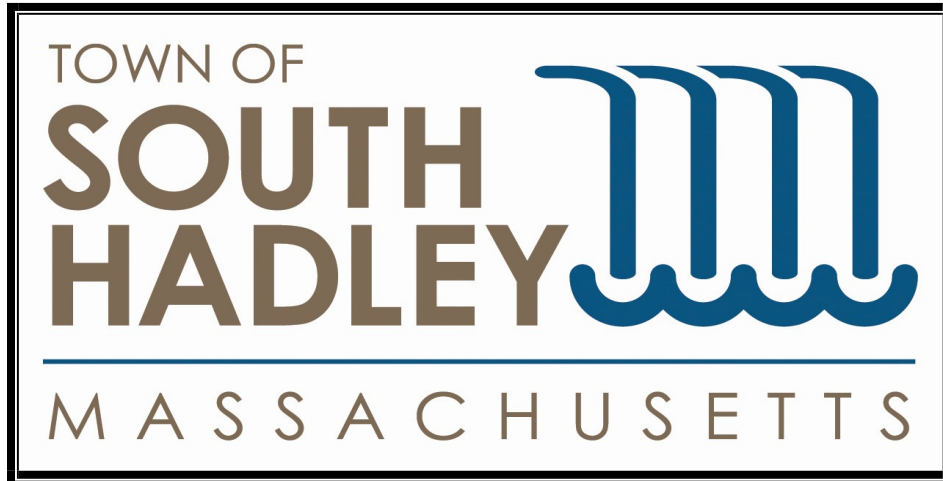


11/21/2025



Fiscal 2026 Tax Classification

PUBLIC HEARING ON
CLASSIFICATION OF PROPERTY
TUESDAY, DECEMBER 2 AT 7:05 P.M.
SOUTH HADLEY COUNCIL ON AGING
45 DAYTON ST
CONDUCTED BY:

TOWN OF SOUTH HADLEY:

SELECTBOARD
PRUDENTIAL COMMITTEE, F.D. #1
PRUDENTIAL COMMITTEE, F.D. #2

In conjunction with
BOARD OF ASSESSORS

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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 Selectboard.

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 2026 the town has 15 properties classified as open space, with a combined valuation of \$375,500, of which there are 12 parcels that this discount could possibly affect.

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

If the Selectboard implemented this discount at the maximum of 25%, the tax rate for the Open Space class of property would decrease to \$13.49. The tax rates for Residential, Commercial, Industrial and Personal classes of property would remain at \$13.52. Also, if adopted the shift (or savings) on these properties, in total, would be \$11.26 or \$0.938 each.

Residential Exemption

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

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

$$\begin{array}{rcl}
 \frac{\$ 2,393,528,288}{\text{Class 1 Value}} & / & 6,908 \text{ Parcels} = \frac{\$ 346,486}{\text{Avg. Cl. 1 Value}} \\
 \\
 \frac{\$ 346,486}{\text{Avg. Cl. 1 Value}} & \times & 35\% = \frac{\$ 121,270}{\text{Max Residential Exemption}}
 \end{array}$$

The approximate *number of owner-occupied primary residences* is 5,570 x \$ 121,270 = \$ 675,475,304. 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 -	675,475,304	1,718,052,984	18.84
Class 2 Open Space -	None		13.52
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 \$200,000 with the residential exemption applied, would go from \$ 2,704.00 to \$ 1,483.27 which would be a *decrease* of (\$ 1,220.73).
 A **non-owner-occupied** residence valued at \$200,000 with no residential exemption would go from \$ 2,704.00 to \$ 3,768.00 which would be an *increase* of \$1,064.00.
 A **vacant parcel** of land valued at \$50,000 would go from \$ 676.00 to \$ 942.00 which would be an *increase* of \$ 266.00.
 An **accessory parcel** of land valued at \$20,000 would go from \$ 270.40 to \$ 376.80 which would be an *increase* of \$ 106.40.

