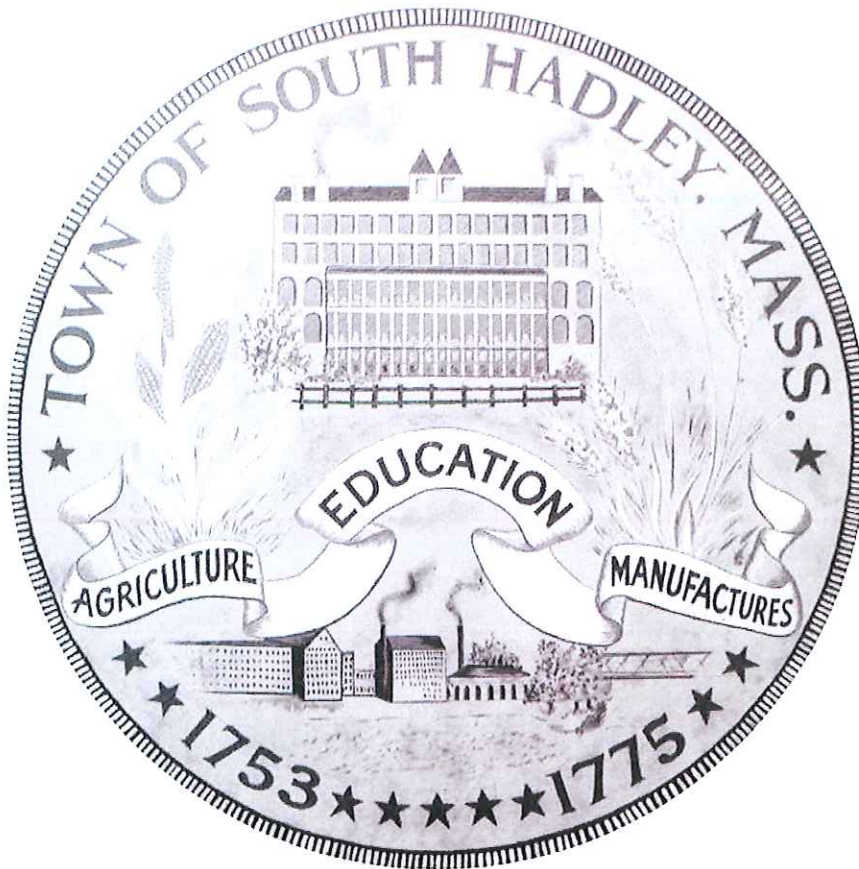




Fiscal 2014 Tax Classification

**PUBLIC HEARING ON
CLASSIFICATION OF PROPERTY
TUESDAY, DECEMBER 3 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**

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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 2014 the town has 16 properties classified as open space that this discount could affect.

Residential Exemption

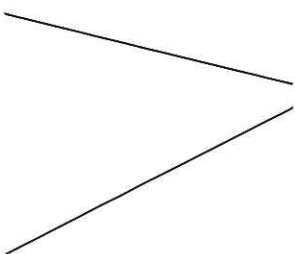
- Applied to every residential property which is owner-occupied
- At the option of the Selectboard, an exemption of not more than 20% of the average assessed value of all Class 1, Residential parcels may be applied to residential parcels that are the principal residence of the property owner.
- Dollar 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:

$$\frac{\$1,279,016,795}{\text{Class 1 Value}} \div \frac{6,809}{\text{Parcels}} = \frac{\$187,842}{\text{Avg. Cl. 1 Value}}$$

$$\frac{\$187,842}{\text{Avg. Cl. 1 Value}} \times 20\% = \frac{\$37,568}{\text{Max Residential Exemption}}$$

The approximate *number of owner-occupied primary residences* is $5,753 \times \$37,568 = \$216,128,704$. 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	- 216,128,704	1,062,888,091	19.75
Class 2 Open Space	- None		16.41
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 \$1,641 to \$1,233.03 which would be a *decrease of (\$ 407.97)*.

A **non owner occupied** residence valued at \$100,000 with no residential exemption would go from \$1,641 to \$1,975 which would be an *increase of \$ 334*.

A **vacant parcel** of land valued at \$50,000 would go from \$820.50 to \$987.50 which would be an *increase of \$ 167.*

An **accessory parcel** of land valued at \$20,000 would go from \$328.20 to \$395 which would be an *increase of \$ 66.80*.

For fiscal 2014 approximately 1056 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 2014

<u>PROPOSED Tax Rates:</u>		<u>Rate</u>	<u>% increase</u>
Fiscal 2013 rates: \$14.91 \$ 2.08 \$ 2.70	Town	\$16.41	10.1 %
	FD #1	\$ 2.24	7.7 %
	FD #2	\$ 2.80	3.7 %
<i>New Growth</i>		\$ 231,043.00	
<i>Tax Levy</i>		\$ 23,150,253.91	
<i>Debt Exclusion Total</i>		\$ 578,342.00	
<i>Maximum Allowable Levy Limit</i>		\$ 23,150,359.00	
<i>Excess Levy Capacity</i>		\$ 105.09	
MRF = <u>94.8669%</u> Rate <u>\$ 16.41</u> R&O <u>90.6896%</u> CIP <u>9.3104%</u>			

<u>%</u>	<u>R&O</u>	<u>CIP</u>	<u>Res Factor</u>
100-----	16.41	16.41	100.000%
110-----	16.24	18.05	98.9734%
120-----	16.07	19.69	97.9468%
130-----	15.90	21.33	96.9201%
140-----	15.74	22.97	95.8935%
150-----	15.57	24.62	94.8669%

Example: \$100,000 property value

<u>%</u>	<u>Res tax (decr)</u>		<u>Comm (+ incr)</u>	
100-----	1,641	(0)	1,641	(0)
110-----	1,624	(-17)	1,805	+164
120-----	1,607	(-34)	1,969	+328
130-----	1,590	(-51)	2,133	+492
140-----	1,574	(-67)	2,297	+656
150-----	1,557	(-84)	2,462	+821

