth*	$ 202,906.00
Tax Levy	$ 21,761,090.34
School Debt Exclusion	$ 677,864.00
Maximum Allowable Levy Limit	$ 21,762,491.00
Excess Levy Capacity	$ 1,400.66

MRF = ***94.8494%*** *Rate* ***$ 14.73*** *R&O* ***90.6609%*** *CIP* ***9.3391%***

%	R&O	CIP	Res Factor
100---------------	**14.73**	**14.73**	**100.000%**
110---------------	**14.58**	**16.20**	**98.9699%**
120---------------	**14.43**	**17.68**	**97.9398%**
130---------------	**14.27**	**19.15**	**96.9097%**
140---------------	**14.12**	**20.62**	**95.8795%**
150---------------	**13.97**	**22.09**	**94.8494%**

Example: $100,000 property value

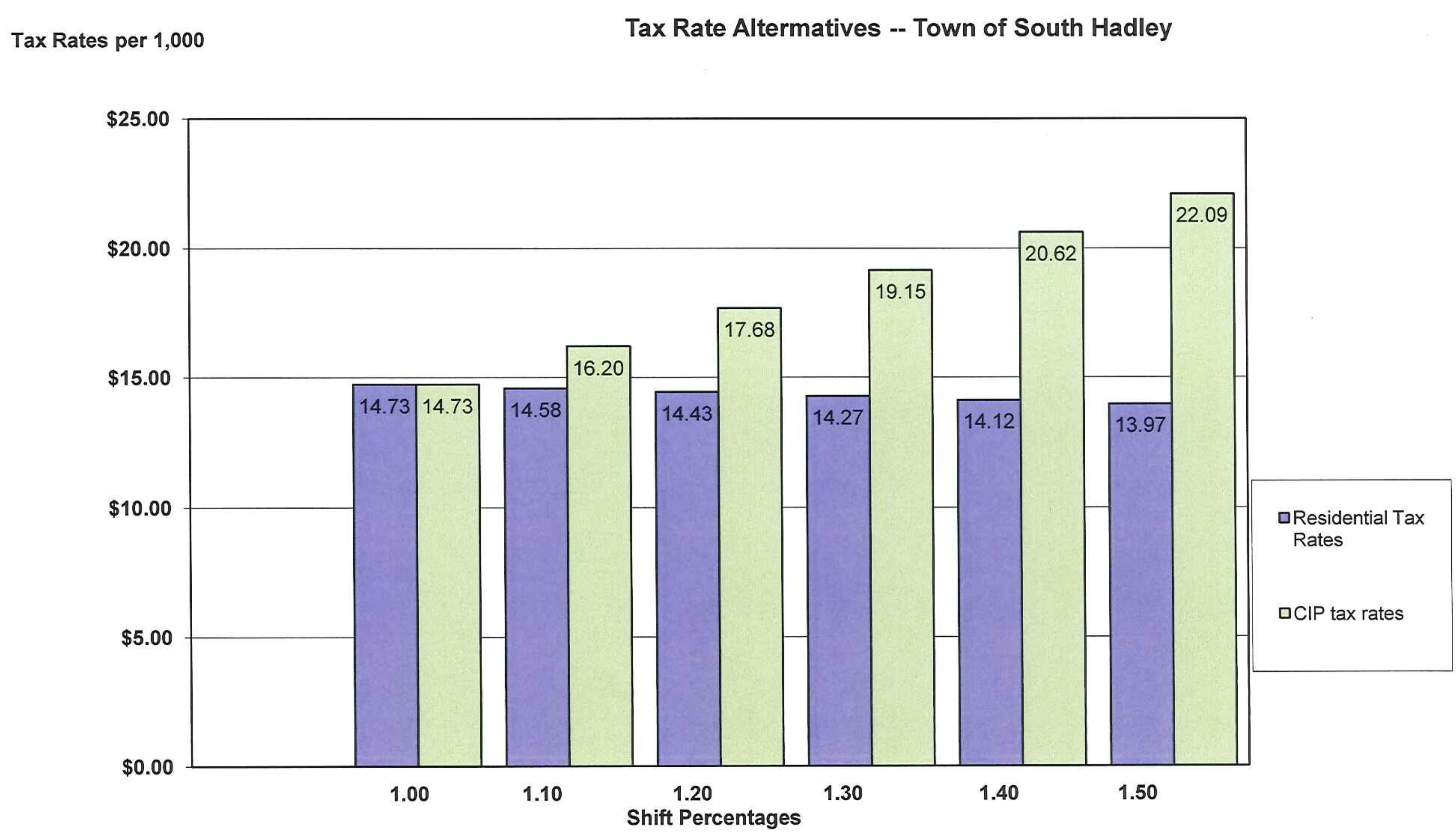
%	Res tax (decr)		Comm (+ incr)	
100------------	1,473	(-0-)	1,473	(-0-)
110------------	1,458	(-15)	1,620	+147
120------------	1,443	(-30)	1,768	+295
130------------	1,427	(-46)	1,915	+442
140------------	1,412	(-61)	2,062	+589
150------------	1,397	(-76)	2,209	+736

Maximum decrease on a residential $100,000 property **$ -76**

Maximum increase on a commercial/industrial $100,000 property **$ +736**

(The average value of a commercial/industrial property is $389,900)

(The average value of a single family residence is $234,200)


Tax Rates per 1,000
Tax Rate Altermatives -- Town of South Hadley
$25.00
$20.00
$15.00
$10.00
$5.00
$0.00
14.73
14.73
14.58
16.20
14.43
17.68
14.27
19.15
14.12
20.62
13.97
22.09
1.00
1.10
1.20
1.30
1.40
1.50
Shift Percentages
Residential Tax Rates
CIP tax rates

Town Classification Options Table

What If...Scenario Worksheet

CLASS	VALUE	%	
Res	1,338,967,050	90.6342%	R & O %
O S	394,800	0.0267%	90.6609%
Com	73,138,775	4.9507%	
Ind	37,986,675	2.5713%	C I P %
PP	26,844,020	1.8171%	9.3391%
Total	1,477,331,320	100.0000%	