For fiscal 2026 approximately 1700 properties, along with those that are ineligible for the exemption (approximately another 1434 properties), would have an increase in tax if adopted.

with 5% exemption

Owner Occupied Home Value	Tax Rate - no exemption	Tax bill without exemption	Res Exemption (value based)	Tax Rate	Owner Occ Tax Bill With Exemption	\$\$\$\$ Changes to Tax Bill	Non owner occupied with exemption	Non owner occupied without exemption	Non owner occ diff	Diff Own-occ with exemption vs Non own-occ
\$ 136,100	\$ 13.52	\$ 1,840.07	\$ 17,324	\$ 14.09	\$ 1,673.55	\$ (166.52)	\$ 1,917.65	\$ 1,840.07	\$ 77.58	\$ (244.10)
\$ 200,000	\$ 13.52	\$ 2,704.00	\$ 17,324	\$ 14.09	\$ 2,573.90	\$ (130.10)	\$ 2,818.00	\$ 2,704.00	\$ 114.00	\$ (244.10)
\$ 250,000	\$ 13.52	\$ 3,380.00	\$ 17,324	\$ 14.09	\$ 3,278.40	\$ (101.60)	\$ 3,522.50	\$ 3,380.00	\$ 142.50	\$ (244.10)
\$ 300,000	\$ 13.52	\$ 4,056.00	\$ 17,324	\$ 14.09	\$ 3,982.90	\$ (73.10)	\$ 4,227.00	\$ 4,056.00	\$ 171.00	\$ (244.10)
\$ 350,000	\$ 13.52	\$ 4,732.00	\$ 17,324	\$ 14.09	\$ 4,687.40	\$ (44.60)	\$ 4,931.50	\$ 4,732.00	\$ 199.50	\$ (244.10)
\$ 403,235	\$ 13.52	\$ 5,451.74	\$ 17,324	\$ 14.09	\$ 5,437.49	\$ (14.25)	\$ 5,681.58	\$ 5,451.74	\$ 229.84	\$ (244.10)
\$ 417,105	\$ 13.52	\$ 5,639.26	\$ 17,324	\$ 14.09	\$ 5,632.91	\$ (6.35)	\$ 5,877.01	\$ 5,639.26	\$ 237.75	\$ (244.10)
\$ 428,230	\$ 13.52	\$ 5,789.67	\$ 17,324	\$ 14.09	\$ 5,789.67	\$ (0.00)	\$ 6,033.76	\$ 5,789.67	\$ 244.09	\$ (244.10)
\$ 500,000	\$ 13.52	\$ 6,760.00	\$ 17,324	\$ 14.09	\$ 6,800.90	\$ 40.90	\$ 7,045.00	\$ 6,760.00	\$ 285.00	\$ (244.10)
\$ 550,000	\$ 13.52	\$ 7,436.00	\$ 17,324	\$ 14.09	\$ 7,505.40	\$ 69.40	\$ 7,749.50	\$ 7,436.00	\$ 313.50	\$ (244.10)
\$ 650,000	\$ 13.52	\$ 8,788.00	\$ 17,324	\$ 14.09	\$ 8,914.40	\$ 126.40	\$ 9,158.50	\$ 8,788.00	\$ 370.50	\$ (244.10)
\$ 700,000	\$ 13.52	\$ 9,464.00	\$ 17,324	\$ 14.09	\$ 9,618.90	\$ 154.90	\$ 9,863.00	\$ 9,464.00	\$ 399.00	\$ (244.10)
\$ 750,000	\$ 13.52	\$ 10,140.00	\$ 17,324	\$ 14.09	\$ 10,323.40	\$ 183.40	\$ 10,567.50	\$ 10,140.00	\$ 427.50	\$ (244.10)
\$ 800,000	\$ 13.52	\$ 10,816.00	\$ 17,324	\$ 14.09	\$ 11,027.90	\$ 211.90	\$ 11,272.00	\$ 10,816.00	\$ 456.00	\$ (244.10)
\$ 996,800	\$ 13.52	\$ 13,476.74	\$ 17,324	\$ 14.09	\$ 13,800.82	\$ 324.08	\$ 14,044.91	\$ 13,476.74	\$ 568.18	\$ (244.10)
\$ 1,497,200	\$ 13.52	\$ 20,242.14	\$ 17,324	\$ 14.09	\$ 20,851.45	\$ 609.31	\$ 21,095.55	\$ 20,242.14	\$ 853.40	\$ (244.10)
\$ 2,423,700	\$ 13.52	\$ 32,768.42	\$ 17,324	\$ 14.09	\$ 33,905.84	\$ 1,137.41	\$ 34,149.93	\$ 32,768.42	\$ 1,381.51	\$ (244.10)
NO Exemption			Amount and Rate - same for all		Owner occupied - Exemption applied		No exemption - higher rate	No exemption - regular rate		(F-I)