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

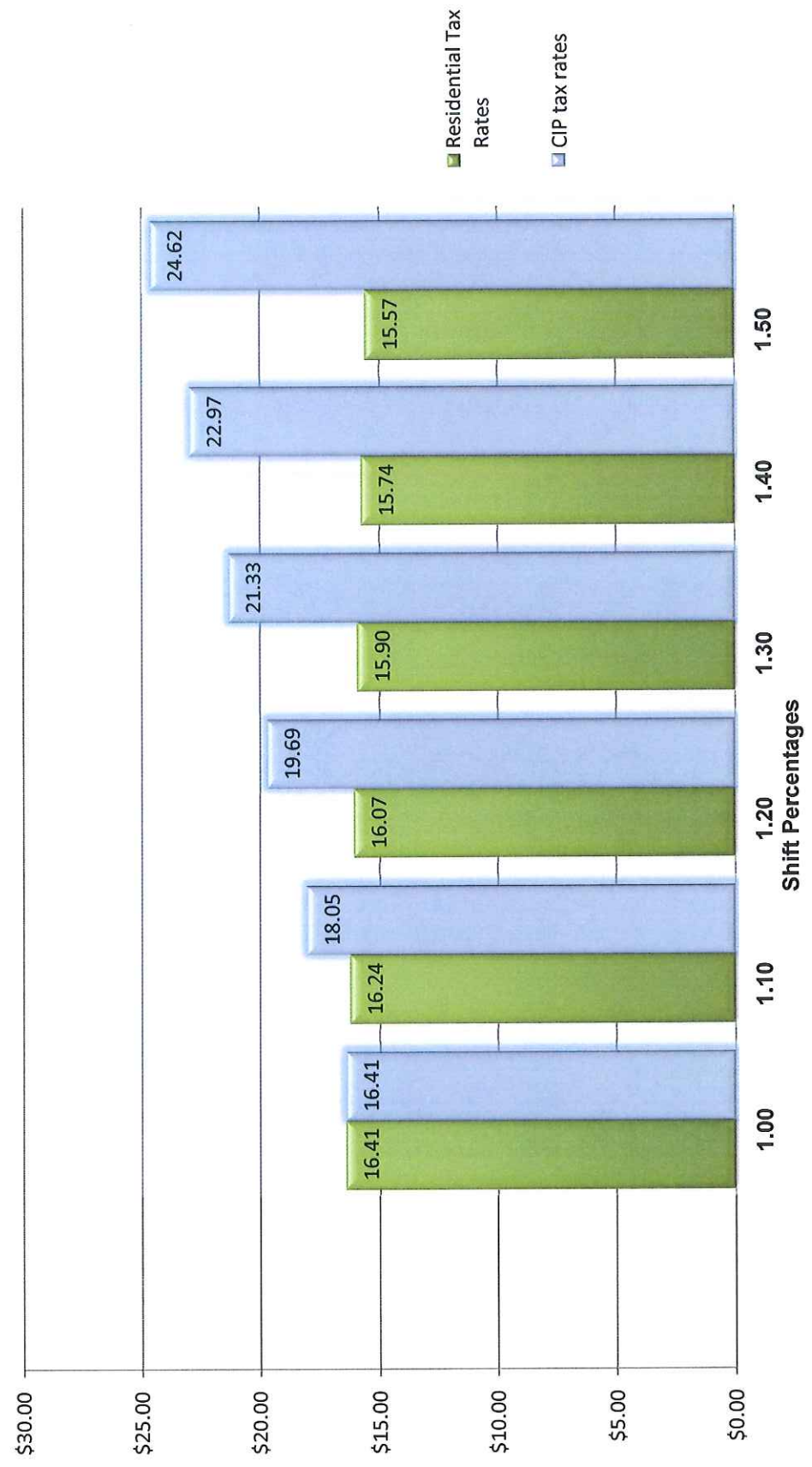
Maximum increase on a commercial/industrial \$100,000 property \$ +821

(The average value of a commercial/industrial property is \$350,900)

(The average value of a single family residence is \$224,400)

Tax Rate Alternatives -- Town of South Hadley

Tax Rates per 1,000



Town Classification Options Table

What If...Scenario Worksheet

CLASS	VALUE	%
Res	1,279,016,795	90.6628%
O S	378,000	0.0268%
Com	67,685,580	4.7979%
Ind	38,273,600	2.7130%
PP	25,386,665	1.7995%
Total	1,410,740,640	100.0000%

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CLASSIFICATION OPTIONS

Residential Exempt	
Small Commercial Exemption	

LEVY

Estimated Levy	\$23,150,254
Single Tax Rate	16.41

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
1.01	99.8973	90.5997	0.0268	4.8459	2.7401	1.8175	100.0000	20,967,118	6,197	1,121,828	634,350	420,761	23,150,254	16.39	16.39	16.57	16.57
1.02	99.7947	90.4766	0.0267	4.8938	2.7673	1.8355	100.0000	20,945,571	6,190	1,132,935	640,631	424,927	23,150,254	16.38	16.38	16.74	16.74
1.03	99.6920	90.3636	0.0267	4.9418	2.7944	1.8535	100.0000	20,924,023	6,184	1,144,042	646,912	429,093	23,150,254	16.36	16.36	16.90	16.90
1.04	99.5894	90.2905	0.0267	4.9898	2.8215	1.8715	100.0000	20,902,476	6,178	1,155,149	653,193	433,259	23,150,254	16.34	16.34	17.07	17.07
1.05	99.4867	90.1974	0.0267	5.0378	2.8487	1.8895	100.0000	20,880,928	6,171	1,166,256	659,473	437,425	23,150,254	16.33	16.33	17.23	17.23
1.06	99.3840	90.1043	0.0266	5.0857	2.8758	1.9075	100.0000	20,859,381	6,165	1,177,364	665,754	441,591	23,150,254	16.31	16.31	17.39	17.39
1.07	99.2814	90.0113	0.0266	5.1337	2.9029	1.9255	100.0000	20,837,833	6,158	1,188,471	672,035	445,757	23,150,254	16.29	16.29	17.56	17.56
1.08	99.1787	89.9182	0.0266	5.1817	2.9301	1.9435	100.0000	20,816,286	6,152	1,199,578	678,315	449,923	23,150,254	16.28	16.28	17.72	17.72
1.09	99.0760	89.8251	0.0265	5.2297	2.9572	1.9615	100.0000	20,794,738	6,146	1,210,685	684,596	454,089	23,150,254	16.26	16.26	17.89	17.89
1.10	98.9734	89.7320	0.0265	5.2777	2.9843	1.9795	100.0000	20,773,191	6,139	1,221,792	690,877	458,255	23,150,254	16.24	16.24	18.05	18.05
1.11	98.8707	89.6389	0.0265	5.3256	3.0114	1.9975	100.0000	20,751,643	6,133	1,232,900	697,157	462,421	23,150,254	16.22	16.22	18.22	18.22
1.12	98.7681	89.5459	0.0265	5.3736	3.0386	2.0155	100.0000	20,730,096	6,127	1,244,007	703,438	466,587	23,150,254	16.21	16.21	18.38	18.38
1.13	98.6654	89.4528	0.0264	5.4216	3.0657	2.0335	100.0000	20,708,548	6,120	1,255,114	709,719	470,753	23,150,254	16.19	16.19	18.54	18.54
1.14	98.5627	89.3597	0.0264	5.4696	3.0928	2.0515	100.0000	20,687,001	6,114	1,266,221	716,000	474,918	23,150,254	16.17	16.17	18.71	18.71
1.15	98.4601	89.2666	0.0264	5.5176	3.1200	2.0695	100.0000	20,665,453	6,107	1,277,328	722,280	479,084	23,150,254	16.16	16.16	18.87	18.87
1.16	98.3574	89.1736	0.0264	5.5655	3.1471	2.0875	100.0000	20,643,906	6,101	1,288,436	728,561	483,250	23,150,254	16.14	16.14	19.04	19.04
1.17	98.2547	89.0805	0.0263	5.6135	3.1742	2.1054	100.0000	20,622,358	6,095	1,299,543	734,842	487,416	23,150,254	16.12	16.12	19.20	19.20
1.18	98.1521	88.9874	0.0263	5.6615	3.2014	2.1234	100.0000	20,600,811	6,088	1,310,650	741,122	491,582	23,150,254	16.11	16.11	19.36	19.36
1.19	98.0494	88.8943	0.0263	5.7095	3.2285	2.1414	100.0000	20,579,263	6,082	1,321,757	747,403	495,748	23,150,254	16.09	16.09	19.53	19.53
1.20	97.9468	88.8013	0.0262	5.7575	3.2556	2.1594	100.0000	20,557,716	6,076	1,332,864	753,684	499,914	23,150,254	16.07	16.07	19.69	19.69
1.21	97.8441	88.7082	0.0262	5.8054	3.2827	2.1774	100.0000	20,536,169	6,069	1,343,972	759,964	504,080	23,150,254	16.06	16.06	19.86	19.86
1.22	97.7414	88.6151	0.0262	5.8534	3.3099	2.1954	100.0000	20,514,621	6,063	1,355,079	766,245	508,246	23,150,254	16.04	16.04	20.02	20.02
1.23	97.6388	88.5220	0.0262	5.9014	3.3370	2.2134	100.0000	20,493,074	6,057	1,366,186	772,526	512,412	23,150,254	16.02	16.02	20.18	20.18
1.24	97.5361	88.4289	0.0261	5.9494	3.3641	2.2314	100.0000	20,471,526	6,050	1,377,293	778,807	516,578	23,150,254	16.01	16.01	20.35	20.35
1.25	97.4334	88.3359	0.0261	5.9973	3.3913	2.2494	100.0000	20,449,979	6,044	1,388,400	785,087	520,744	23,150,254	15.99	15.99	20.51	20.51

