11/19/2012

Fiscal 2013 Tax Classification

PUBLIC HEARING ON
CLASSIFICATION OF PROPERTY
TUESDAY, NOVEMBER 27 AT 7:15 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

11/19/2012

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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.

For fiscal 2013 the town has 17 properties classified as open space that this discount could affect.

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:

$ 1,344,616,660	/	6,796	=	$ 197,854
Class 1 Value		Parcels		Avg. Cl. 1 Value
$ 197,854	x	20%	=	$ 39,571
Avg. Cl. 1 Value				Max Residential Exemption

The approximate *number of owner-occupied primary residences is 5,869* x $ 39,571 = $ 232,242,199. 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 -	232,242,199	1,112,374,461	18.02
Class 2 Open Space -	None		
Class 3 Commercial -	None		14.91
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 $ 1,491 to $ 1,088.93 which would be a decrease of ($ 402.07).
A **non owner occupied** residence valued at $100,000 would go from $ 1,491 to $ 1,802 which would be an increase of $ 311.
A **vacant parcel** of land valued at $50,000 would go from $ 745.50 to $ 901 which would be an increase of $ 155.50.
An **accessory parcel** of land valued at $20,000 would go from $ 298.20 to $ 360.40 which would be an increase of $ 62.20.

For fiscal 2013 approximately 927 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

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 2013

PROPOSED Tax Rates:		Rate	% increase
Fiscal 2012 rates: $14.73	Town	$14.91	1.2 %
$ 2.05	FD #1	$ 2.08	1.5 %
$ 2.55	FD #2	$ 2.70	5.9 %

Approved New Growth	$ 184,329.00
Tax Levy	$ 22,160,522.42
School Debt Exclusion	$ 367,742.00
Maximum Allowable Levy Limit	$ 22,163,814.00
Excess Levy Capacity	$ 3,291.58

MRF = ***94.7482%*** *Rate* ***$ 14.91*** *R&O* ***90.4948%*** *CIP* ***9.5052%***

%	R&O	CIP	Res Factor
100---------------	**14.91**	**14.91**	**100.000%**
110---------------	**14.75**	**16.40**	**98.9496%**
120---------------	**14.60**	**17.89**	**97.8993%**
130---------------	**14.44**	**19.38**	**96.8489%**
140---------------	**14.28**	**20.87**	**95.7986%**
150---------------	**14.13**	**22.37**	**94.7482%**

Example: $100,000 property value

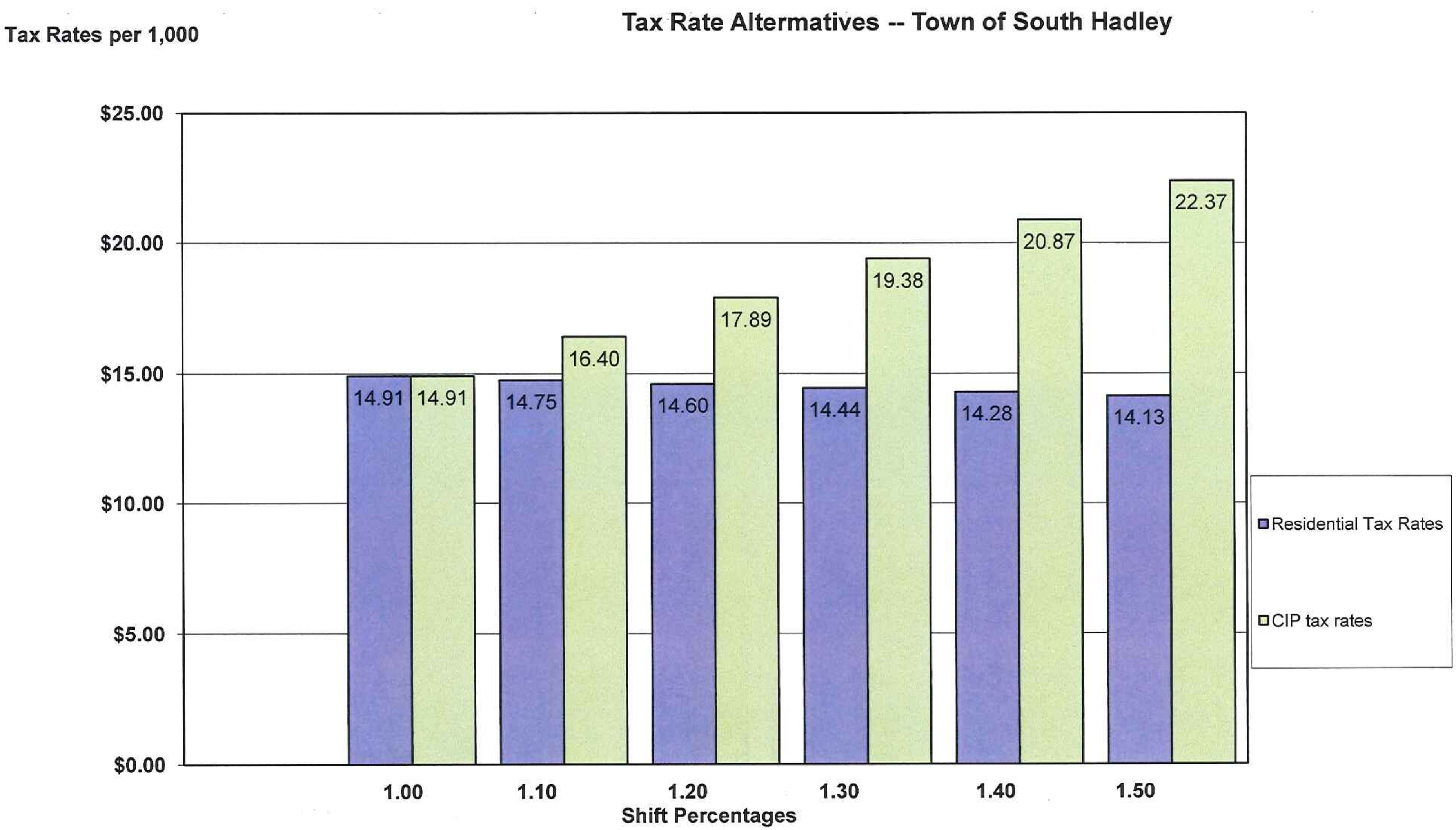
%	Res tax (decr)		Comm (+ incr)	
100------------	1,491	(-0-)	1,491	(-0-)
110------------	1,475	(-16)	1,640	+149
120------------	1,460	(-31)	1,789	+298
130------------	1,444	(-47)	1,938	+447
140------------	1,428	(-63)	2,087	+596
150------------	1,413	(-78)	2,237	+746