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CLASSIFICATION OPTIONS

Residential Exempt

Small Commercial Exemption

LEVY

$21,761,090	Estimated Levy
14.73	Single Tax Rate

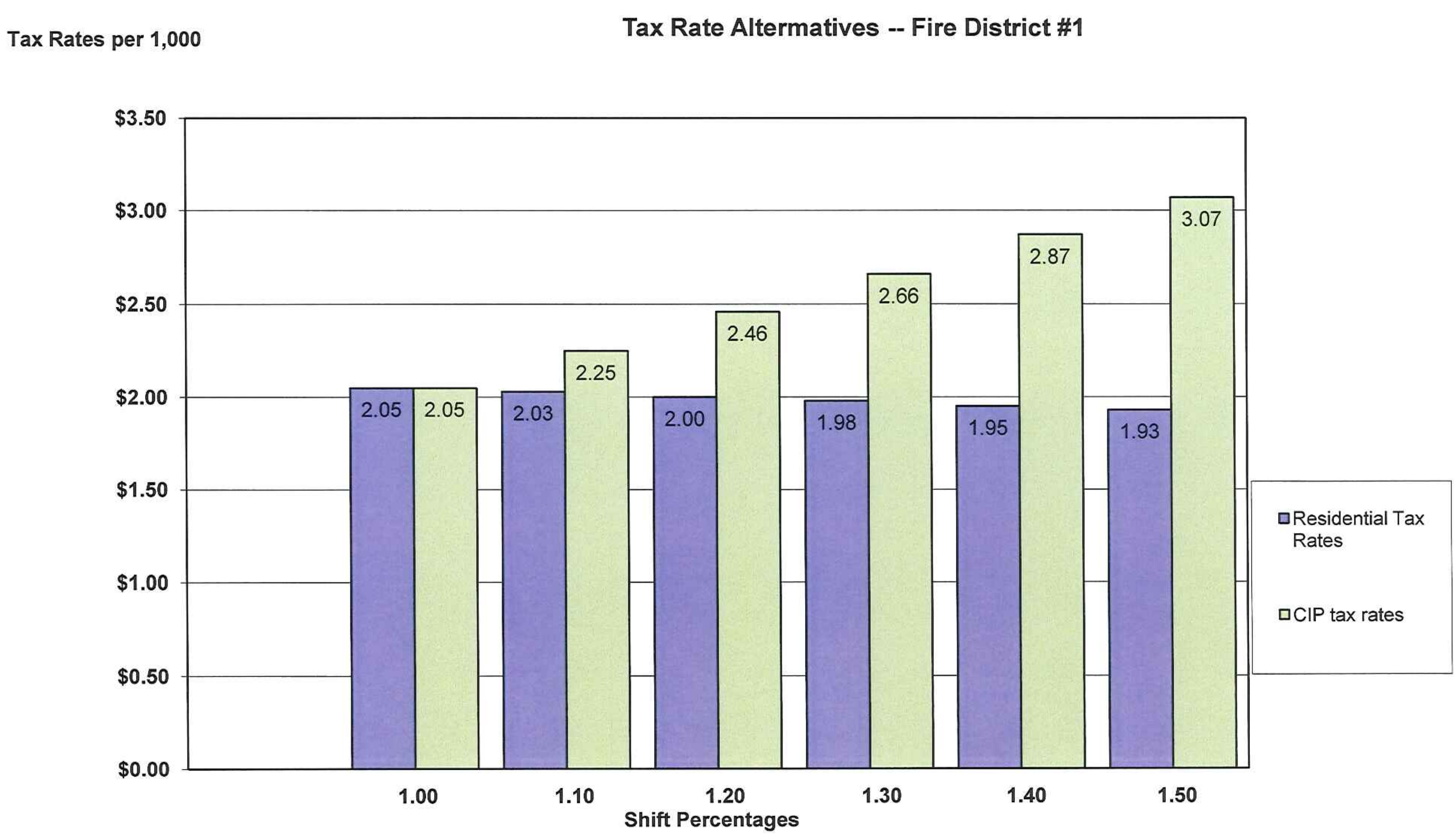
Note:
This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

		Share Percentages						Levy Amounts						Estimated Tax Rates				
CIP Shift	Res Factor	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.01	99.8970	90.5408	0.0267	5.0002	2.5970	1.8352	100.0000	19,702,668	5,809	1,088,107	565,139	399,367	21,761,090	14.71	14.71	14.88	14.88	14.88
1.02	99.7940	90.4474	0.0267	5.0498	2.6227	1.8534	100.0000	19,682,351	5,803	1,098,881	570,735	403,321	21,761,090	14.70	14.70	15.02	15.02	15.02
1.03	99.6910	90.3541	0.0266	5.0993	2.6484	1.8716	100.0000	19,662,034	5,797	1,109,654	576,330	407,275	21,761,090	14.68	14.68	15.17	15.17	15.17
1.04	99.5880	90.2607	0.0266	5.1488	2.6742	1.8897	100.0000	19,641,717	5,791	1,120,428	581,925	411,229	21,761,090	14.67	14.67	15.32	15.32	15.32
1.05	99.4849	90.1674	0.0266	5.1983	2.6999	1.9079	100.0000	19,621,400	5,785	1,131,201	587,521	415,183	21,761,090	14.65	14.65	15.47	15.47	15.47
1.06	99.3819	90.0740	0.0266	5.2478	2.7256	1.9261	100.0000	19,601,083	5,779	1,141,974	593,116	419,137	21,761,090	14.64	14.64	15.61	15.61	15.61
1.07	99.2789	89.9806	0.0265	5.2973	2.7513	1.9443	100.0000	19,580,766	5,773	1,152,748	598,712	423,091	21,761,090	14.62	14.62	15.76	15.76	15.76
1.08	99.1759	89.8873	0.0265	5.3468	2.7770	1.9624	100.0000	19,560,449	5,767	1,163,521	604,307	427,045	21,761,090	14.61	14.61	15.91	15.91	15.91
1.09	99.0729	89.7939	0.0265	5.3963	2.8027	1.9806	100.0000	19,540,132	5,761	1,174,294	609,903	431,000	21,761,090	14.59	14.59	16.06	16.06	16.06
1.10	98.9699	89.7005	0.0264	5.4458	2.8284	1.9988	100.0000	19,519,816	5,755	1,185,068	615,498	434,954	21,761,090	14.58	14.58	16.20	16.20	16.20
1.11	98.8669	89.6072	0.0264	5.4953	2.8541	2.0169	100.0000	19,499,499	5,750	1,195,841	621,094	438,908	21,761,090	14.56	14.56	16.35	16.35	16.35
1.12	98.7639	89.5138	0.0264	5.5448	2.8799	2.0351	100.0000	19,479,182	5,744	1,206,614	626,689	442,862	21,761,090	14.55	14.55	16.50	16.50	16.50
1.13	98.6609	89.4204	0.0264	5.5943	2.9056	2.0533	100.0000	19,458,865	5,738	1,217,388	632,284	446,816	21,761,090	14.53	14.53	16.64	16.64	16.64
1.14	98.5578	89.3271	0.0263	5.6438	2.9313	2.0715	100.0000	19,438,548	5,732	1,228,161	637,880	450,770	21,761,090	14.52	14.52	16.79	16.79	16.79
1.15	98.4548	89.2337	0.0263	5.6933	2.9570	2.0896	100.0000	19,418,231	5,726	1,238,934	643,475	454,724	21,761,090	14.50	14.50	16.94	16.94	16.94
1.16	98.3518	89.1404	0.0263	5.7429	2.9827	2.1078	100.0000	19,397,914	5,720	1,249,708	649,071	458,678	21,761,090	14.49	14.49	17.09	17.09	17.09
1.17	98.2488	89.0470	0.0263	5.7924	3.0084	2.1260	100.0000	19,377,597	5,714	1,260,481	654,666	462,633	21,761,090	14.47	14.47	17.23	17.23	17.23
1.18	98.1458	88.9536	0.0262	5.8419	3.0341	2.1441	100.0000	19,357,280	5,708	1,271,254	660,262	466,587	21,761,090	14.46	14.46	17.38	17.38	17.38
1.19	98.0428	88.8603	0.0262	5.8914	3.0599	2.1623	100.0000	19,336,963	5,702	1,282,028	665,857	470,541	21,761,090	14.44	14.44	17.53	17.53	17.53
1.20	97.9398	88.7669	0.0262	5.9409	3.0856	2.1805	100.0000	19,316,646	5,696	1,292,801	671,452	474,495	21,761,090	14.43	14.43	17.68	17.68	17.68
1.21	97.8368	88.6735	0.0261	5.9904	3.1113	2.1986	100.0000	19,296,329	5,690	1,303,574	677,048	478,449	21,761,090	14.41	14.41	17.82	17.82	17.82
1.22	97.7338	88.5802	0.0261	6.0399	3.1370	2.2168	100.0000	19,276,013	5,684	1,314,348	682,643	482,403	21,761,090	14.40	14.40	17.97	17.97	17.97
1.23	97.6307	88.4868	0.0261	6.0894	3.1627	2.2350	100.0000	19,255,696	5,678	1,325,121	688,239	486,357	21,761,090	14.38	14.38	18.12	18.12	18.12
1.24	97.5277	88.3935	0.0261	6.1389	3.1884	2.2532	100.0000	19,235,379	5,672	1,335,894	693,834	490,311	21,761,090	14.37	14.37	18.27	18.27	18.27
1.25	97.4247	88.3001	0.0260	6.1884	3.2141	2.2713	100.0000	19,215,062	5,666	1,346,668	699,430	494,266	21,761,090	14.35	14.35	18.41	18.41	18.41