Red = Average single family
 Black = Break even point

with 10% exemption

Owner Occupied Home Value	Tax Rate - no exemption	Tax bill without exemption	Res Exemption (value based)	Tax Rate	Owner Occ Tax Bill With Exemption	\$\$\$\$ Changes to Tax Bill	Non owner occupied with exemption	Non owner occupied without exemption	Non owner occ diff	Diff Own-occ with exemption vs Non own-occ
\$ 136,100	\$ 13.52	\$ 1,840.07	\$ 34,649	\$ 14.71	\$ 1,492.34	\$ (347.73)	\$ 2,002.03	\$ 1,840.07	\$ 161.96	\$ (509.69)
\$ 200,000	\$ 13.52	\$ 2,704.00	\$ 34,649	\$ 14.71	\$ 2,432.31	\$ (271.69)	\$ 2,942.00	\$ 2,704.00	\$ 238.00	\$ (509.69)
\$ 250,000	\$ 13.52	\$ 3,380.00	\$ 34,649	\$ 14.71	\$ 3,167.81	\$ (212.19)	\$ 3,677.50	\$ 3,380.00	\$ 297.50	\$ (509.69)
\$ 300,000	\$ 13.52	\$ 4,056.00	\$ 34,649	\$ 14.71	\$ 3,903.31	\$ (152.69)	\$ 4,413.00	\$ 4,056.00	\$ 357.00	\$ (509.69)
\$ 350,000	\$ 13.52	\$ 4,732.00	\$ 34,649	\$ 14.71	\$ 4,638.81	\$ (93.19)	\$ 5,148.50	\$ 4,732.00	\$ 416.50	\$ (509.69)
\$ 403,235	\$ 13.52	\$ 5,451.74	\$ 34,649	\$ 14.71	\$ 5,421.90	\$ (29.84)	\$ 5,931.59	\$ 5,451.74	\$ 479.85	\$ (509.69)
\$ 417,105	\$ 13.52	\$ 5,639.26	\$ 34,649	\$ 14.71	\$ 5,625.93	\$ (13.33)	\$ 6,135.61	\$ 5,639.26	\$ 496.35	\$ (509.69)
\$ 428,305	\$ 13.52	\$ 5,790.68	\$ 34,649	\$ 14.71	\$ 5,790.68	\$ (0.00)	\$ 6,300.37	\$ 5,790.68	\$ 509.68	\$ (509.69)
\$ 500,000	\$ 13.52	\$ 6,760.00	\$ 34,649	\$ 14.71	\$ 6,845.31	\$ 85.31	\$ 7,355.00	\$ 6,760.00	\$ 595.00	\$ (509.69)
\$ 550,000	\$ 13.52	\$ 7,436.00	\$ 34,649	\$ 14.71	\$ 7,580.81	\$ 144.81	\$ 8,090.50	\$ 7,436.00	\$ 654.50	\$ (509.69)
\$ 650,000	\$ 13.52	\$ 8,788.00	\$ 34,649	\$ 14.71	\$ 9,051.81	\$ 263.81	\$ 9,561.50	\$ 8,788.00	\$ 773.50	\$ (509.69)
\$ 700,000	\$ 13.52	\$ 9,464.00	\$ 34,649	\$ 14.71	\$ 9,787.31	\$ 323.31	\$10,297.00	\$ 9,464.00	\$ 833.00	\$ (509.69)
\$ 750,000	\$ 13.52	\$ 10,140.00	\$ 34,649	\$ 14.71	\$ 10,522.81	\$ 382.81	\$11,032.50	\$10,140.00	\$ 892.50	\$ (509.69)
\$ 800,000	\$ 13.52	\$ 10,816.00	\$ 34,649	\$ 14.71	\$ 11,258.31	\$ 442.31	\$11,768.00	\$10,816.00	\$ 952.00	\$ (509.69)
\$ 996,800	\$ 13.52	\$ 13,476.74	\$ 34,649	\$ 14.71	\$ 14,153.24	\$ 676.51	\$14,662.93	\$13,476.74	\$ 1,186.19	\$ (509.69)
\$ 1,497,200	\$ 13.52	\$ 20,242.14	\$ 34,649	\$ 14.71	\$ 21,514.13	\$ 1,271.98	\$22,023.81	\$20,242.14	\$ 1,781.67	\$ (509.69)
\$ 2,423,700	\$ 13.52	\$ 32,768.42	\$ 34,649	\$ 14.71	\$ 35,142.94	\$ 2,374.52	\$35,652.63	\$32,768.42	\$ 2,884.20	\$ (509.69)