Maximum decrease on a residential $100,000 property **($ 78)**

Maximum increase on a commercial/industrial $100,000 property **$ +746**

(The average value of a commercial/industrial property is $387,800)

(The average value of a single family residence is $234,800)


Tax Rates per 1,000
Tax Rate Altermatives -- Town of South Hadley
$25.00
$20.00
$15.00
$10.00
$5.00
$0.00
14.91
14.91
14.75
16.40
14.60
17.89
14.44
19.38
14.28
20.87
14.13
22.37
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	1,344,616,660	90.4682%	R & O %
O S	394,800	0.0266%	90.4948%
Com	73,258,675	4.9290%	
Ind	40,364,275	2.7158%	C I P %
PP	27,651,467	1.8604%	9.5052%
Total	1,486,285,877	100.0000%	

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CLASSIFICATION OPTIONS

Residential Exempt

Small Commercial Exemption

LEVY

$22,160,522	Estimated Levy
14.91	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						Levy Amounts						Estimated Tax Rates				
		Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.01	99.8950	90.3732	0.0265	4.9783	2.7429	1.8790	100.0000	20,027,177	5,880	1,103,210	607,850	416,406	22,160,522	14.89	14.89	15.06	15.06	15.06
1.02	99.7899	90.2782	0.0265	5.0276	2.7701	1.8976	100.0000	20,006,119	5,874	1,114,133	613,868	420,529	22,160,522	14.88	14.88	15.21	15.21	15.21
1.03	99.6849	90.1832	0.0265	5.0768	2.7973	1.9163	100.0000	19,985,061	5,868	1,125,055	619,886	424,652	22,160,522	14.86	14.86	15.36	15.36	15.36
1.04	99.5799	90.0881	0.0265	5.1261	2.8244	1.9349	100.0000	19,964,003	5,862	1,135,978	625,905	428,775	22,160,522	14.85	14.85	15.51	15.51	15.51
1.05	99.4748	89.9931	0.0264	5.1754	2.8516	1.9535	100.0000	19,942,945	5,856	1,146,901	631,923	432,898	22,160,522	14.83	14.83	15.66	15.66	15.66
1.06	99.3698	89.8981	0.0264	5.2247	2.8787	1.9721	100.0000	19,921,887	5,849	1,157,824	637,941	437,020	22,160,522	14.82	14.82	15.80	15.80	15.80
1.07	99.2647	89.8031	0.0264	5.2740	2.9059	1.9907	100.0000	19,900,830	5,843	1,168,747	643,960	441,143	22,160,522	14.80	14.80	15.95	15.95	15.95
1.08	99.1597	89.7080	0.0263	5.3233	2.9330	2.0093	100.0000	19,879,772	5,837	1,179,670	649,978	445,266	22,160,522	14.78	14.78	16.10	16.10	16.10
1.09	99.0547	89.6130	0.0263	5.3726	2.9602	2.0279	100.0000	19,858,714	5,831	1,190,593	655,996	449,389	22,160,522	14.77	14.77	16.25	16.25	16.25
1.10	98.9496	89.5180	0.0263	5.4219	2.9874	2.0465	100.0000	19,837,656	5,825	1,201,516	662,014	453,512	22,160,522	14.75	14.75	16.40	16.40	16.40
1.11	98.8446	89.4230	0.0263	5.4712	3.0145	2.0651	100.0000	19,816,598	5,818	1,212,438	668,033	457,635	22,160,522	14.74	14.74	16.55	16.55	16.55
1.12	98.7396	89.3280	0.0262	5.5205	3.0417	2.0837	100.0000	19,795,540	5,812	1,223,361	674,051	461,757	22,160,522	14.72	14.72	16.70	16.70	16.70
1.13	98.6345	89.2329	0.0262	5.5697	3.0688	2.1023	100.0000	19,774,483	5,806	1,234,284	680,069	465,880	22,160,522	14.71	14.71	16.85	16.85	16.85
1.14	98.5295	89.1379	0.0262	5.6190	3.0960	2.1209	100.0000	19,753,425	5,800	1,245,207	686,088	470,003	22,160,522	14.69	14.69	17.00	17.00	17.00
1.15	98.4245	89.0429	0.0261	5.6683	3.1231	2.1395	100.0000	19,732,367	5,794	1,256,130	692,106	474,126	22,160,522	14.68	14.68	17.15	17.15	17.15
1.16	98.3194	88.9479	0.0261	5.7176	3.1503	2.1581	100.0000	19,711,309	5,788	1,267,053	698,124	478,249	22,160,522	14.66	14.66	17.30	17.30	17.30
1.17	98.2144	88.8528	0.0261	5.7669	3.1775	2.1767	100.0000	19,690,251	5,781	1,277,976	704,143	482,372	22,160,522	14.64	14.64	17.44	17.44	17.44
1.18	98.1094	88.7578	0.0261	5.8162	3.2046	2.1953	100.0000	19,669,193	5,775	1,288,898	710,161	486,494	22,160,522	14.63	14.63	17.59	17.59	17.59
1.19	98.0043	88.6628	0.0260	5.8655	3.2318	2.2139	100.0000	19,648,136	5,769	1,299,821	716,179	490,617	22,160,522	14.61	14.61	17.74	17.74	17.74
1.20	97.8993	88.5678	0.0260	5.9148	3.2589	2.2325	100.0000	19,627,078	5,763	1,310,744	722,198	494,740	22,160,522	14.60	14.60	17.89	17.89	17.89
1.21	97.7942	88.4727	0.0260	5.9641	3.2861	2.2511	100.0000	19,606,020	5,757	1,321,667	728,216	498,863	22,160,522	14.58	14.58	18.04	18.04	18.04
1.22	97.6892	88.3777	0.0259	6.0134	3.3133	2.2697	100.0000	19,584,962	5,750	1,332,590	734,234	502,986	22,160,522	14.57	14.57	18.19	18.19	18.19
1.23	97.5842	88.2827	0.0259	6.0626	3.3404	2.2883	100.0000	19,563,904	5,744	1,343,513	740,253	507,109	22,160,522	14.55	14.55	18.34	18.34	18.34
1.24	97.4791	88.1877	0.0259	6.1119	3.3676	2.3069	100.0000	19,542,846	5,738	1,354,436	746,271	511,231	22,160,522	14.53	14.53	18.49	18.49	18.49
1.25	97.3741	88.0926	0.0259	6.1612	3.3947	2.3256	100.0000	19,521,789	5,732	1,365,359	752,289	515,354	22,160,522	14.52	14.52	18.64	18.64	18.64