Town Classification Options Table

What If...Scenario Worksheet

CIP Shift	Res Factor	Share Percentages Res	O S	Com	Ind	PP	Total	Levy Amounts Res	O S	Com	Ind	PP	Total	Estimated Tax Rates Res	O S	Com	Ind	PP
1.26	97.3217	88.2067	0.0260	6.2379	3.2398	2.2895	100.0000	19,194,745	5,660	1,357,441	705,025	498,220	21,761,090	14.34	14.34	18.56	18.56	18.56
1.27	97.2187	88.1134	0.0260	6.2874	3.2656	2.3077	100.0000	19,174,428	5,654	1,368,214	710,621	502,174	21,761,090	14.32	14.32	18.71	18.71	18.71
1.28	97.1157	88.0200	0.0260	6.3369	3.2913	2.3258	100.0000	19,154,111	5,648	1,378,988	716,216	506,128	21,761,090	14.31	14.31	18.85	18.85	18.85
1.29	97.0127	87.9266	0.0259	6.3864	3.3170	2.3440	100.0000	19,133,794	5,642	1,389,761	721,811	510,082	21,761,090	14.29	14.29	19.00	19.00	19.00
1.30	96.9097	87.8333	0.0259	6.4360	3.3427	2.3622	100.0000	19,113,477	5,636	1,400,534	727,407	514,036	21,761,090	14.27	14.27	19.15	19.15	19.15
1.31	96.8066	87.7399	0.0259	6.4855	3.3684	2.3804	100.0000	19,093,160	5,630	1,411,308	733,002	517,990	21,761,090	14.26	14.26	19.30	19.30	19.30
1.32	96.7036	87.6465	0.0258	6.5350	3.3941	2.3985	100.0000	19,072,843	5,624	1,422,081	738,598	521,944	21,761,090	14.24	14.24	19.44	19.44	19.44
1.33	96.6006	87.5532	0.0258	6.5845	3.4198	2.4167	100.0000	19,052,527	5,618	1,432,854	744,193	525,899	21,761,090	14.23	14.23	19.59	19.59	19.59
1.34	96.4976	87.4598	0.0258	6.6340	3.4455	2.4349	100.0000	19,032,210	5,612	1,443,628	749,789	529,853	21,761,090	14.21	14.21	19.74	19.74	19.74
1.35	96.3946	87.3665	0.0258	6.6835	3.4713	2.4530	100.0000	19,011,893	5,606	1,454,401	755,384	533,807	21,761,090	14.20	14.20	19.89	19.89	19.89
1.36	96.2916	87.2731	0.0257	6.7330	3.4970	2.4712	100.0000	18,991,576	5,600	1,465,174	760,979	537,761	21,761,090	14.18	14.18	20.03	20.03	20.03
1.37	96.1886	87.1797	0.0257	6.7825	3.5227	2.4894	100.0000	18,971,259	5,594	1,475,948	766,575	541,715	21,761,090	14.17	14.17	20.18	20.18	20.18
1.38	96.0856	87.0864	0.0257	6.8320	3.5484	2.5075	100.0000	18,950,942	5,588	1,486,721	772,170	545,669	21,761,090	14.15	14.15	20.33	20.33	20.33
1.39	95.9826	86.9930	0.0257	6.8815	3.5741	2.5257	100.0000	18,930,625	5,582	1,497,494	777,766	549,623	21,761,090	14.14	14.14	20.47	20.47	20.47
1.40	95.8795	86.8996	0.0256	6.9310	3.5998	2.5439	100.0000	18,910,308	5,576	1,508,268	783,361	553,577	21,761,090	14.12	14.12	20.62	20.62	20.62
1.41	95.7765	86.8063	0.0256	6.9805	3.6255	2.5621	100.0000	18,889,991	5,570	1,519,041	788,957	557,532	21,761,090	14.11	14.11	20.77	20.77	20.77
1.42	95.6735	86.7129	0.0256	7.0300	3.6513	2.5802	100.0000	18,869,674	5,564	1,529,815	794,552	561,486	21,761,090	14.09	14.09	20.92	20.92	20.92
1.43	95.5705	86.6195	0.0255	7.0796	3.6770	2.5984	100.0000	18,849,357	5,558	1,540,588	800,148	565,440	21,761,090	14.08	14.08	21.06	21.06	21.06
1.44	95.4675	86.5262	0.0255	7.1291	3.7027	2.6166	100.0000	18,829,040	5,552	1,551,361	805,743	569,394	21,761,090	14.06	14.06	21.21	21.21	21.21
1.45	95.3645	86.4328	0.0255	7.1786	3.7284	2.6347	100.0000	18,808,724	5,546	1,562,135	811,338	573,348	21,761,090	14.05	14.05	21.36	21.36	21.36
1.46	95.2615	86.3395	0.0255	7.2281	3.7541	2.6529	100.0000	18,788,407	5,540	1,572,908	816,934	577,302	21,761,090	14.03	14.03	21.51	21.51	21.51
1.47	95.1585	86.2461	0.0254	7.2776	3.7798	2.6711	100.0000	18,768,090	5,534	1,583,681	822,529	581,256	21,761,090	14.02	14.02	21.65	21.65	21.65
1.48	95.0555	86.1527	0.0254	7.3271	3.8055	2.6893	100.0000	18,747,773	5,528	1,594,455	828,125	585,210	21,761,090	14.00	14.00	21.80	21.80	21.80
1.49	94.9524	86.0594	0.0254	7.3766	3.8312	2.7074	100.0000	18,727,456	5,522	1,605,228	833,720	589,164	21,761,090	13.99	13.99	21.95	21.95	21.95
1.50	94.8494	85.9660	0.0253	7.4261	3.8570	2.7256	100.0000	18,707,139	5,516	1,616,001	839,316	593,119	21,761,090	13.97	13.97	22.09	22.09	22.09