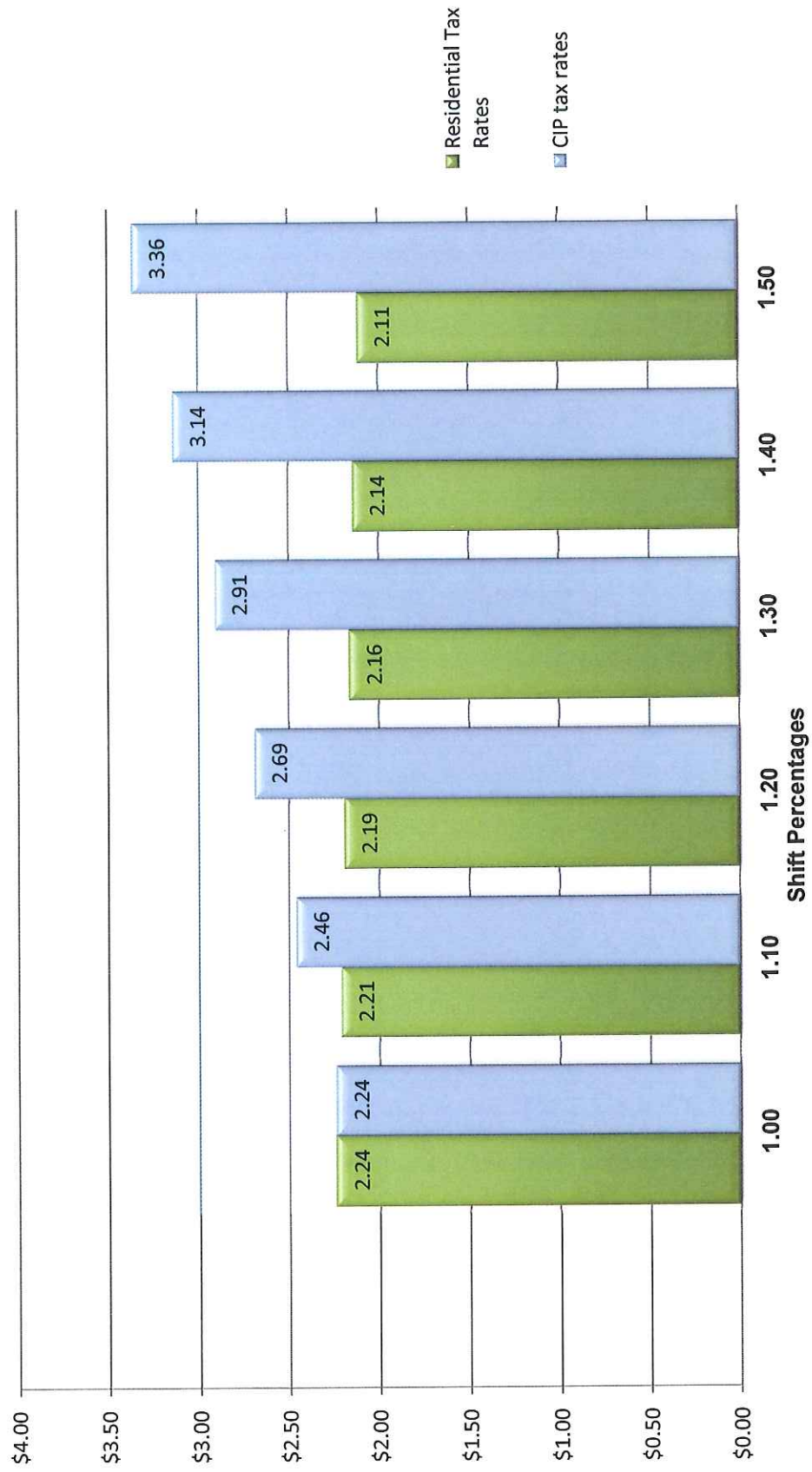
Town Classification Options Table

What If... Scenario Worksheet

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	
1.26	97.3308	88.2428	0.0261	6.0453	3.4184	2.2674	100.0000	20,428,431	6.037	1,399,508	791,368	524,910	23,150,254	15.97	15.97	20.68	20.68	20.68	
1.27	97.2281	88.1497	0.0261	6.0933	3.4455	2.2854	100.0000	20,406,884	6.031	1,410,615	797,649	529,076	23,150,254	15.96	15.96	20.84	20.84	20.84	
1.28	97.1255	88.0566	0.0260	6.1413	3.4727	2.3034	100.0000	20,385,336	6.025	1,421,722	803,929	533,242	23,150,254	15.94	15.94	21.00	21.00	21.00	
1.29	97.0228	87.9636	0.0260	6.1893	3.4998	2.3214	100.0000	20,363,789	6.018	1,432,829	810,210	537,408	23,150,254	15.92	15.92	21.17	21.17	21.17	
1.30	96.9201	87.8705	0.0260	6.2372	3.5269	2.3394	100.0000	20,342,241	6.012	1,443,936	816,491	541,574	23,150,254	15.90	15.90	21.33	21.33	21.33	
1.31	96.8175	87.7774	0.0259	6.2852	3.5540	2.3574	100.0000	20,320,694	6.006	1,455,044	822,771	545,740	23,150,254	15.89	15.89	21.50	21.50	21.50	
1.32	96.7148	87.6843	0.0259	6.3332	3.5812	2.3754	100.0000	20,299,146	5.999	1,466,151	823,052	549,906	23,150,254	15.87	15.87	21.66	21.66	21.66	
1.33	96.6121	87.5913	0.0259	6.3812	3.6083	2.3934	100.0000	20,277,599	5.993	1,477,258	835,333	554,072	23,150,254	15.85	15.85	21.83	21.83	21.83	
1.34	96.5095	87.4982	0.0259	6.4292	3.6354	2.4114	100.0000	20,256,051	5.986	1,488,365	841,614	558,238	23,150,254	15.84	15.84	21.99	21.99	21.99	
1.35	96.4068	87.4051	0.0258	6.4771	3.6626	2.4294	100.0000	20,234,504	5.980	1,499,473	847,894	562,403	23,150,254	15.82	15.82	22.15	22.15	22.15	
1.36	96.3042	87.3120	0.0258	6.5251	3.6897	2.4474	100.0000	20,212,956	5.974	1,510,580	854,175	566,569	23,150,254	15.80	15.80	22.32	22.32	22.32	
1.37	96.2015	87.2190	0.0258	6.5731	3.7168	2.4654	100.0000	20,191,409	5.967	1,521,687	860,456	570,735	23,150,254	15.79	15.79	22.48	22.48	22.48	
1.38	96.0988	87.1259	0.0257	6.6211	3.7440	2.4833	100.0000	20,169,861	5.961	1,532,794	866,736	574,901	23,150,254	15.77	15.77	22.65	22.65	22.65	
1.39	95.9962	87.0328	0.0257	6.6690	3.7711	2.5013	100.0000	20,148,314	5.955	1,543,901	873,017	579,067	23,150,254	15.75	15.75	22.81	22.81	22.81	
1.40	95.8935	86.9397	0.0257	6.7170	3.7982	2.5193	100.0000	20,126,766	5.948	1,555,009	879,298	583,233	23,150,254	15.74	15.74	22.97	22.97	22.97	
1.41	95.7908	86.8466	0.0257	6.7650	3.8254	2.5373	100.0000	20,105,219	5.942	1,566,116	885,578	587,399	23,150,254	15.72	15.72	23.14	23.14	23.14	
1.42	95.6882	86.7536	0.0256	6.8130	3.8525	2.5553	100.0000	20,083,671	5.936	1,577,223	891,859	591,565	23,150,254	15.70	15.70	23.30	23.30	23.30	
1.43	95.5855	86.6605	0.0256	6.8610	3.8796	2.5733	100.0000	20,062,124	5.929	1,588,330	898,140	595,731	23,150,254	15.69	15.69	23.47	23.47	23.47	
1.44	95.4829	86.5674	0.0256	6.9089	3.9067	2.5913	100.0000	20,040,576	5.923	1,599,437	904,420	599,897	23,150,254	15.67	15.67	23.63	23.63	23.63	
1.45	95.3802	86.4743	0.0256	6.9569	3.9339	2.6093	100.0000	20,019,029	5.916	1,610,545	910,701	604,063	23,150,254	15.65	15.65	23.79	23.79	23.79	
1.46	95.2775	86.3813	0.0255	7.0049	3.9610	2.6273	100.0000	19,997,481	5.910	1,621,652	916,982	608,229	23,150,254	15.64	15.64	23.96	23.96	23.96	
1.47	95.1749	86.2882	0.0255	7.0529	3.9881	2.6453	100.0000	19,975,934	5.904	1,632,759	923,263	612,395	23,150,254	15.62	15.62	24.12	24.12	24.12	
1.48	95.0722	86.1951	0.0255	7.1009	4.0153	2.6633	100.0000	19,954,386	5.897	1,643,866	929,543	616,561	23,150,254	15.60	15.60	24.29	24.29	24.29	
1.49	94.9695	86.1020	0.0254	7.1488	4.0424	2.6813	100.0000	19,932,839	5.891	1,654,973	935,824	620,727	23,150,254	15.58	15.58	24.45	24.45	24.45	
1.50	94.8669	86.0090	0.0254	7.1968	4.0695	2.6993	100.0000	19,911,291	5.885	1,666,081	942,105	624,893	23,150,254	15.57	15.57	24.62	24.62	24.62	