What If...Scenario Worksheet

Town Classification Options Table

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	97.2691	87.9976	0.0258	6.2105	3.4219	2.3442	100.0000	19,500,731	5,726	1,376,281	758,307	519,477	22,160,522	14.50	14.50	18.79	18.79	18.79
1.27	97.1640	87.9026	0.0258	6.2598	3.4490	2.3628	100.0000	19,479,673	5,720	1,387,204	764,326	523,600	22,160,522	14.49	14.49	18.94	18.94	18.94
1.28	97.0590	87.8076	0.0258	6.3091	3.4762	2.3814	100.0000	19,458,615	5,713	1,398,127	770,344	527,723	22,160,522	14.47	14.47	19.08	19.08	19.08
1.29	96.9540	87.7125	0.0258	6.3584	3.5034	2.4000	100.0000	19,437,557	5,707	1,409,050	776,362	531,846	22,160,522	14.46	14.46	19.23	19.23	19.23
1.30	96.8489	87.6175	0.0257	6.4077	3.5305	2.4186	100.0000	19,416,499	5,701	1,419,973	782,381	535,968	22,160,522	14.44	14.44	19.38	19.38	19.38
1.31	96.7439	87.5225	0.0257	6.4570	3.5577	2.4372	100.0000	19,395,442	5,695	1,430,896	788,399	540,091	22,160,522	14.42	14.42	19.53	19.53	19.53
1.32	96.6389	87.4275	0.0257	6.5062	3.5848	2.4558	100.0000	19,374,384	5,689	1,441,819	794,417	544,214	22,160,522	14.41	14.41	19.68	19.68	19.68
1.33	96.5338	87.3324	0.0256	6.5555	3.6120	2.4744	100.0000	19,353,326	5,682	1,452,742	800,436	548,337	22,160,522	14.39	14.39	19.83	19.83	19.83
1.34	96.4288	87.2374	0.0256	6.6048	3.6391	2.4930	100.0000	19,332,268	5,676	1,463,664	806,454	552,460	22,160,522	14.38	14.38	19.98	19.98	19.98
1.35	96.3237	87.1424	0.0256	6.6541	3.6663	2.5116	100.0000	19,311,210	5,670	1,474,587	812,472	556,583	22,160,522	14.36	14.36	20.13	20.13	20.13
1.36	96.2187	87.0474	0.0256	6.7034	3.6935	2.5302	100.0000	19,290,152	5,664	1,485,510	818,491	560,705	22,160,522	14.35	14.35	20.28	20.28	20.28
1.37	96.1137	86.9523	0.0255	6.7527	3.7206	2.5488	100.0000	19,269,095	5,658	1,496,433	824,509	564,828	22,160,522	14.33	14.33	20.43	20.43	20.43
1.38	96.0086	86.8573	0.0255	6.8020	3.7478	2.5674	100.0000	19,248,037	5,652	1,507,356	830,527	568,951	22,160,522	14.31	14.31	20.58	20.58	20.58
1.39	95.9036	86.7623	0.0255	6.8513	3.7749	2.5860	100.0000	19,226,979	5,645	1,518,279	836,546	573,074	22,160,522	14.30	14.30	20.72	20.72	20.72
1.40	95.7986	86.6673	0.0254	6.9006	3.8021	2.6046	100.0000	19,205,921	5,639	1,529,202	842,564	577,197	22,160,522	14.28	14.28	20.87	20.87	20.87
1.41	95.6935	86.5723	0.0254	6.9499	3.8293	2.6232	100.0000	19,184,863	5,633	1,540,124	848,582	581,320	22,160,522	14.27	14.27	21.02	21.02	21.02
1.42	95.5885	86.4772	0.0254	6.9991	3.8564	2.6418	100.0000	19,163,805	5,627	1,551,047	854,601	585,442	22,160,522	14.25	14.25	21.17	21.17	21.17
1.43	95.4835	86.3822	0.0254	7.0484	3.8836	2.6604	100.0000	19,142,748	5,621	1,561,970	860,619	589,565	22,160,522	14.24	14.24	21.32	21.32	21.32
1.44	95.3784	86.2872	0.0253	7.0977	3.9107	2.6790	100.0000	19,121,690	5,614	1,572,893	866,637	593,688	22,160,522	14.22	14.22	21.47	21.47	21.47
1.45	95.2734	86.1922	0.0253	7.1470	3.9379	2.6976	100.0000	19,100,632	5,608	1,583,816	872,655	597,811	22,160,522	14.21	14.21	21.62	21.62	21.62
1.46	95.1684	86.0971	0.0253	7.1963	3.9650	2.7162	100.0000	19,079,574	5,602	1,594,739	878,674	601,934	22,160,522	14.19	14.19	21.77	21.77	21.77
1.47	95.0633	86.0021	0.0253	7.2456	3.9922	2.7348	100.0000	19,058,516	5,596	1,605,662	884,692	606,057	22,160,522	14.17	14.17	21.92	21.92	21.92
1.48	94.9583	85.9071	0.0252	7.2949	4.0194	2.7535	100.0000	19,037,458	5,590	1,616,585	890,710	610,179	22,160,522	14.16	14.16	22.07	22.07	22.07
1.49	94.8532	85.8121	0.0252	7.3442	4.0465	2.7721	100.0000	19,016,401	5,584	1,627,507	896,729	614,302	22,160,522	14.14	14.14	22.22	22.22	22.22
1.50	94.7482	85.7170	0.0252	7.3935	4.0737	2.7907	100.0000	18,995,343	5,577	1,638,430	902,747	618,425	22,160,522	14.13	14.13	22.36	22.36	22.36