NO Exemption

Amount and Rate - same for all

Owner occupied - Exemption applied

No exemption - higher rate **No exemption - regular rate**

(F-I)

Red = Average single family

Black = Break even point

with 20% exemption

Owner Occupied Home Value	Tax Rate - no exemption	Tax bill without exemption	Res Exemption (value based)	Tax Rate	Owner Occ Tax Bill With Exemption	\$\$\$\$ Changes to Tax Bill	Non owner occupied with exemption	Non owner occupied without exemption	Non owner occ diff	Diff Own-occ with exemption vs Non own-occ
\$ 136,100	\$ 13.52	\$ 1,840.07	\$ 69,297	\$ 16.12	\$ 1,076.86	\$ (763.21)	\$ 2,193.93	\$ 1,840.07	\$ 353.86	\$ (1,117.07)
\$ 200,000	\$ 13.52	\$ 2,704.00	\$ 69,297	\$ 16.12	\$ 2,106.93	\$ (597.07)	\$ 3,224.00	\$ 2,704.00	\$ 520.00	\$ (1,117.07)
\$ 250,000	\$ 13.52	\$ 3,380.00	\$ 69,297	\$ 16.12	\$ 2,912.93	\$ (467.07)	\$ 4,030.00	\$ 3,380.00	\$ 650.00	\$ (1,117.07)
\$ 300,000	\$ 13.52	\$ 4,056.00	\$ 69,297	\$ 16.12	\$ 3,718.93	\$ (337.07)	\$ 4,836.00	\$ 4,056.00	\$ 780.00	\$ (1,117.07)
\$ 350,000	\$ 13.52	\$ 4,732.00	\$ 69,297	\$ 16.12	\$ 4,524.93	\$ (207.07)	\$ 5,642.00	\$ 4,732.00	\$ 910.00	\$ (1,117.07)
\$ 400,000	\$ 13.52	\$ 5,408.00	\$ 69,297	\$ 16.12	\$ 5,330.93	\$ (77.07)	\$ 6,448.00	\$ 5,408.00	\$ 1,040.00	\$ (1,117.07)
\$ 417,105	\$ 13.52	\$ 5,639.26	\$ 69,297	\$ 16.12	\$ 5,606.66	\$ (32.59)	\$ 6,723.73	\$ 5,639.26	\$ 1,084.47	\$ (1,117.07)
\$ 429,640	\$ 13.52	\$ 5,808.73	\$ 69,297	\$ 16.12	\$ 5,808.73	\$ (0.00)	\$ 6,925.80	\$ 5,808.73	\$ 1,117.06	\$ (1,117.07)
\$ 500,000	\$ 13.52	\$ 6,760.00	\$ 69,297	\$ 16.12	\$ 6,942.93	\$ 182.93	\$ 8,060.00	\$ 6,760.00	\$ 1,300.00	\$ (1,117.07)
\$ 550,000	\$ 13.52	\$ 7,436.00	\$ 69,297	\$ 16.12	\$ 7,748.93	\$ 312.93	\$ 8,866.00	\$ 7,436.00	\$ 1,430.00	\$ (1,117.07)
\$ 650,000	\$ 13.52	\$ 8,788.00	\$ 69,297	\$ 16.12	\$ 9,360.93	\$ 572.93	\$10,478.00	\$ 8,788.00	\$ 1,690.00	\$ (1,117.07)
\$ 700,000	\$ 13.52	\$ 9,464.00	\$ 69,297	\$ 16.12	\$ 10,166.93	\$ 702.93	\$11,284.00	\$ 9,464.00	\$ 1,820.00	\$ (1,117.07)
\$ 750,000	\$ 13.52	\$ 10,140.00	\$ 69,297	\$ 16.12	\$ 10,972.93	\$ 832.93	\$12,090.00	\$10,140.00	\$ 1,950.00	\$ (1,117.07)
\$ 800,000	\$ 13.52	\$ 10,816.00	\$ 69,297	\$ 16.12	\$ 11,778.93	\$ 962.93	\$12,896.00	\$10,816.00	\$ 2,080.00	\$ (1,117.07)
\$ 996,800	\$ 13.52	\$ 13,476.74	\$ 69,297	\$ 16.12	\$ 14,951.35	\$ 1,474.61	\$16,068.42	\$13,476.74	\$ 2,591.68	\$ (1,117.07)
\$ 1,497,200	\$ 13.52	\$ 20,242.14	\$ 69,297	\$ 16.12	\$ 23,017.80	\$ 2,775.65	\$24,134.86	\$20,242.14	\$ 3,892.72	\$ (1,117.07)
\$ 2,423,700	\$ 13.52	\$ 32,768.42	\$ 69,297	\$ 16.12	\$ 37,952.98	\$ 5,184.55	\$39,070.04	\$32,768.42	\$ 6,301.62	\$ (1,117.07)
NO Exemption			Amount and Rate - same for all		Owner occupied - Exemption applied		No exemption - higher rate	No exemption - regular rate		(F-I)