Tax Rate Alternatives -- Fire District #1

Tax Rates per 1,000



FD1 Classification Options Table

What If...Scenario Worksheet

CLASS	VALUE	%
Res	957,956,595	89.5579%
O S	0	0.0000%
Com	56,395,680	5.2723%
Ind	37,457,600	3.5019%
PP	17,840,841	1.6679%
Total	1,069,650,716	100.0000%

↓ PAGE DOWN TO COMPLETE DATA ENTRY ↓

CLASSIFICATION OPTIONS

Residential Exempt	
Small Commercial Exemption	

LEVY

Estimated Levy	\$2,396,011
Single Tax Rate	2.24

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	99.8834	89.4535	0.0000	5.3251	3.5369	1.6846	100.0000	2,143,315	0	127,589	84,744	40,383	2,396,011	2.24		2.26	2.26	2.26	2.26	
1.02	99.7668	89.3490	0.0000	5.3778	3.5719	1.7013	100.0000	2,140,813	0	128,852	85,583	40,763	2,396,011	2.23		2.28	2.28	2.28	2.28	
1.03	99.6502	89.2446	0.0000	5.4305	3.6069	1.7180	100.0000	2,138,311	0	130,116	86,422	41,162	2,396,011	2.23		2.31	2.31	2.31	2.31	
1.04	99.5336	89.1402	0.0000	5.4832	3.6419	1.7346	100.0000	2,135,809	0	131,379	87,261	41,562	2,396,011	2.23		2.33	2.33	2.33	2.33	
1.05	99.4170	89.0358	0.0000	5.5360	3.6769	1.7513	100.0000	2,133,307	0	132,642	88,100	41,962	2,396,011	2.23		2.35	2.35	2.35	2.35	
1.06	99.3004	88.9314	0.0000	5.5887	3.7120	1.7680	100.0000	2,130,805	0	133,906	88,939	42,361	2,396,011	2.22		2.37	2.37	2.37	2.37	
1.07	99.1838	88.8269	0.0000	5.6414	3.7470	1.7847	100.0000	2,128,303	0	135,169	89,778	42,761	2,396,011	2.22		2.40	2.40	2.40	2.40	
1.08	99.0672	88.7225	0.0000	5.6941	3.7820	1.8013	100.0000	2,125,801	0	136,432	90,617	43,160	2,396,011	2.22		2.42	2.42	2.42	2.42	
1.09	98.9506	88.6181	0.0000	5.7469	3.8170	1.8180	100.0000	2,123,299	0	137,695	91,456	43,560	2,396,011	2.22		2.44	2.44	2.44	2.44	
1.10	98.8340	88.5137	0.0000	5.7996	3.8520	1.8347	100.0000	2,120,797	0	138,959	92,295	43,960	2,396,011	2.21		2.46	2.46	2.46	2.46	
1.11	98.7174	88.4093	0.0000	5.8523	3.8871	1.8514	100.0000	2,118,296	0	140,222	93,134	44,359	2,396,011	2.21		2.49	2.49	2.49	2.49	
1.12	98.6008	88.3048	0.0000	5.9050	3.9221	1.8681	100.0000	2,115,794	0	141,485	93,973	44,759	2,396,011	2.21		2.51	2.51	2.51	2.51	
1.13	98.4842	88.2004	0.0000	5.9578	3.9571	1.8847	100.0000	2,113,292	0	142,748	94,812	45,159	2,396,011	2.21		2.53	2.53	2.53	2.53	
1.14	98.3677	88.0960	0.0000	6.0105	3.9921	1.9014	100.0000	2,110,790	0	144,012	95,651	45,558	2,396,011	2.20		2.55	2.55	2.55	2.55	
1.15	98.2511	87.9916	0.0000	6.0632	4.0271	1.9181	100.0000	2,108,288	0	145,275	96,491	45,958	2,396,011	2.20		2.58	2.58	2.58	2.58	
1.16	98.1345	87.8872	0.0000	6.1159	4.0621	1.9348	100.0000	2,105,786	0	146,538	97,330	46,358	2,396,011	2.20		2.60	2.60	2.60	2.60	
1.17	98.0179	87.7827	0.0000	6.1686	4.0972	1.9515	100.0000	2,103,284	0	147,801	98,169	46,757	2,396,011	2.20		2.62	2.62	2.62	2.62	
1.18	97.9013	87.6783	0.0000	6.2214	4.1322	1.9681	100.0000	2,100,782	0	149,065	99,008	47,157	2,396,011	2.19		2.64	2.64	2.64	2.64	
1.19	97.7847	87.5739	0.0000	6.2741	4.1672	1.9848	100.0000	2,098,280	0	150,328	99,847	47,556	2,396,011	2.19		2.67	2.67	2.67	2.67	
1.20	97.6681	87.4695	0.0000	6.3268	4.2022	2.0015	100.0000	2,095,778	0	151,591	100,686	47,956	2,396,011	2.19		2.69	2.69	2.69	2.69	
1.21	97.5515	87.3650	0.0000	6.3795	4.2372	2.0182	100.0000	2,093,276	0	152,854	101,525	48,356	2,396,011	2.19		2.71	2.71	2.71	2.71	
1.22	97.4349	87.2606	0.0000	6.4323	4.2723	2.0349	100.0000	2,090,774	0	154,118	102,364	48,755	2,396,011	2.18		2.73	2.73	2.73	2.73	
1.23	97.3183	87.1562	0.0000	6.4850	4.3073	2.0515	100.0000	2,088,272	0	155,381	103,203	49,155	2,396,011	2.18		2.76	2.76	2.76	2.76	
1.24	97.2017	87.0518	0.0000	6.5377	4.3423	2.0682	100.0000	2,085,770	0	156,644	104,042	49,555	2,396,011	2.18		2.78	2.78	2.78	2.78	
1.25	97.0851	86.9474	0.0000	6.5904	4.3773	2.0849	100.0000	2,083,268	0	157,907	104,881	49,954	2,396,011	2.17		2.80	2.80	2.80	2.80	