Tax Rates per 1,000
Tax Rate Altermatives -- Fire District #1
$3.50
$3.00
$2.50
$2.00
$1.50
$1.00
$0.50
$0.00
2.05
2.05
2.03
2.25
2.00
2.46
1.98
2.66
1.95
2.87
1.93
3.07
1.00
1.10
1.20
1.30
1.40
1.50
Shift Percentages
Residential Tax Rates
CIP tax rates

FD #1 Classification Options Table

What If...Scenario Worksheet

CLASS	VALUE	%	
Res	1,007,611,465	89.5762%	R & O %
O S	0	0.0000%	89.5762%
Com	60,668,035	5.3934%	
Ind	37,535,000	3.3368%	C I P %
PP	19,051,205	1.6936%	10.4238%
Total	1,124,865,705	100.0000%	

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CLASSIFICATION OPTIONS

	Residential Exempt
	Small Commercial Exemption

LEVY

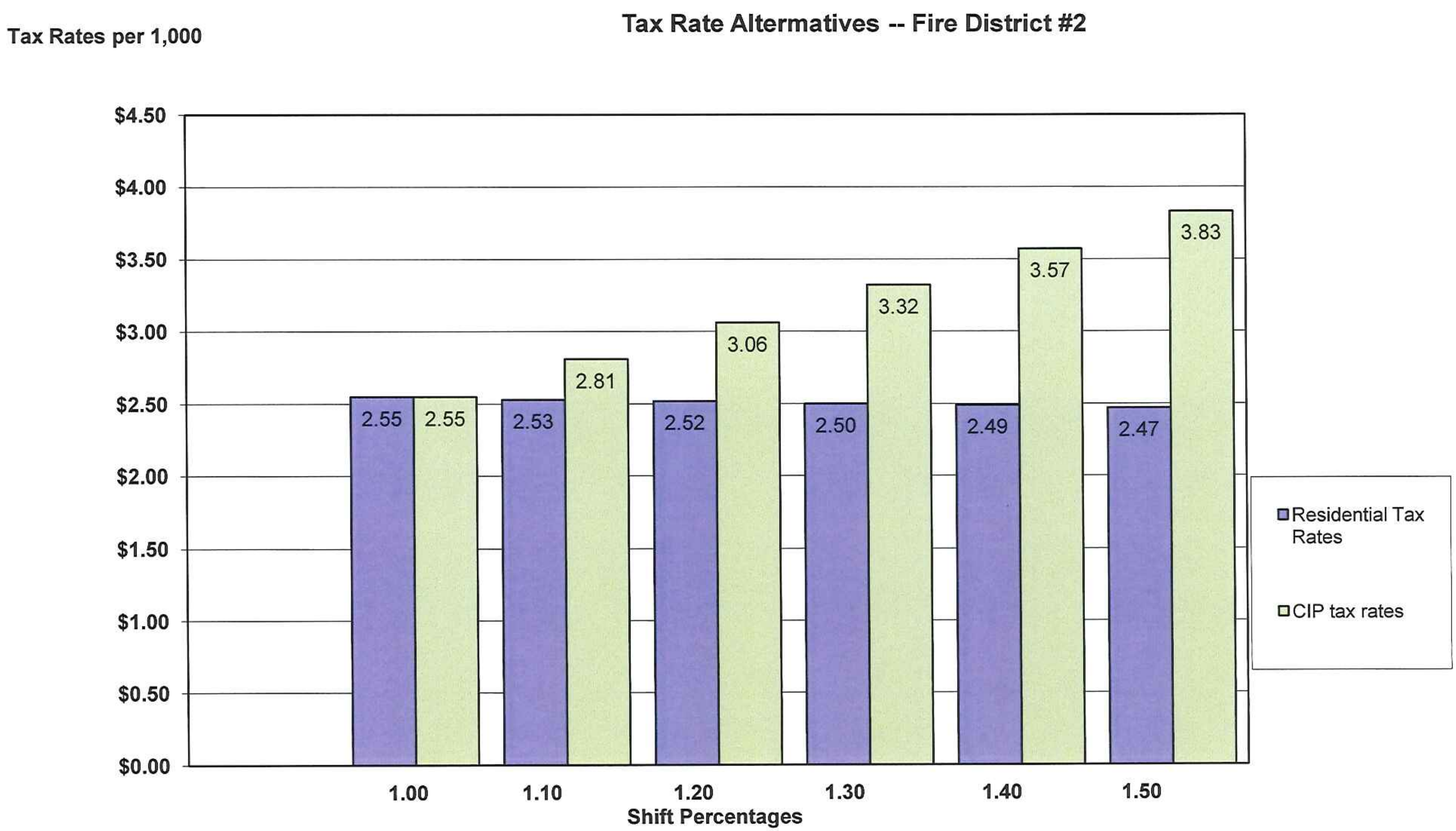
$2,305,975	Estimated Levy
2.05	Single Tax Rate