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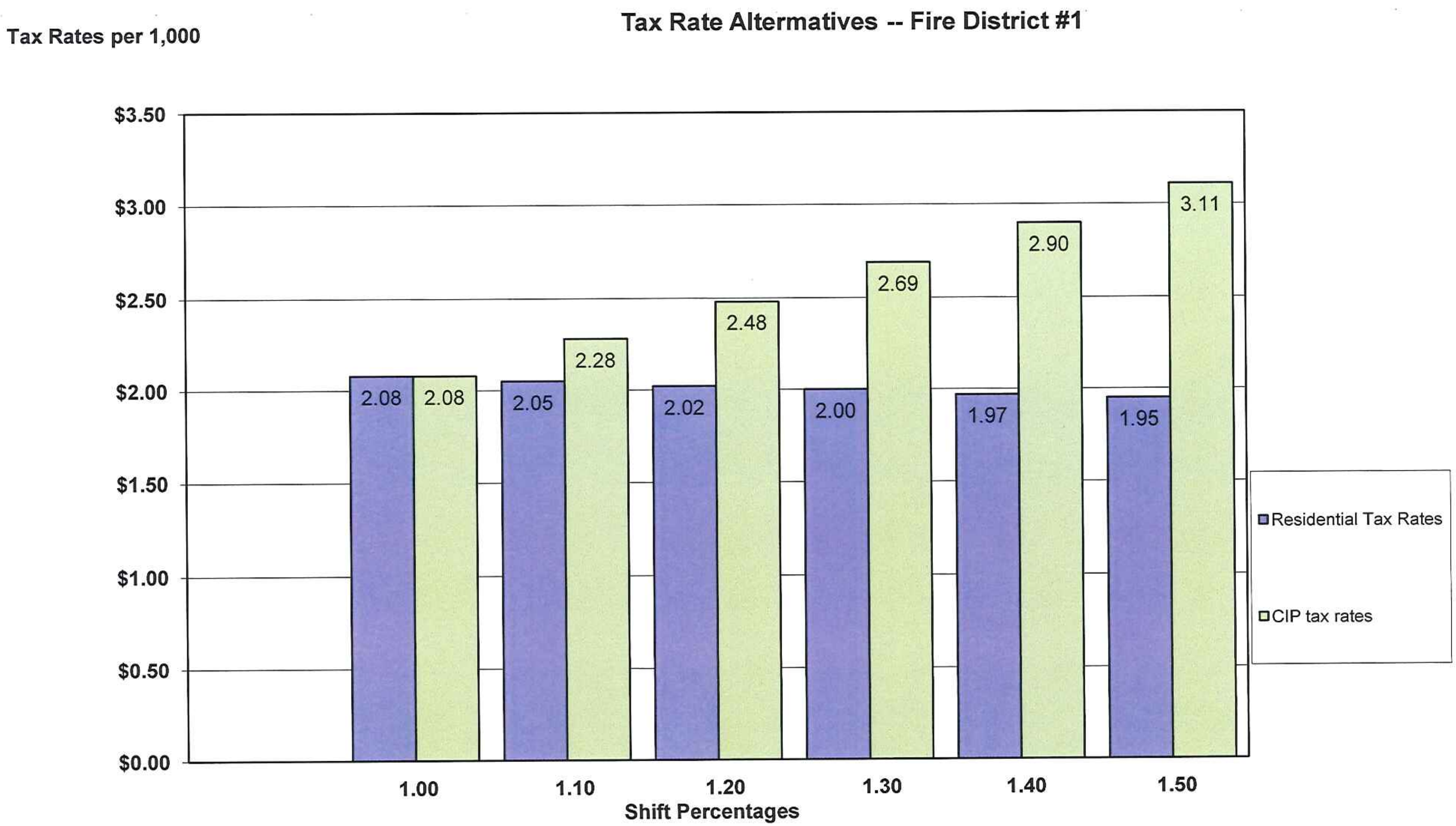
Tax Rates per 1,000
Tax Rate Altermatives -- Fire District #1
$3.50
$3.00
$2.50
$2.00
$1.50
$1.00
$0.50
$0.00
2.08
2.08
2.05
2.28
2.02
2.48
2.00
2.69
1.97
2.90
1.95
3.11
1.00
1.10
1.20
1.30
1.40
1.50
Shift Percentages
Residential Tax Rates
CIP tax rates

FD #1 Classification Options Table

What If...Scenario Worksheet

CLASS	VALUE	%	
Res	1,011,660,975	89.3852%	R & O %
O S	0	0.0000%	89.3852%
Com	60,788,135	5.3709%	
Ind	39,553,600	3.4948%	C I P %
PP	19,796,743	1.7491%	10.6148%
Total	1,131,799,453	100.0000%	