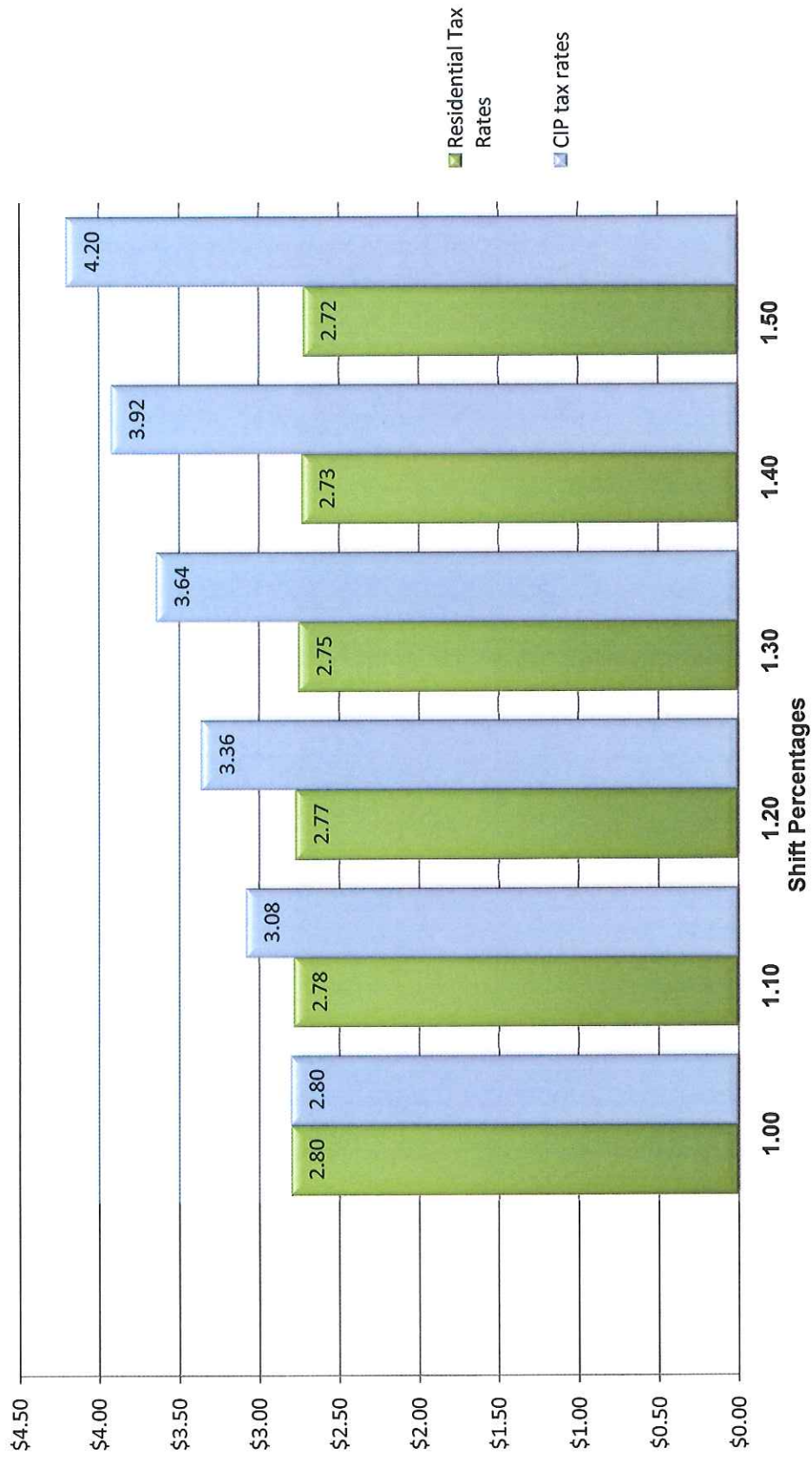
FD1 Classification Options Table

What If...Scenario Worksheet

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	
1.26	96.9685	86.8429	0.0000	6.6432	4.4123	2.1016	100.0000	2,080,766	0	159,171	105,720	50,354	2,396,011	2.17	2.82	2.82	2.82	2.82	
1.27	96.8519	86.7385	0.0000	6.6959	4.4474	2.1182	100.0000	2,078,264	0	160,434	106,559	50,753	2,396,011	2.17	2.84	2.84	2.84	2.84	
1.28	96.7353	86.6341	0.0000	6.7486	4.4824	2.1349	100.0000	2,075,762	0	161,697	107,398	51,153	2,396,011	2.17	2.87	2.87	2.87	2.87	
1.29	96.6187	86.5297	0.0000	6.8013	4.5174	2.1516	100.0000	2,073,261	0	162,961	108,237	51,553	2,396,011	2.16	2.89	2.89	2.89	2.89	
1.30	96.5021	86.4253	0.0000	6.8540	4.5524	2.1683	100.0000	2,070,759	0	164,224	109,076	51,952	2,396,011	2.16	2.91	2.91	2.91	2.91	
1.31	96.3855	86.3208	0.0000	6.9068	4.5874	2.1850	100.0000	2,068,257	0	165,487	109,915	52,352	2,396,011	2.16	2.93	2.93	2.93	2.93	
1.32	96.2689	86.2164	0.0000	6.9595	4.6224	2.2016	100.0000	2,065,755	0	166,750	110,754	52,752	2,396,011	2.16	2.96	2.96	2.96	2.96	
1.33	96.1523	86.1120	0.0000	7.0122	4.6575	2.2183	100.0000	2,063,253	0	168,014	111,593	53,151	2,396,011	2.15	2.98	2.98	2.98	2.98	
1.34	96.0357	86.0076	0.0000	7.0649	4.6925	2.2350	100.0000	2,060,751	0	169,277	112,432	53,551	2,396,011	2.15	3.00	3.00	3.00	3.00	
1.35	95.9191	85.9031	0.0000	7.1177	4.7275	2.2517	100.0000	2,058,249	0	170,540	113,271	53,951	2,396,011	2.15	3.02	3.02	3.02	3.02	
1.36	95.8025	85.7987	0.0000	7.1704	4.7625	2.2684	100.0000	2,055,747	0	171,803	114,111	54,350	2,396,011	2.15	3.05	3.05	3.05	3.05	
1.37	95.6859	85.6943	0.0000	7.2231	4.7975	2.2850	100.0000	2,053,245	0	173,067	114,950	54,750	2,396,011	2.14	3.07	3.07	3.07	3.07	
1.38	95.5693	85.5899	0.0000	7.2758	4.8326	2.3017	100.0000	2,050,743	0	174,330	115,789	55,149	2,396,011	2.14	3.09	3.09	3.09	3.09	
1.39	95.4527	85.4855	0.0000	7.3286	4.8676	2.3184	100.0000	2,048,241	0	175,593	116,628	55,549	2,396,011	2.14	3.11	3.11	3.11	3.11	
1.40	95.3362	85.3810	0.0000	7.3813	4.9026	2.3351	100.0000	2,045,739	0	176,856	117,467	55,949	2,396,011	2.14	3.14	3.14	3.14	3.14	
1.41	95.2196	85.2766	0.0000	7.4340	4.9376	2.3518	100.0000	2,043,237	0	178,120	118,306	56,348	2,396,011	2.13	3.16	3.16	3.16	3.16	
1.42	95.1030	85.1722	0.0000	7.4867	4.9726	2.3684	100.0000	2,040,735	0	179,383	119,145	56,748	2,396,011	2.13	3.18	3.18	3.18	3.18	
1.43	94.9864	85.0678	0.0000	7.5395	5.0077	2.3851	100.0000	2,038,233	0	180,646	119,984	57,148	2,396,011	2.13	3.20	3.20	3.20	3.20	
1.44	94.8698	84.9634	0.0000	7.5922	5.0427	2.4018	100.0000	2,035,731	0	181,909	120,823	57,547	2,396,011	2.13	3.23	3.23	3.23	3.23	
1.45	94.7532	84.8589	0.0000	7.6449	5.0777	2.4185	100.0000	2,033,229	0	183,173	121,662	57,947	2,396,011	2.12	3.25	3.25	3.25	3.25	
1.46	94.6366	84.7545	0.0000	7.6976	5.1127	2.4352	100.0000	2,030,728	0	184,436	122,501	58,347	2,396,011	2.12	3.27	3.27	3.27	3.27	
1.47	94.5200	84.6501	0.0000	7.7503	5.1477	2.4518	100.0000	2,028,226	0	185,699	123,340	58,746	2,396,011	2.12	3.29	3.29	3.29	3.29	
1.48	94.4034	84.5457	0.0000	7.8031	5.1827	2.4685	100.0000	2,025,724	0	186,962	124,179	59,146	2,396,011	2.11	3.32	3.32	3.32	3.32	
1.49	94.2868	84.4413	0.0000	7.8558	5.2178	2.4852	100.0000	2,023,222	0	188,226	125,018	59,545	2,396,011	2.11	3.34	3.34	3.34	3.34	
1.50	94.1702	84.3368	0.0000	7.9085	5.2528	2.5019	100.0000	2,020,720	0	189,489	125,857	59,945	2,396,011	2.11	3.36	3.36	3.36	3.36	

Tax Rate Alternatives -- Fire District #2

Tax Rates per 1,000



FD2 Classification Options Table

What If...Scenario Worksheet

CLASS	VALUE	%
Res	342,864,000	94.3578%
O S	378,000	0.1040%
Com	11,300,800	3.1100%
Ind	805,400	0.2215%
PP	8,017,816	2.2065%
Total	363,366,016	100.0000%