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 Res	O S	Com	Ind	PP	Total	Levy Amounts Res	O S	Com	Ind	PP	Total	Estimated Tax Rates Res	O S	Com	Ind	PP
1.01	99.8836	89.4719	0.0000	5.4473	3.3702	1.7106	100.0000	2,063,200	0	125,613	77,716	39,446	2,305,975	2.05		2.07	2.07	2.07
1.02	99.7673	89.3677	0.0000	5.5012	3.4036	1.7275	100.0000	2,060,796	0	126,857	78,486	39,836	2,305,975	2.05		2.09	2.09	2.09
1.03	99.6509	89.2634	0.0000	5.5552	3.4369	1.7445	100.0000	2,058,392	0	128,101	79,255	40,227	2,305,975	2.04		2.11	2.11	2.11
1.04	99.5345	89.1592	0.0000	5.6091	3.4703	1.7614	100.0000	2,055,989	0	129,344	80,025	40,617	2,305,975	2.04		2.13	2.13	2.13
1.05	99.4182	89.0550	0.0000	5.6630	3.5037	1.7783	100.0000	2,053,585	0	130,588	80,794	41,008	2,305,975	2.04		2.15	2.15	2.15
1.06	99.3018	88.9507	0.0000	5.7170	3.5371	1.7953	100.0000	2,051,181	0	131,832	81,564	41,398	2,305,975	2.04		2.17	2.17	2.17
1.07	99.1854	88.8465	0.0000	5.7709	3.5704	1.8122	100.0000	2,048,778	0	133,075	82,333	41,789	2,305,975	2.03		2.19	2.19	2.19
1.08	99.0691	88.7422	0.0000	5.8248	3.6038	1.8291	100.0000	2,046,374	0	134,319	83,102	42,179	2,305,975	2.03		2.21	2.21	2.21
1.09	98.9527	88.6380	0.0000	5.8788	3.6372	1.8461	100.0000	2,043,970	0	135,563	83,872	42,570	2,305,975	2.03		2.23	2.23	2.23
1.10	98.8363	88.5338	0.0000	5.9327	3.6705	1.8630	100.0000	2,041,566	0	136,806	84,641	42,960	2,305,975	2.03		2.25	2.25	2.25
1.11	98.7199	88.4295	0.0000	5.9866	3.7039	1.8799	100.0000	2,039,163	0	138,050	85,411	43,351	2,305,975	2.02		2.28	2.28	2.28
1.12	98.6036	88.3253	0.0000	6.0406	3.7373	1.8969	100.0000	2,036,759	0	139,294	86,180	43,742	2,305,975	2.02		2.30	2.30	2.30
1.13	98.4872	88.2211	0.0000	6.0945	3.7706	1.9138	100.0000	2,034,355	0	140,538	86,950	44,132	2,305,975	2.02		2.32	2.32	2.32
1.14	98.3708	88.1168	0.0000	6.1484	3.8040	1.9308	100.0000	2,031,952	0	141,781	87,719	44,523	2,305,975	2.02		2.34	2.34	2.34
1.15	98.2545	88.0126	0.0000	6.2024	3.8374	1.9477	100.0000	2,029,548	0	143,025	88,489	44,913	2,305,975	2.01		2.36	2.36	2.36
1.16	98.1381	87.9083	0.0000	6.2563	3.8707	1.9646	100.0000	2,027,144	0	144,269	89,258	45,304	2,305,975	2.01		2.38	2.38	2.38
1.17	98.0217	87.8041	0.0000	6.3102	3.9041	1.9816	100.0000	2,024,740	0	145,512	90,028	45,694	2,305,975	2.01		2.40	2.40	2.40
1.18	97.9054	87.6999	0.0000	6.3642	3.9375	1.9985	100.0000	2,022,337	0	146,756	90,797	46,085	2,305,975	2.01		2.42	2.42	2.42
1.19	97.7890	87.5956	0.0000	6.4181	3.9708	2.0154	100.0000	2,019,933	0	148,000	91,567	46,475	2,305,975	2.00		2.44	2.44	2.44
1.20	97.6726	87.4914	0.0000	6.4720	4.0042	2.0324	100.0000	2,017,529	0	149,243	92,336	46,866	2,305,975	2.00		2.46	2.46	2.46
1.21	97.5563	87.3871	0.0000	6.5260	4.0376	2.0493	100.0000	2,015,126	0	150,487	93,106	47,257	2,305,975	2.00		2.48	2.48	2.48
1.22	97.4399	87.2829	0.0000	6.5799	4.0709	2.0662	100.0000	2,012,722	0	151,731	93,875	47,647	2,305,975	2.00		2.50	2.50	2.50
1.23	97.3235	87.1787	0.0000	6.6338	4.1043	2.0832	100.0000	2,010,318	0	152,974	94,645	48,038	2,305,975	2.00		2.52	2.52	2.52
1.24	97.2072	87.0744	0.0000	6.6878	4.1377	2.1001	100.0000	2,007,914	0	154,218	95,414	48,428	2,305,975	1.99		2.54	2.54	2.54
1.25	97.0908	86.9702	0.0000	6.7417	4.1711	2.1171	100.0000	2,005,511	0	155,462	96,183	48,819	2,305,975	1.99		2.56	2.56	2.56