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CLASSIFICATION OPTIONS

	Residential Exempt
	Small Commercial Exemption

LEVY

$2,342,825	Estimated Levy
2.07	Single Tax Rate

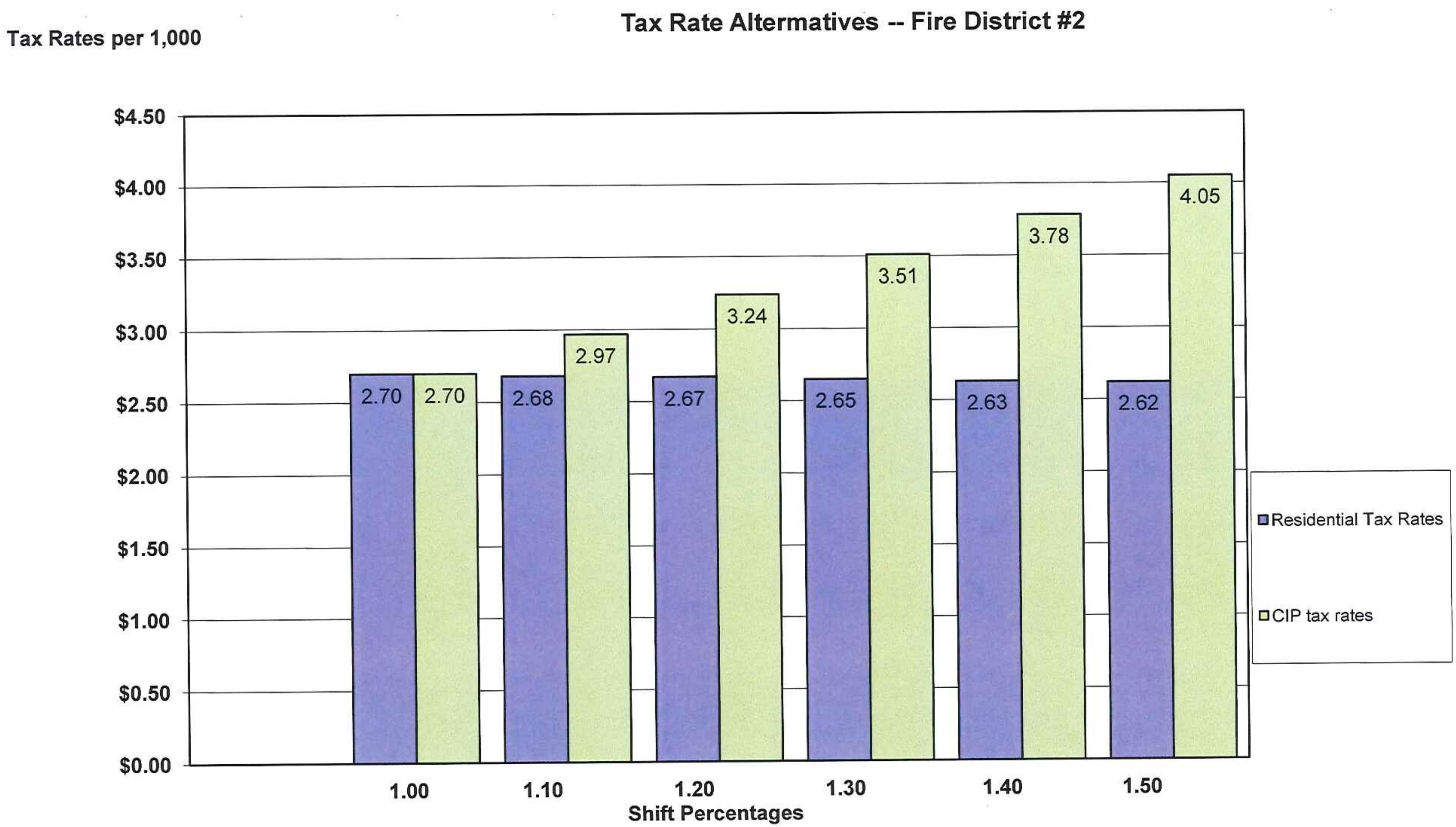
Note:
This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

		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	99.8812	89.2790	0.0000	5.4246	3.5297	1.7666	100.0000	2,091,651	0	127,090	82,695	41,389	2,342,825	2.07		2.09	2.09	2.09
1.02	99.7625	89.1729	0.0000	5.4783	3.5646	1.7841	100.0000	2,089,165	0	128,348	83,513	41,799	2,342,825	2.07		2.11	2.11	2.11
1.03	99.6437	89.0667	0.0000	5.5321	3.5996	1.8016	100.0000	2,086,678	0	129,606	84,332	42,209	2,342,825	2.06		2.13	2.13	2.13
1.04	99.5250	88.9606	0.0000	5.5858	3.6345	1.8191	100.0000	2,084,191	0	130,865	85,151	42,618	2,342,825	2.06		2.15	2.15	2.15
1.05	99.4062	88.8544	0.0000	5.6395	3.6695	1.8366	100.0000	2,081,704	0	132,123	85,970	43,028	2,342,825	2.06		2.17	2.17	2.17
1.06	99.2875	88.7483	0.0000	5.6932	3.7044	1.8541	100.0000	2,079,217	0	133,381	86,789	43,438	2,342,825	2.06		2.19	2.19	2.19
1.07	99.1687	88.6421	0.0000	5.7469	3.7394	1.8716	100.0000	2,076,730	0	134,640	87,607	43,848	2,342,825	2.05		2.21	2.21	2.21
1.08	99.0500	88.5360	0.0000	5.8006	3.7743	1.8891	100.0000	2,074,243	0	135,898	88,426	44,258	2,342,825	2.05		2.24	2.24	2.24
1.09	98.9312	88.4298	0.0000	5.8543	3.8093	1.9066	100.0000	2,071,757	0	137,156	89,245	44,667	2,342,825	2.05		2.26	2.26	2.26
1.10	98.8125	88.3237	0.0000	5.9080	3.8442	1.9241	100.0000	2,069,270	0	138,415	90,064	45,077	2,342,825	2.05		2.28	2.28	2.28
1.11	98.6937	88.2175	0.0000	5.9617	3.8792	1.9415	100.0000	2,066,783	0	139,673	90,882	45,487	2,342,825	2.04		2.30	2.30	2.30
1.12	98.5750	88.1114	0.0000	6.0154	3.9141	1.9590	100.0000	2,064,296	0	140,931	91,701	45,897	2,342,825	2.04		2.32	2.32	2.32
1.13	98.4562	88.0053	0.0000	6.0691	3.9491	1.9765	100.0000	2,061,809	0	142,190	92,520	46,307	2,342,825	2.04		2.34	2.34	2.34
1.14	98.3374	87.8991	0.0000	6.1229	3.9840	1.9940	100.0000	2,059,322	0	143,448	93,339	46,716	2,342,825	2.04		2.36	2.36	2.36
1.15	98.2187	87.7930	0.0000	6.1766	4.0190	2.0115	100.0000	2,056,835	0	144,706	94,157	47,126	2,342,825	2.03		2.38	2.38	2.38
1.16	98.0999	87.6868	0.0000	6.2303	4.0539	2.0290	100.0000	2,054,348	0	145,964	94,976	47,536	2,342,825	2.03		2.40	2.40	2.40
1.17	97.9812	87.5807	0.0000	6.2840	4.0889	2.0465	100.0000	2,051,862	0	147,223	95,795	47,946	2,342,825	2.03		2.42	2.42	2.42
1.18	97.8624	87.4745	0.0000	6.3377	4.1238	2.0640	100.0000	2,049,375	0	148,481	96,614	48,356	2,342,825	2.03		2.44	2.44	2.44
1.19	97.7437	87.3684	0.0000	6.3914	4.1588	2.0815	100.0000	2,046,888	0	149,739	97,432	48,765	2,342,825	2.02		2.46	2.46	2.46
1.20	97.6249	87.2622	0.0000	6.4451	4.1937	2.0990	100.0000	2,044,401	0	150,998	98,251	49,175	2,342,825	2.02		2.48	2.48	2.48
1.21	97.5062	87.1561	0.0000	6.4988	4.2287	2.1165	100.0000	2,041,914	0	152,256	99,070	49,585	2,342,825	2.02		2.50	2.50	2.50
1.22	97.3874	87.0499	0.0000	6.5525	4.2636	2.1339	100.0000	2,039,427	0	153,514	99,889	49,995	2,342,825	2.02		2.53	2.53	2.53
1.23	97.2687	86.9438	0.0000	6.6062	4.2985	2.1514	100.0000	2,036,940	0	154,773	100,707	50,404	2,342,825	2.01		2.55	2.55	2.55
1.24	97.1499	86.8376	0.0000	6.6600	4.3335	2.1689	100.0000	2,034,454	0	156,031	101,526	50,814	2,342,825	2.01		2.57	2.57	2.57
1.25	97.0312	86.7315	0.0000	6.7137	4.3684	2.1864	100.0000	2,031,967	0	157,289	102,345	51,224	2,342,825	2.01		2.59	2.59	2.59