CLASSIFICATION OPTIONS

Residential Exempt
Small Commercial Exemption

LEVY

Estimated Levy
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	99.9414		94.3024	0.1040	3.1411	0.2239	2.2286	100.0000	959,456	1,058	31,959	2,278	22,674	1,017,425	2.80	2.80	2.83	2.83	2.83
1.02	99.8827		94.2471	0.1039	3.1722	0.2261	2.2507	100.0000	958,894	1,057	32,275	2,300	22,899	1,017,425	2.80	2.80	2.86	2.86	2.86
1.03	99.8241		94.1918	0.1038	3.2033	0.2283	2.2727	100.0000	958,331	1,057	32,592	2,323	23,123	1,017,425	2.80	2.80	2.88	2.88	2.88
1.04	99.7655		94.1365	0.1038	3.2344	0.2305	2.2948	100.0000	957,768	1,056	32,908	2,345	23,348	1,017,425	2.79	2.79	2.91	2.91	2.91
1.05	99.7069		94.0811	0.1037	3.2655	0.2327	2.3169	100.0000	957,205	1,055	33,224	2,368	23,572	1,017,425	2.79	2.79	2.94	2.94	2.94
1.06	99.6482		94.0258	0.1037	3.2966	0.2349	2.3389	100.0000	956,642	1,055	33,541	2,390	23,797	1,017,425	2.79	2.79	2.97	2.97	2.97
1.07	99.5896		93.9705	0.1036	3.3277	0.2372	2.3610	100.0000	956,079	1,054	33,857	2,413	24,021	1,017,425	2.79	2.79	3.00	3.00	3.00
1.08	99.5310		93.9152	0.1035	3.3588	0.2394	2.3831	100.0000	955,517	1,053	34,174	2,436	24,246	1,017,425	2.79	2.79	3.02	3.02	3.02
1.09	99.4723		93.8599	0.1035	3.3899	0.2416	2.4051	100.0000	954,954	1,053	34,490	2,458	24,470	1,017,425	2.79	2.79	3.05	3.05	3.05
1.10	99.4137		93.8045	0.1034	3.4210	0.2438	2.4272	100.0000	954,391	1,052	34,806	2,481	24,695	1,017,425	2.78	2.78	3.08	3.08	3.08
1.11	99.3551		93.7492	0.1034	3.4521	0.2460	2.4493	100.0000	953,828	1,052	35,123	2,503	24,919	1,017,425	2.78	2.78	3.11	3.11	3.11
1.12	99.2964		93.6939	0.1033	3.4832	0.2482	2.4713	100.0000	953,265	1,051	35,439	2,526	25,144	1,017,425	2.78	2.78	3.14	3.14	3.14
1.13	99.2378		93.6386	0.1032	3.5143	0.2505	2.4934	100.0000	952,702	1,050	35,756	2,548	25,368	1,017,425	2.78	2.78	3.16	3.16	3.16
1.14	99.1792		93.5833	0.1032	3.5454	0.2527	2.5155	100.0000	952,139	1,050	36,072	2,571	25,593	1,017,425	2.78	2.78	3.19	3.19	3.19
1.15	99.1206		93.5279	0.1031	3.5765	0.2549	2.5375	100.0000	951,577	1,049	36,389	2,593	25,817	1,017,425	2.78	2.78	3.22	3.22	3.22
1.16	99.0619		93.4726	0.1031	3.6076	0.2571	2.5596	100.0000	951,014	1,048	36,705	2,616	26,042	1,017,425	2.77	2.77	3.25	3.25	3.25
1.17	99.0033		93.4173	0.1030	3.6387	0.2593	2.5817	100.0000	950,451	1,048	37,021	2,638	26,266	1,017,425	2.77	2.77	3.28	3.28	3.28
1.18	98.9447		93.3620	0.1029	3.6698	0.2615	2.6037	100.0000	949,888	1,047	37,338	2,661	26,491	1,017,425	2.77	2.77	3.30	3.30	3.30
1.19	98.8860		93.3066	0.1029	3.7009	0.2638	2.6258	100.0000	949,325	1,047	37,654	2,684	26,715	1,017,425	2.77	2.77	3.33	3.33	3.33
1.20	98.8274		93.2513	0.1028	3.7320	0.2660	2.6478	100.0000	948,762	1,046	37,971	2,706	26,940	1,017,425	2.77	2.77	3.36	3.36	3.36
1.21	98.7688		93.1960	0.1027	3.7631	0.2682	2.6699	100.0000	948,199	1,045	38,287	2,729	27,164	1,017,425	2.77	2.77	3.39	3.39	3.39
1.22	98.7102		93.1407	0.1027	3.7942	0.2704	2.6920	100.0000	947,637	1,045	38,604	2,751	27,389	1,017,425	2.76	2.76	3.42	3.42	3.42
1.23	98.6515		93.0854	0.1026	3.8253	0.2726	2.7140	100.0000	947,074	1,044	38,920	2,774	27,613	1,017,425	2.76	2.76	3.44	3.44	3.44
1.24	98.5929		93.0300	0.1026	3.8564	0.2748	2.7361	100.0000	946,511	1,044	39,236	2,796	27,838	1,017,425	2.76	2.76	3.47	3.47	3.47
1.25	98.5343		92.9747	0.1025	3.8875	0.2771	2.7582	100.0000	945,948	1,043	39,553	2,819	28,062	1,017,425	2.76	2.76	3.50	3.50	3.50