Red = Average single family
 Black = Break even point

with 35% (max) exemption

Owner Occupied Home Value	Tax Rate - no exemption	Tax bill without exemption	Res Exemption (value based)	Tax Rate	Owner Occ Tax Bill With Exemption	\$\$\$\$ Changes to Tax Bill	Non owner occupied with exemption	Non owner occupied without exemption	Non owner occ diff	Diff Own-occ with exemption vs Non own-occ
\$ 136,100	\$ 13.52	\$ 1,840.07	\$ 121,270	\$ 18.84	\$ 279.40	\$ (1,560.67)	\$ 2,564.12	\$ 1,840.07	\$ 724.05	\$ (2,284.73)
\$ 200,000	\$ 13.52	\$ 2,704.00	\$ 121,270	\$ 18.84	\$ 1,483.27	\$ (1,220.73)	\$ 3,768.00	\$ 2,704.00	\$ 1,064.00	\$ (2,284.73)
\$ 250,000	\$ 13.52	\$ 3,380.00	\$ 121,270	\$ 18.84	\$ 2,425.27	\$ (954.73)	\$ 4,710.00	\$ 3,380.00	\$ 1,330.00	\$ (2,284.73)
\$ 300,000	\$ 13.52	\$ 4,056.00	\$ 121,270	\$ 18.84	\$ 3,367.27	\$ (688.73)	\$ 5,652.00	\$ 4,056.00	\$ 1,596.00	\$ (2,284.73)
\$ 350,000	\$ 13.52	\$ 4,732.00	\$ 121,270	\$ 18.84	\$ 4,309.27	\$ (422.73)	\$ 6,594.00	\$ 4,732.00	\$ 1,862.00	\$ (2,284.73)
\$ 400,000	\$ 13.52	\$ 5,408.00	\$ 121,270	\$ 18.84	\$ 5,251.27	\$ (156.73)	\$ 7,536.00	\$ 5,408.00	\$ 2,128.00	\$ (2,284.73)
\$ 417,105	\$ 13.52	\$ 5,639.26	\$ 121,270	\$ 18.84	\$ 5,573.53	\$ (65.73)	\$ 7,858.26	\$ 5,639.26	\$ 2,219.00	\$ (2,284.73)
\$ 429,460	\$ 13.52	\$ 5,806.30	\$ 121,270	\$ 18.84	\$ 5,806.30	\$ 0.00	\$ 8,091.03	\$ 5,806.30	\$ 2,284.73	\$ (2,284.73)
\$ 500,000	\$ 13.52	\$ 6,760.00	\$ 121,270	\$ 18.84	\$ 7,135.27	\$ 375.27	\$ 9,420.00	\$ 6,760.00	\$ 2,660.00	\$ (2,284.73)