What If...Scenario Worksheet

FD #1 Classification Options Table

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	96.9124	86.6253	0.0000	6.7674	4.4034	2.2039	100.0000	2,029,480	0	158,548	103,164	51,634	2,342,825	2.01		2.61	2.61	2.61
1.27	96.7937	86.5192	0.0000	6.8211	4.4383	2.2214	100.0000	2,026,993	0	159,806	103,982	52,044	2,342,825	2.00		2.63	2.63	2.63
1.28	96.6749	86.4130	0.0000	6.8748	4.4733	2.2389	100.0000	2,024,506	0	161,064	104,801	52,453	2,342,825	2.00		2.65	2.65	2.65
1.29	96.5561	86.3069	0.0000	6.9285	4.5082	2.2564	100.0000	2,022,019	0	162,323	105,620	52,863	2,342,825	2.00		2.67	2.67	2.67
1.30	96.4374	86.2007	0.0000	6.9822	4.5432	2.2739	100.0000	2,019,532	0	163,581	106,439	53,273	2,342,825	2.00		2.69	2.69	2.69
1.31	96.3186	86.0946	0.0000	7.0359	4.5781	2.2914	100.0000	2,017,045	0	164,839	107,258	53,683	2,342,825	1.99		2.71	2.71	2.71
1.32	96.1999	85.9884	0.0000	7.0896	4.6131	2.3089	100.0000	2,014,559	0	166,098	108,076	54,093	2,342,825	1.99		2.73	2.73	2.73
1.33	96.0811	85.8823	0.0000	7.1433	4.6480	2.3264	100.0000	2,012,072	0	167,356	108,895	54,502	2,342,825	1.99		2.75	2.75	2.75
1.34	95.9624	85.7761	0.0000	7.1970	4.6830	2.3438	100.0000	2,009,585	0	168,614	109,714	54,912	2,342,825	1.99		2.77	2.77	2.77
1.35	95.8436	85.6700	0.0000	7.2508	4.7179	2.3613	100.0000	2,007,098	0	169,872	110,533	55,322	2,342,825	1.98		2.79	2.79	2.79
1.36	95.7249	85.5638	0.0000	7.3045	4.7529	2.3788	100.0000	2,004,611	0	171,131	111,351	55,732	2,342,825	1.98		2.82	2.82	2.82
1.37	95.6061	85.4577	0.0000	7.3582	4.7878	2.3963	100.0000	2,002,124	0	172,389	112,170	56,142	2,342,825	1.98		2.84	2.84	2.84
1.38	95.4874	85.3515	0.0000	7.4119	4.8228	2.4138	100.0000	1,999,637	0	173,647	112,989	56,551	2,342,825	1.98		2.86	2.86	2.86
1.39	95.3686	85.2454	0.0000	7.4656	4.8577	2.4313	100.0000	1,997,151	0	174,906	113,808	56,961	2,342,825	1.97		2.88	2.88	2.88
1.40	95.2499	85.1393	0.0000	7.5193	4.8927	2.4488	100.0000	1,994,664	0	176,164	114,626	57,371	2,342,825	1.97		2.90	2.90	2.90
1.41	95.1311	85.0331	0.0000	7.5730	4.9276	2.4663	100.0000	1,992,177	0	177,422	115,445	57,781	2,342,825	1.97		2.92	2.92	2.92
1.42	95.0123	84.9270	0.0000	7.6267	4.9625	2.4838	100.0000	1,989,690	0	178,681	116,264	58,191	2,342,825	1.97		2.94	2.94	2.94
1.43	94.8936	84.8208	0.0000	7.6804	4.9975	2.5013	100.0000	1,987,203	0	179,939	117,083	58,600	2,342,825	1.96		2.96	2.96	2.96
1.44	94.7748	84.7147	0.0000	7.7341	5.0324	2.5188	100.0000	1,984,716	0	181,197	117,901	59,010	2,342,825	1.96		2.98	2.98	2.98
1.45	94.6561	84.6085	0.0000	7.7878	5.0674	2.5363	100.0000	1,982,229	0	182,456	118,720	59,420	2,342,825	1.96		3.00	3.00	3.00
1.46	94.5373	84.5024	0.0000	7.8416	5.1023	2.5537	100.0000	1,979,742	0	183,714	119,539	59,830	2,342,825	1.96		3.02	3.02	3.02
1.47	94.4186	84.3962	0.0000	7.8953	5.1373	2.5712	100.0000	1,977,256	0	184,972	120,358	60,240	2,342,825	1.95		3.04	3.04	3.04
1.48	94.2998	84.2901	0.0000	7.9490	5.1722	2.5887	100.0000	1,974,769	0	186,231	121,176	60,649	2,342,825	1.95		3.06	3.06	3.06
1.49	94.1811	84.1839	0.0000	8.0027	5.2072	2.6062	100.0000	1,972,282	0	187,489	121,995	61,059	2,342,825	1.95		3.08	3.08	3.08
1.50	94.0623	84.0778	0.0000	8.0564	5.2421	2.6237	100.0000	1,969,795	0	188,747	122,814	61,469	2,342,825	1.95		3.11	3.11	3.11


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
2.70
2.70
2.68
2.97
2.67
3.24
2.65
3.51
2.63
3.78
2.62
4.05
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	354,631,885	94.1730%	R & O %
O S	394,800	0.1048%	94.2779%
Com	12,470,540	3.3116%	
Ind	810,675	0.2153%	C I P %
PP	8,266,944	2.1953%	5.7221%
Total	376,574,844	100.0000%	