What If...Scenario Worksheet

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	
1.26	98.4756	92.9194	0.1024	3.9186	0.2793	2.7802	100.0000	945.385	1.042	39.869	2.841	28.287	1,017,425	2.76	2.76	3.53	3.53	3.53	
1.27	98.4170	92.8641	0.1024	3.9497	0.2815	2.8023	100.0000	944.822	1.042	40.186	2.864	28.511	1,017,425	2.76	2.76	3.56	3.56	3.56	
1.28	98.3584	92.8088	0.1023	3.9808	0.2837	2.8244	100.0000	944.259	1.041	40.502	2.887	28.736	1,017,425	2.75	2.75	3.58	3.58	3.58	
1.29	98.2998	92.7534	0.1023	4.0119	0.2859	2.8464	100.0000	943.697	1.040	40.818	2.909	28.960	1,017,425	2.75	2.75	3.61	3.61	3.61	
1.30	98.2411	92.6981	0.1022	4.0430	0.2881	2.8685	100.0000	943.134	1.040	41.135	2.932	29.185	1,017,425	2.75	2.75	3.64	3.64	3.64	
1.31	98.1825	92.6428	0.1021	4.0741	0.2904	2.8906	100.0000	942.571	1.039	41.451	2.954	29.409	1,017,425	2.75	2.75	3.67	3.67	3.67	
1.32	98.1239	92.5875	0.1021	4.1052	0.2926	2.9126	100.0000	942.008	1.039	41.768	2.977	29.634	1,017,425	2.75	2.75	3.70	3.70	3.70	
1.33	98.0652	92.5322	0.1020	4.1363	0.2948	2.9347	100.0000	941.445	1.038	42.084	2.999	29.858	1,017,425	2.75	2.75	3.72	3.72	3.72	
1.34	98.0066	92.4768	0.1020	4.1674	0.2970	2.9568	100.0000	940.882	1.037	42.401	3.022	30.083	1,017,425	2.74	2.74	3.75	3.75	3.75	
1.35	97.9480	92.4215	0.1019	4.1985	0.2992	2.9788	100.0000	940.320	1.037	42.717	3.044	30.307	1,017,425	2.74	2.74	3.78	3.78	3.78	
1.36	97.8893	92.3662	0.1018	4.2296	0.3014	3.0009	100.0000	939.757	1.036	43.033	3.067	30.532	1,017,425	2.74	2.74	3.81	3.81	3.81	
1.37	97.8307	92.3109	0.1018	4.2607	0.3037	3.0230	100.0000	939.194	1.035	43.350	3.090	30.756	1,017,425	2.74	2.74	3.84	3.84	3.84	
1.38	97.7721	92.2555	0.1017	4.2918	0.3059	3.0450	100.0000	938.631	1.035	43.666	3.112	30.981	1,017,425	2.74	2.74	3.86	3.86	3.86	
1.39	97.7135	92.2002	0.1016	4.3229	0.3081	3.0671	100.0000	938.068	1.034	43.983	3.135	31.205	1,017,425	2.74	2.74	3.89	3.89	3.89	
1.40	97.6548	92.1449	0.1016	4.3540	0.3103	3.0892	100.0000	937.505	1.034	44.299	3.157	31.430	1,017,425	2.73	2.73	3.92	3.92	3.92	
1.41	97.5962	92.0896	0.1015	4.3851	0.3125	3.1112	100.0000	936.942	1.033	44.616	3.180	31.654	1,017,425	2.73	2.73	3.95	3.95	3.95	
1.42	97.5376	92.0343	0.1015	4.4162	0.3147	3.1333	100.0000	936.380	1.032	44.932	3.202	31.879	1,017,425	2.73	2.73	3.98	3.98	3.98	
1.43	97.4789	91.9789	0.1014	4.4473	0.3170	3.1554	100.0000	935.817	1.032	45.248	3.225	32.103	1,017,425	2.73	2.73	4.00	4.00	4.00	
1.44	97.4203	91.9236	0.1013	4.4784	0.3192	3.1774	100.0000	935.254	1.031	45.565	3.247	32.328	1,017,425	2.73	2.73	4.03	4.03	4.03	
1.45	97.3617	91.8683	0.1013	4.5095	0.3214	3.1995	100.0000	934.691	1.030	45.881	3.270	32.552	1,017,425	2.73	2.73	4.06	4.06	4.06	
1.46	97.3031	91.8130	0.1012	4.5406	0.3236	3.2215	100.0000	934.128	1.030	46.198	3.292	32.777	1,017,425	2.72	2.72	4.09	4.09	4.09	
1.47	97.2444	91.7577	0.1012	4.5717	0.3258	3.2436	100.0000	933.565	1.029	46.514	3.315	33.001	1,017,425	2.72	2.72	4.12	4.12	4.12	
1.48	97.1858	91.7023	0.1011	4.6028	0.3280	3.2657	100.0000	933.002	1.029	46.831	3.338	33.226	1,017,425	2.72	2.72	4.14	4.14	4.14	
1.49	97.1272	91.6470	0.1010	4.6339	0.3303	3.2877	100.0000	932.440	1.028	47.147	3.360	33.450	1,017,425	2.72	2.72	4.17	4.17	4.17	
1.50	97.0686	91.5917	0.1010	4.6650	0.3325	3.3098	100.0000	931.877	1.027	47.463	3.383	33.675	1,017,425	2.72	2.72	4.20	4.20	4.20	