FD #1 Classification Options Table

CIP	Res	Share Percentages						Levy Amounts						Estimated Tax Rates				
Shift	Factor	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.26	96.9744	86.8660	0.0000	6.7956	4.2044	2.1340	100.0000	2,003,107	0	156,706	96,953	49,209	2,305,975	1.99		2.58	2.58	2.58
1.27	96.8581	86.7617	0.0000	6.8496	4.2378	2.1509	100.0000	2,000,703	0	157,949	97,722	49,600	2,305,975	1.99		2.60	2.60	2.60
1.28	96.7417	86.6575	0.0000	6.9035	4.2712	2.1679	100.0000	1,998,300	0	159,193	98,492	49,990	2,305,975	1.98		2.62	2.62	2.62
1.29	96.6253	86.5532	0.0000	6.9574	4.3045	2.1848	100.0000	1,995,896	0	160,437	99,261	50,381	2,305,975	1.98		2.64	2.64	2.64
1.30	96.5089	86.4490	0.0000	7.0114	4.3379	2.2017	100.0000	1,993,492	0	161,680	100,031	50,771	2,305,975	1.98		2.66	2.66	2.66
1.31	96.3926	86.3448	0.0000	7.0653	4.3713	2.2187	100.0000	1,991,088	0	162,924	100,800	51,162	2,305,975	1.98		2.69	2.69	2.69
1.32	96.2762	86.2405	0.0000	7.1192	4.4046	2.2356	100.0000	1,988,685	0	164,168	101,570	51,553	2,305,975	1.97		2.71	2.71	2.71
1.33	96.1598	86.1363	0.0000	7.1732	4.4380	2.2525	100.0000	1,986,281	0	165,411	102,339	51,943	2,305,975	1.97		2.73	2.73	2.73
1.34	96.0435	86.0320	0.0000	7.2271	4.4714	2.2695	100.0000	1,983,877	0	166,655	103,109	52,334	2,305,975	1.97		2.75	2.75	2.75
1.35	95.9271	85.9278	0.0000	7.2810	4.5047	2.2864	100.0000	1,981,474	0	167,899	103,878	52,724	2,305,975	1.97		2.77	2.77	2.77
1.36	95.8107	85.8236	0.0000	7.3350	4.5381	2.3034	100.0000	1,979,070	0	169,142	104,648	53,115	2,305,975	1.96		2.79	2.79	2.79
1.37	95.6944	85.7193	0.0000	7.3889	4.5715	2.3203	100.0000	1,976,666	0	170,386	105,417	53,505	2,305,975	1.96		2.81	2.81	2.81
1.38	95.5780	85.6151	0.0000	7.4428	4.6048	2.3372	100.0000	1,974,262	0	171,630	106,187	53,896	2,305,975	1.96		2.83	2.83	2.83
1.39	95.4616	85.5109	0.0000	7.4968	4.6382	2.3542	100.0000	1,971,859	0	172,874	106,956	54,286	2,305,975	1.96		2.85	2.85	2.85
1.40	95.3453	85.4066	0.0000	7.5507	4.6716	2.3711	100.0000	1,969,455	0	174,117	107,725	54,677	2,305,975	1.95		2.87	2.87	2.87
1.41	95.2289	85.3024	0.0000	7.6046	4.7049	2.3880	100.0000	1,967,051	0	175,361	108,495	55,068	2,305,975	1.95		2.89	2.89	2.89
1.42	95.1125	85.1981	0.0000	7.6586	4.7383	2.4050	100.0000	1,964,648	0	176,605	109,264	55,458	2,305,975	1.95		2.91	2.91	2.91
1.43	94.9962	85.0939	0.0000	7.7125	4.7717	2.4219	100.0000	1,962,244	0	177,848	110,034	55,849	2,305,975	1.95		2.93	2.93	2.93
1.44	94.8798	84.9897	0.0000	7.7664	4.8051	2.4388	100.0000	1,959,840	0	179,092	110,803	56,239	2,305,975	1.95		2.95	2.95	2.95
1.45	94.7634	84.8854	0.0000	7.8204	4.8384	2.4558	100.0000	1,957,436	0	180,336	111,573	56,630	2,305,975	1.94		2.97	2.97	2.97
1.46	94.6470	84.7812	0.0000	7.8743	4.8718	2.4727	100.0000	1,955,033	0	181,579	112,342	57,020	2,305,975	1.94		2.99	2.99	2.99
1.47	94.5307	84.6770	0.0000	7.9282	4.9052	2.4897	100.0000	1,952,629	0	182,823	113,112	57,411	2,305,975	1.94		3.01	3.01	3.01
1.48	94.4143	84.5727	0.0000	7.9822	4.9385	2.5066	100.0000	1,950,225	0	184,067	113,881	57,801	2,305,975	1.94		3.03	3.03	3.03
1.49	94.2979	84.4685	0.0000	8.0361	4.9719	2.5235	100.0000	1,947,822	0	185,311	114,651	58,192	2,305,975	1.93		3.05	3.05	3.05
1.50	94.1816	84.3642	0.0000	8.0900	5.0053	2.5405	100.0000	1,945,418	0	186,554	115,420	58,582	2,305,975	1.93		3.07	3.07	3.07


Tax Rates per 1,000
Tax Rate Altermatives -- Fire District #2
$4.50
$4.00
$3.50
$3.00
$2.50
$2.00
$1.50
$1.00
$0.50
$0.00
2.55
2.55
2.53
2.81
2.52
3.06
2.50
3.32
2.49
3.57
2.47
3.83
1.00
1.10
1.20
1.30
1.40
1.50
Shift Percentages
Residential Tax Rates
CIP tax rates

FD #2 Classification Options Table

What If...Scenario Worksheet

CLASS	VALUE	%	
Res	352,561,285	94.3168%	R & O %
O S	124,800	0.0334%	94.3502%
Com	12,469,340	3.3358%	
Ind	451,675	0.1208%	CIP %
PP	8,198,354	2.1932%	5.6498%
Total	373,805,454	100.0000%	