PAGE DOWN TO COMPLETE DATA ENTRY

CLASSIFICATION OPTIONS

	Residential Exempt
	Small Commercial Exemption

LEVY

$1,016,752	Estimated Levy
2.70	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	99.9393	94.1159	0.1048	3.3447	0.2174	2.2173	100.0000	956,925	1,065	34,007	2,211	22,544	1,016,752	2.70	2.70	2.73	2.73	2.73
1.02	99.8786	94.0587	0.1047	3.3778	0.2196	2.2392	100.0000	956,344	1,065	34,344	2,233	22,767	1,016,752	2.70	2.70	2.75	2.75	2.75
1.03	99.8179	94.0015	0.1046	3.4109	0.2217	2.2612	100.0000	955,763	1,064	34,681	2,254	22,990	1,016,752	2.70	2.70	2.78	2.78	2.78
1.04	99.7572	93.9444	0.1046	3.4440	0.2239	2.2831	100.0000	955,181	1,063	35,017	2,276	23,214	1,016,752	2.69	2.69	2.81	2.81	2.81
1.05	99.6965	93.8872	0.1045	3.4771	0.2260	2.3051	100.0000	954,600	1,063	35,354	2,298	23,437	1,016,752	2.69	2.69	2.84	2.84	2.84
1.06	99.6358	93.8301	0.1045	3.5103	0.2282	2.3270	100.0000	954,019	1,062	35,691	2,320	23,660	1,016,752	2.69	2.69	2.86	2.86	2.86
1.07	99.5751	93.7729	0.1044	3.5434	0.2303	2.3490	100.0000	953,438	1,061	36,027	2,342	23,883	1,016,752	2.69	2.69	2.89	2.89	2.89
1.08	99.5144	93.7158	0.1043	3.5765	0.2325	2.3709	100.0000	952,857	1,061	36,364	2,364	24,106	1,016,752	2.69	2.69	2.92	2.92	2.92
1.09	99.4537	93.6586	0.1043	3.6096	0.2347	2.3929	100.0000	952,276	1,060	36,701	2,386	24,330	1,016,752	2.69	2.69	2.94	2.94	2.94
1.10	99.3931	93.6014	0.1042	3.6427	0.2368	2.4148	100.0000	951,695	1,059	37,038	2,408	24,553	1,016,752	2.68	2.68	2.97	2.97	2.97
1.11	99.3324	93.5443	0.1041	3.6758	0.2390	2.4368	100.0000	951,113	1,059	37,374	2,430	24,776	1,016,752	2.68	2.68	3.00	3.00	3.00
1.12	99.2717	93.4871	0.1041	3.7090	0.2411	2.4587	100.0000	950,532	1,058	37,711	2,451	24,999	1,016,752	2.68	2.68	3.02	3.02	3.02
1.13	99.2110	93.4300	0.1040	3.7421	0.2433	2.4807	100.0000	949,951	1,058	38,048	2,473	25,222	1,016,752	2.68	2.68	3.05	3.05	3.05
1.14	99.1503	93.3728	0.1039	3.7752	0.2454	2.5026	100.0000	949,370	1,057	38,384	2,495	25,446	1,016,752	2.68	2.68	3.08	3.08	3.08
1.15	99.0896	93.3156	0.1039	3.8083	0.2476	2.5246	100.0000	948,789	1,056	38,721	2,517	25,669	1,016,752	2.68	2.68	3.11	3.11	3.11
1.16	99.0289	93.2585	0.1038	3.8414	0.2497	2.5465	100.0000	948,208	1,056	39,058	2,539	25,892	1,016,752	2.67	2.67	3.13	3.13	3.13
1.17	98.9682	93.2013	0.1038	3.8745	0.2519	2.5685	100.0000	947,626	1,055	39,394	2,561	26,115	1,016,752	2.67	2.67	3.16	3.16	3.16
1.18	98.9075	93.1442	0.1037	3.9077	0.2540	2.5905	100.0000	947,045	1,054	39,731	2,583	26,338	1,016,752	2.67	2.67	3.19	3.19	3.19
1.19	98.8468	93.0870	0.1036	3.9408	0.2562	2.6124	100.0000	946,464	1,054	40,068	2,605	26,562	1,016,752	2.67	2.67	3.21	3.21	3.21
1.20	98.7861	93.0299	0.1036	3.9739	0.2583	2.6344	100.0000	945,883	1,053	40,405	2,627	26,785	1,016,752	2.67	2.67	3.24	3.24	3.24
1.21	98.7254	92.9727	0.1035	4.0070	0.2605	2.6563	100.0000	945,302	1,052	40,741	2,648	27,008	1,016,752	2.67	2.67	3.27	3.27	3.27
1.22	98.6647	92.9155	0.1034	4.0401	0.2626	2.6783	100.0000	944,721	1,052	41,078	2,670	27,231	1,016,752	2.66	2.66	3.29	3.29	3.29
1.23	98.6040	92.8584	0.1034	4.0732	0.2648	2.7002	100.0000	944,140	1,051	41,415	2,692	27,455	1,016,752	2.66	2.66	3.32	3.32	3.32
1.24	98.5433	92.8012	0.1033	4.1063	0.2669	2.7222	100.0000	943,558	1,050	41,751	2,714	27,678	1,016,752	2.66	2.66	3.35	3.35	3.35
1.25	98.4826	92.7441	0.1032	4.1395	0.2691	2.7441	100.0000	942,977	1,050	42,088	2,736	27,901	1,016,752	2.66	2.66	3.38	3.38	3.38