**South Hadley Valuation
Fiscal 2000-2014**

	Valuation by class						% of Total Valuation		Total Valuation
	R	O	C	I	P		R&O %	CIP %	
2014	\$ 1,279,016,795	\$ 378,000	\$ 67,685,580	\$ 38,273,600	\$ 25,386,665		90.69%	9.31%	\$ 1,410,740,640
2013	\$ 1,344,616,660	\$ 394,800	\$ 73,258,675	\$ 40,364,275	\$ 27,651,467		90.49%	9.51%	\$ 1,486,285,877
2012	\$ 1,338,967,050	\$ 394,800	\$ 73,138,775	\$ 37,986,675	\$ 26,844,020		90.66%	9.34%	\$ 1,477,331,320
2011	\$ 1,331,499,955	\$ 394,800	\$ 72,928,670	\$ 39,093,875	\$ 25,308,939		90.65%	9.34%	\$ 1,469,226,239
2010	\$ 1,322,522,955	\$ 394,800	\$ 72,916,470	\$ 39,220,375	\$ 28,104,763		90.40%	9.60%	\$ 1,463,159,363
2009	\$ 1,432,874,625	\$ 227,100	\$ 77,770,275	\$ 41,524,100	\$ 31,020,054		90.50%	9.50%	\$ 1,583,416,154
2008	\$ 1,421,229,395	\$ 227,100	\$ 78,538,305	\$ 40,753,400	\$ 20,233,072		91.10%	8.90%	\$ 1,560,981,272
2007	\$ 1,405,229,955	\$ 227,100	\$ 78,316,345	\$ 40,666,500	\$ 16,112,248		91.20%	8.80%	\$ 1,540,552,148
2006	\$ 1,255,576,565	\$ 219,200	\$ 70,816,835	\$ 41,016,500	\$ 14,379,499		90.90%	9.10%	\$ 1,382,008,599
2005	\$ 1,037,951,150	\$ 212,600	\$ 62,253,850	\$ 35,816,100	\$ 13,455,729		90.30%	9.70%	\$ 1,149,689,429
2004	\$ 1,018,133,850	\$ 212,600	\$ 60,685,850	\$ 35,768,600	\$ 15,068,698		90.10%	9.90%	\$ 1,129,869,598
2003	\$ 792,296,800	\$ 246,300	\$ 56,570,500	\$ 35,635,400	\$ 14,179,315		88.20%	11.80%	\$ 898,928,315
2002	\$ 784,915,600	\$ 246,300	\$ 55,257,100	\$ 36,085,600	\$ 13,913,492		88.20%	11.80%	\$ 890,418,092
2001	\$ 780,110,000	\$ 246,300	\$ 54,414,300	\$ 35,647,600	\$ 12,995,911		88.30%	11.70%	\$ 883,414,111
2000	\$ 698,497,900	\$ 245,300	\$ 45,443,400	\$ 31,846,100	\$ 12,103,421		88.70%	11.30%	\$ 788,136,121

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

11/21/2013

Analysis of average single family tax bill.
FY 14(Estimated)
vs.
FY 13(Actual)

<u>PROPOSED</u>	<u>ESTIMATED</u>	
Average Single Family Home Value for FY 2014	Taxes for <u>Fiscal 2014</u> Town \$16.41	Average Single Family Home Value for FY 2013 <u>Fiscal 2013</u> Town \$14.91
\$ 224,400	\$ 3,682.40	\$ 234,800 \$ 3,500.87 \$ 181.53 increase over last fiscal year
	<u>Fiscal 2014</u> FD #1 \$2.24	<u>Fiscal 2013</u> FD #1 \$2.08
\$ 224,400	\$ 502.66	\$ 234,800 \$ 488.38 \$ 14.28 increase over last fiscal year
	<u>Fiscal 2014</u> FD #2 \$2.80	<u>Fiscal 2013</u> FD #2 \$2.70
\$ 224,400	\$ 628.32	\$ 234,800 \$ 633.96 \$ (5.64) decrease over last fiscal year

11/21/2013

Analysis of Comm/Ind average tax bill
FY 14(Estimated)
vs.
FY 13 (Actual)

<u>PROPOSED</u>	<u>ESTIMATED</u>			
Average Commercial Industrial Value FY 2014	Taxes for <u>Fiscal 2014</u> Town \$16.41	Average Commercial Industrial Value FY 2013	Actual Taxes for <u>Fiscal 2013</u> Town \$14.91	
\$ 350,900	\$ 5,758.27	\$ 387,800	\$ 5,782.10	\$ (23.83) decrease over last fiscal year
	<u>Fiscal 2014</u> FD #1 \$2.24		<u>Fiscal 2013</u> FD #1 \$2.08	
\$ 350,900	\$ 786.02	\$ 387,800	\$ 806.62	\$ (20.60) decrease over last fiscal year
	<u>Fiscal 2014</u> FD #2 \$2.80		<u>Fiscal 2013</u> FD #2 \$2.70	
\$ 350,900	\$ 982.52	\$ 387,800	\$ 1,047.06	\$ (64.54) decrease over last fiscal year



TOWN OF SOUTH HADLEY

Board of Assessors
116 Main Street, Room 104
South Hadley, MA. 01075-2896

www.southhadleyma.gov

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Chairman

Hazel R. Snopek
Clerk

Francis M. Conti
Member

Melissa L. Couture
Associate Assessor

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November 27, 2013

Annually, the Selectboard and Prudential Committees of both Fire District #1 and #2 make a decision as to whether or not to shift any of the burden of the tax levy across the five different classes of property. 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. If the burden is shifted, this would apportion the tax levy burden between the Residential and Open Space classes of property together, (R&O), and the Commercial, Industrial and Personal Property classes together, (CIP).

Since the inception of Proposition 2 ½, the Town of South Hadley has consistently chosen to not shift the burden amongst the different property classes and has chosen a factor of "one". This essentially leaves the tax rate the same for all five classes of property.

The board felt that shifting the tax rate would pose a negligible benefit to residents and an onerous burden to businesses. After much discussion, on Wednesday, November 27, 2013, by a vote of 2-0 with one abstention, the Board of Assessors voted to recommend that a factor of "one" continue to be adopted for all classes of property for fiscal 2014.

Additionally, the Selectboard must approve either the clerk of the Selectboard or a similar official to electronically sign on the board's behalf. I would request that the Selectboard authorize the Town Administrator to perform this task for fiscal 2014.

Sincerely,


Melissa L. Couture
Associate Assessor