PAGE DOWN TO COMPLETE DATA ENTRY

CLASSIFICATION OPTIONS

	Residential Exempt
	Small Commercial Exemption

LEVY

$953,204	Estimated Levy
2.55	Single Tax Rate

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 Res	O S	Com	Ind	PP	Total	Levy Amounts Res	O S	Com	Ind	PP	Total	Estimated Tax Rates Res	O S	Com	Ind	PP
1.01	99.9401	94.2603	0.0334	3.3691	0.1220	2.2151	100.0000	898,493	318	32,115	1,163	21,115	953,204	2.55	2.55	2.58	2.58	2.58
1.02	99.8802	94.2038	0.0333	3.4025	0.1232	2.2371	100.0000	897,955	318	32,433	1,175	21,324	953,204	2.55	2.55	2.60	2.60	2.60
1.03	99.8204	94.1473	0.0333	3.4359	0.1245	2.2590	100.0000	897,416	318	32,751	1,186	21,533	953,204	2.55	2.55	2.63	2.63	2.63
1.04	99.7605	94.0909	0.0333	3.4692	0.1257	2.2809	100.0000	896,878	317	33,069	1,198	21,742	953,204	2.54	2.54	2.65	2.65	2.65
1.05	99.7006	94.0344	0.0333	3.5026	0.1269	2.3029	100.0000	896,340	317	33,387	1,209	21,951	953,204	2.54	2.54	2.68	2.68	2.68
1.06	99.6407	93.9779	0.0333	3.5359	0.1281	2.3248	100.0000	895,801	317	33,705	1,221	22,160	953,204	2.54	2.54	2.70	2.70	2.70
1.07	99.5808	93.9214	0.0332	3.5693	0.1293	2.3467	100.0000	895,263	317	34,023	1,232	22,369	953,204	2.54	2.54	2.73	2.73	2.73
1.08	99.5209	93.8650	0.0332	3.6026	0.1305	2.3687	100.0000	894,724	317	34,341	1,244	22,578	953,204	2.54	2.54	2.75	2.75	2.75
1.09	99.4611	93.8085	0.0332	3.6360	0.1317	2.3906	100.0000	894,186	317	34,659	1,255	22,787	953,204	2.54	2.54	2.78	2.78	2.78
1.10	99.4012	93.7520	0.0332	3.6694	0.1329	2.4125	100.0000	893,648	316	34,976	1,267	22,996	953,204	2.53	2.53	2.81	2.81	2.81
1.11	99.3413	93.6955	0.0332	3.7027	0.1341	2.4345	100.0000	893,109	316	35,294	1,278	23,205	953,204	2.53	2.53	2.83	2.83	2.83
1.12	99.2814	93.6390	0.0331	3.7361	0.1353	2.4564	100.0000	892,571	316	35,612	1,290	23,414	953,204	2.53	2.53	2.86	2.86	2.86
1.13	99.2215	93.5826	0.0331	3.7694	0.1365	2.4783	100.0000	892,033	316	35,930	1,302	23,624	953,204	2.53	2.53	2.88	2.88	2.88
1.14	99.1617	93.5261	0.0331	3.8028	0.1377	2.5003	100.0000	891,494	316	36,248	1,313	23,833	953,204	2.53	2.53	2.91	2.91	2.91
1.15	99.1018	93.4696	0.0331	3.8362	0.1390	2.5222	100.0000	890,956	315	36,566	1,325	24,042	953,204	2.53	2.53	2.93	2.93	2.93
1.16	99.0419	93.4131	0.0331	3.8695	0.1402	2.5441	100.0000	890,418	315	36,884	1,336	24,251	953,204	2.53	2.53	2.96	2.96	2.96
1.17	98.9820	93.3567	0.0330	3.9029	0.1414	2.5661	100.0000	889,879	315	37,202	1,348	24,460	953,204	2.52	2.52	2.98	2.98	2.98
1.18	98.9221	93.3002	0.0330	3.9362	0.1426	2.5880	100.0000	889,341	315	37,520	1,359	24,669	953,204	2.52	2.52	3.01	3.01	3.01
1.19	98.8623	93.2437	0.0330	3.9696	0.1438	2.6099	100.0000	888,803	315	37,838	1,371	24,878	953,204	2.52	2.52	3.03	3.03	3.03
1.20	98.8024	93.1872	0.0330	4.0029	0.1450	2.6319	100.0000	888,264	314	38,156	1,382	25,087	953,204	2.52	2.52	3.06	3.06	3.06
1.21	98.7425	93.1307	0.0330	4.0363	0.1462	2.6538	100.0000	887,726	314	38,474	1,394	25,296	953,204	2.52	2.52	3.09	3.09	3.09
1.22	98.6826	93.0743	0.0329	4.0697	0.1474	2.6757	100.0000	887,188	314	38,792	1,405	25,505	953,204	2.52	2.52	3.11	3.11	3.11
1.23	98.6227	93.0178	0.0329	4.1030	0.1486	2.6977	100.0000	886,649	314	39,110	1,417	25,714	953,204	2.51	2.51	3.14	3.14	3.14
1.24	98.5628	92.9613	0.0329	4.1364	0.1498	2.7196	100.0000	886,111	314	39,428	1,428	25,923	953,204	2.51	2.51	3.16	3.16	3.16
1.25	98.5030	92.9048	0.0329	4.1697	0.1510	2.7415	100.0000	885,572	313	39,746	1,440	26,132	953,204	2.51	2.51	3.19	3.19	3.19