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	98.4219	92.6869	0.1032	4.1726	0.2712	2.7661	100.0000	942,396	1,049	42,425	2,758	28,124	1,016,752	2.66	2.66	3.40	3.40	3.40
1.27	98.3612	92.6298	0.1031	4.2057	0.2734	2.7880	100.0000	941,815	1,048	42,761	2,780	28,347	1,016,752	2.66	2.66	3.43	3.43	3.43
1.28	98.3006	92.5726	0.1031	4.2388	0.2756	2.8100	100.0000	941,234	1,048	43,098	2,802	28,571	1,016,752	2.65	2.65	3.46	3.46	3.46
1.29	98.2399	92.5154	0.1030	4.2719	0.2777	2.8319	100.0000	940,653	1,047	43,435	2,824	28,794	1,016,752	2.65	2.65	3.48	3.48	3.48
1.30	98.1792	92.4583	0.1029	4.3050	0.2799	2.8539	100.0000	940,071	1,047	43,772	2,845	29,017	1,016,752	2.65	2.65	3.51	3.51	3.51
1.31	98.1185	92.4011	0.1029	4.3382	0.2820	2.8758	100.0000	939,490	1,046	44,108	2,867	29,240	1,016,752	2.65	2.65	3.54	3.54	3.54
1.32	98.0578	92.3440	0.1028	4.3713	0.2842	2.8978	100.0000	938,909	1,045	44,445	2,889	29,463	1,016,752	2.65	2.65	3.56	3.56	3.56
1.33	97.9971	92.2868	0.1027	4.4044	0.2863	2.9197	100.0000	938,328	1,045	44,782	2,911	29,687	1,016,752	2.65	2.65	3.59	3.59	3.59
1.34	97.9364	92.2296	0.1027	4.4375	0.2885	2.9417	100.0000	937,747	1,044	45,118	2,933	29,910	1,016,752	2.64	2.64	3.62	3.62	3.62
1.35	97.8757	92.1725	0.1026	4.4706	0.2906	2.9637	100.0000	937,166	1,043	45,455	2,955	30,133	1,016,752	2.64	2.64	3.65	3.65	3.65
1.36	97.8150	92.1153	0.1025	4.5037	0.2928	2.9856	100.0000	936,585	1,043	45,792	2,977	30,356	1,016,752	2.64	2.64	3.67	3.67	3.67
1.37	97.7543	92.0582	0.1025	4.5369	0.2949	3.0076	100.0000	936,003	1,042	46,129	2,999	30,579	1,016,752	2.64	2.64	3.70	3.70	3.70
1.38	97.6936	92.0010	0.1024	4.5700	0.2971	3.0295	100.0000	935,422	1,041	46,465	3,021	30,803	1,016,752	2.64	2.64	3.73	3.73	3.73
1.39	97.6329	91.9439	0.1024	4.6031	0.2992	3.0515	100.0000	934,841	1,041	46,802	3,042	31,026	1,016,752	2.64	2.64	3.75	3.75	3.75
1.40	97.5722	91.8867	0.1023	4.6362	0.3014	3.0734	100.0000	934,260	1,040	47,139	3,064	31,249	1,016,752	2.63	2.63	3.78	3.78	3.78
1.41	97.5115	91.8295	0.1022	4.6693	0.3035	3.0954	100.0000	933,679	1,039	47,475	3,086	31,472	1,016,752	2.63	2.63	3.81	3.81	3.81
1.42	97.4508	91.7724	0.1022	4.7024	0.3057	3.1173	100.0000	933,098	1,039	47,812	3,108	31,695	1,016,752	2.63	2.63	3.83	3.83	3.83
1.43	97.3901	91.7152	0.1021	4.7355	0.3078	3.1393	100.0000	932,516	1,038	48,149	3,130	31,919	1,016,752	2.63	2.63	3.86	3.86	3.86
1.44	97.3294	91.6581	0.1020	4.7687	0.3100	3.1612	100.0000	931,935	1,037	48,485	3,152	32,142	1,016,752	2.63	2.63	3.89	3.89	3.89
1.45	97.2687	91.6009	0.1020	4.8018	0.3122	3.1832	100.0000	931,354	1,037	48,822	3,174	32,365	1,016,752	2.63	2.63	3.92	3.92	3.92
1.46	97.2081	91.5438	0.1019	4.8349	0.3143	3.2051	100.0000	930,773	1,036	49,159	3,196	32,588	1,016,752	2.62	2.62	3.94	3.94	3.94
1.47	97.1474	91.4866	0.1018	4.8680	0.3165	3.2271	100.0000	930,192	1,036	49,496	3,218	32,812	1,016,752	2.62	2.62	3.97	3.97	3.97
1.48	97.0867	91.4294	0.1018	4.9011	0.3186	3.2490	100.0000	929,611	1,035	49,832	3,239	33,035	1,016,752	2.62	2.62	4.00	4.00	4.00
1.49	97.0260	91.3723	0.1017	4.9342	0.3208	3.2710	100.0000	929,030	1,034	50,169	3,261	33,258	1,016,752	2.62	2.62	4.02	4.02	4.02
1.50	96.9653	91.3151	0.1017	4.9674	0.3229	3.2929	100.0000	928,448	1,034	50,506	3,283	33,481	1,016,752	2.62	2.62	4.05	4.05	4.05

South Hadley Valuation
Fiscal 2000-2013

	Valuation by class					% of Total Valuation	
	R	O	C	I	P	R&O %	CIP %
2013	$ 1,344,616,660	$ 394,800	$ 73,258,675	$ 40,364,275	$ 27,651,467	90.49%	9.51%
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%

11/19/2012

Analysis of average single family tax bill.
FY 13(Estimated)
vs.
FY 12(Actual)

PROPOSED	***ESTIMATED***			
Average Single Family Home Value for FY 2013	**Taxes for** **Fiscal 2013** Town $14.91	Average Single Family Home Value for FY 2012	**Actual Taxes for** **Fiscal 2012** Town $14.73	
$ 234,800	$ 3,500.87	$ 234,200	$ 3,449.77	$ 51.10 increase over last fiscal year
	Fiscal 2013 FD #1 $2.08		**Fiscal 2012** FD #1 $2.05	
$ 234,800	$ 488.38	$ 234,200	$ 480.11	$ 8.27 increase over last fiscal year
	Fiscal 2013 FD #2 $2.70		**Fiscal 2012** FD #2 $2.55	
$ 234,800	$ 633.96	$ 234,200	$ 597.21	$ 36.75 increase over last fiscal year

11/19/2012

Analysis of Comm/Ind average tax bill
FY 13(Estimated)
vs.
FY 12 (Actual)

PROPOSED	***ESTIMATED***			
Average Commercial Industrial Value FY 2013	**Taxes for** **Fiscal 2013** Town $14.91	Average Commercial Industrial Value FY 2012	**Actual Taxes for** **Fiscal 2012** Town $14.73	
$ 387,800	$ 5,782.10	$ 389,900	$ 5,743.23	$ 38.87 increase over last fiscal year
	Fiscal 2013 FD #1 $2.08		**Fiscal 2012** FD #1 $2.05	
$ 387,800	$ 806.62	$ 389,900	$ 799.30	$ 7.33 increase over last fiscal year
	Fiscal 2013 FD #2 $2.70		**Fiscal 2012** FD #2 $2.55	
$ 387,800	$ 1,047.06	$ 389,900	$ 994.25	$ 52.81 increase over last fiscal year