FD #2 Classification Options Table

What If...Scenario Worksheet

CIP Shift	Res Factor	Share Percentages: Res	O S	Com	Ind	PP	Total	Levy Amounts: Res	O S	Com	Ind	PP	Total	Estimated Tax Rates: Res	O S	Com	Ind	PP
1.26	98.4431	92.8483	0.0329	4.2031	0.1522	2.7634	100.0000	885,034	313	40,064	1,451	26,341	953,204	2.51	2.51	3.21	3.21	3.21
1.27	98.3832	92.7919	0.0328	4.2364	0.1535	2.7854	100.0000	884,496	313	40,382	1,463	26,550	953,204	2.51	2.51	3.24	3.24	3.24
1.28	98.3233	92.7354	0.0328	4.2698	0.1547	2.8073	100.0000	883,957	313	40,700	1,474	26,759	953,204	2.51	2.51	3.26	3.26	3.26
1.29	98.2634	92.6789	0.0328	4.3032	0.1559	2.8292	100.0000	883,419	313	41,018	1,486	26,968	953,204	2.51	2.51	3.29	3.29	3.29
1.30	98.2036	92.6224	0.0328	4.3365	0.1571	2.8512	100.0000	882,881	313	41,336	1,497	27,178	953,204	2.50	2.50	3.32	3.32	3.32
1.31	98.1437	92.5660	0.0328	4.3699	0.1583	2.8731	100.0000	882,342	312	41,654	1,509	27,387	953,204	2.50	2.50	3.34	3.34	3.34
1.32	98.0838	92.5095	0.0327	4.4032	0.1595	2.8950	100.0000	881,804	312	41,972	1,520	27,596	953,204	2.50	2.50	3.37	3.37	3.37
1.33	98.0239	92.4530	0.0327	4.4366	0.1607	2.9170	100.0000	881,266	312	42,290	1,532	27,805	953,204	2.50	2.50	3.39	3.39	3.39
1.34	97.9640	92.3965	0.0327	4.4699	0.1619	2.9389	100.0000	880,727	312	42,608	1,543	28,014	953,204	2.50	2.50	3.42	3.42	3.42
1.35	97.9041	92.3400	0.0327	4.5033	0.1631	2.9608	100.0000	880,189	312	42,926	1,555	28,223	953,204	2.50	2.50	3.44	3.44	3.44
1.36	97.8443	92.2836	0.0327	4.5367	0.1643	2.9828	100.0000	879,651	311	43,244	1,566	28,432	953,204	2.50	2.50	3.47	3.47	3.47
1.37	97.7844	92.2271	0.0326	4.5700	0.1655	3.0047	100.0000	879,112	311	43,562	1,578	28,641	953,204	2.49	2.49	3.49	3.49	3.49
1.38	97.7245	92.1706	0.0326	4.6034	0.1667	3.0266	100.0000	878,574	311	43,880	1,589	28,850	953,204	2.49	2.49	3.52	3.52	3.52
1.39	97.6646	92.1141	0.0326	4.6367	0.1680	3.0486	100.0000	878,035	311	44,198	1,601	29,059	953,204	2.49	2.49	3.54	3.54	3.54
1.40	97.6047	92.0577	0.0326	4.6701	0.1692	3.0705	100.0000	877,497	311	44,516	1,612	29,268	953,204	2.49	2.49	3.57	3.57	3.57
1.41	97.5449	92.0012	0.0326	4.7035	0.1704	3.0924	100.0000	876,959	310	44,834	1,624	29,477	953,204	2.49	2.49	3.60	3.60	3.60
1.42	97.4850	91.9447	0.0325	4.7368	0.1716	3.1144	100.0000	876,420	310	45,151	1,636	29,686	953,204	2.49	2.49	3.62	3.62	3.62
1.43	97.4251	91.8882	0.0325	4.7702	0.1728	3.1363	100.0000	875,882	310	45,469	1,647	29,895	953,204	2.48	2.48	3.65	3.65	3.65
1.44	97.3652	91.8317	0.0325	4.8035	0.1740	3.1582	100.0000	875,344	310	45,787	1,659	30,104	953,204	2.48	2.48	3.67	3.67	3.67
1.45	97.3053	91.7753	0.0325	4.8369	0.1752	3.1802	100.0000	874,805	310	46,105	1,670	30,313	953,204	2.48	2.48	3.70	3.70	3.70
1.46	97.2455	91.7188	0.0325	4.8702	0.1764	3.2021	100.0000	874,267	309	46,423	1,682	30,522	953,204	2.48	2.48	3.72	3.72	3.72
1.47	97.1856	91.6623	0.0324	4.9036	0.1776	3.2240	100.0000	873,729	309	46,741	1,693	30,732	953,204	2.48	2.48	3.75	3.75	3.75
1.48	97.1257	91.6058	0.0324	4.9370	0.1788	3.2460	100.0000	873,190	309	47,059	1,705	30,941	953,204	2.48	2.48	3.77	3.77	3.77
1.49	97.0658	91.5493	0.0324	4.9703	0.1800	3.2679	100.0000	872,652	309	47,377	1,716	31,150	953,204	2.48	2.48	3.80	3.80	3.80
1.50	97.0059	91.4929	0.0324	5.0037	0.1812	3.2898	100.0000	872,114	309	47,695	1,728	31,359	953,204	2.47	2.47	3.83	3.83	3.83

South Hadley Valuation
Fiscal 2000-2012

	Valuation by class					% of Total Valuation	
	R	O	C	I	P	R&O %	CIP %
2012	$ 1,338,967,050	$ 394,800	$ 73,138,775	$ 37,986,675	$ 26,844,020	90.66%	9.34%
2011	$ 1,331,499,955	$ 394,800	$ 72,928,670	$ 39,093,875	$ 25,308,939	90.65%	9.34%
2010	$ 1,322,522,955	$ 394,800	$ 72,916,470	$ 39,220,375	$ 28,104,763	90.40%	9.60%
2009	$ 1,432,874,625	$ 227,100	$ 77,770,275	$ 41,524,100	$ 31,020,054	90.50%	9.50%
2008	$ 1,421,229,395	$ 227,100	$ 78,538,305	$ 40,753,400	$ 20,233,072	91.10%	8.90%
2007	$ 1,405,229,955	$ 227,100	$ 78,316,345	$ 40,666,500	$ 16,112,248	91.20%	8.80%
2006	$ 1,255,576,565	$ 219,200	$ 70,816,835	$ 41,016,500	$ 14,379,499	90.90%	9.10%
2005	$ 1,037,951,150	$ 212,600	$ 62,253,850	$ 35,816,100	$ 13,455,729	90.30%	9.70%
2004	$ 1,018,133,850	$ 212,600	$ 60,685,850	$ 35,768,600	$ 15,068,698	90.10%	9.90%
2003	$ 792,296,800	$ 246,300	$ 56,570,500	$ 35,635,400	$ 14,179,315	88.20%	11.80%
2002	$ 784,915,600	$ 246,300	$ 55,257,100	$ 36,085,600	$ 13,913,492	88.20%	11.80%
2001	$ 780,110,000	$ 246,300	$ 54,414,300	$ 35,647,600	$ 12,995,911	88.30%	11.70%
2000	$ 698,497,900	$ 245,300	$ 45,443,400	$ 31,846,100	$ 12,103,421	88.70%	11.30%

11/23/2011

Analysis of average single family tax bill.
FY 12(Estimated)
vs.
FY 11(Actual)

PROPOSED	***ESTIMATED***			
Average Single Family Home Value for FY 2012	**Taxes for** **Fiscal 2012** Town $14.73	Average Single Family Home Value for FY 2011	**Actual Taxes for** **Fiscal 2011** Town $14.36	
$ 234,200	$ 3,449.77	$ 233,600	$ 3,354.50	$ 95.27 increase over last fiscal year
	Fiscal 2012 FD #1 $2.05		**Fiscal 2011** FD #1 $1.90	
$ 234,200	$ 480.11	$ 233,600	$ 443.84	$ 36.27 increase over last fiscal year
	Fiscal 2012 FD #2 $2.55		**Fiscal 2011** FD #2 $2.53	
$ 234,200	$ 597.21	$ 233,600	$ 591.01	$ 6.20 increase over last fiscal year

11/23/2011

Analysis of Comm/Ind average tax bill
FY 12(Estimated)
vs.
FY 11 (Actual)

PROPOSED	***ESTIMATED***			
Average Commercial Industrial Value FY 2012	**Taxes for** **Fiscal 2012** Town $14.73	Average Commercial Industrial Value FY 2011	**Actual Taxes for** **Fiscal 2011** Town $14.36	
$ 389,900	$ 5,743.23	$ 393,100	$ 5,644.92	$ 98.31 increase over last fiscal year
	Fiscal 2012 FD #1 $2.05		**Fiscal 2011** FD #1 $1.90	
$ 389,900	$ 799.30	$ 393,100	$ 746.89	$ 52.41 increase over last fiscal year
	Fiscal 2012 FD #2 $2.55		**Fiscal 2011** FD #2 $2.53	
$ 389,900	$ 994.25	$ 393,100	$ 994.54	($0.29) decrease over last fiscal year