\$ 550,000	\$ 13.52	\$ 7,436.00	\$ 121,270	\$ 18.84	\$ 8,077.27	\$ 641.27	\$ 10,362.00	\$ 7,436.00	\$ 2,926.00	\$ (2,284.73)
\$ 650,000	\$ 13.52	\$ 8,788.00	\$ 121,270	\$ 18.84	\$ 9,961.27	\$ 1,173.27	\$ 12,246.00	\$ 8,788.00	\$ 3,458.00	\$ (2,284.73)
\$ 700,000	\$ 13.52	\$ 9,464.00	\$ 121,270	\$ 18.84	\$ 10,903.27	\$ 1,439.27	\$ 13,188.00	\$ 9,464.00	\$ 3,724.00	\$ (2,284.73)
\$ 750,000	\$ 13.52	\$ 10,140.00	\$ 121,270	\$ 18.84	\$ 11,845.27	\$ 1,705.27	\$ 14,130.00	\$ 10,140.00	\$ 3,990.00	\$ (2,284.73)
\$ 800,000	\$ 13.52	\$ 10,816.00	\$ 121,270	\$ 18.84	\$ 12,787.27	\$ 1,971.27	\$ 15,072.00	\$ 10,816.00	\$ 4,256.00	\$ (2,284.73)
\$ 996,800	\$ 13.52	\$ 13,476.74	\$ 121,270	\$ 18.84	\$ 16,494.99	\$ 3,018.25	\$ 18,779.71	\$ 13,476.74	\$ 5,302.98	\$ (2,284.73)
\$ 1,497,200	\$ 13.52	\$ 20,242.14	\$ 121,270	\$ 18.84	\$ 25,922.52	\$ 5,680.38	\$ 28,207.25	\$ 20,242.14	\$ 7,965.10	\$ (2,284.73)
\$ 2,423,700	\$ 13.52	\$ 32,768.42	\$ 121,270	\$ 18.84	\$ 43,377.78	\$ 10,609.36	\$ 45,662.51	\$ 32,768.42	\$ 12,894.08	\$ (2,284.73)
NO Exemption			Amount and Rate - same for all		Owner occupied - Exemption applied		No exemption - higher rate	No exemption - regular rate		(F-I)

Red = Average single family
 Black = Break even point

Multi-parcel owner - eligible	Assessment	NO Residential Exemption			5% Residential Exemption			10% Residential Exemption			20% Residential Exemption			35% Residential Exemption		
		Amount	Rate	Taxes	Amount	Rate	Taxes	Amount	Rate	Taxes	Amount	Rate	Taxes	Amount	Rate	Taxes
House Parcel	\$ 379,200	0	\$ 13.52	\$ 5,126.78	\$ 17,324	\$ 14.09	\$ 5,098.83	\$ 34,649.00	\$ 14.71	\$ 5,068.35	\$ 69,297.00	\$ 16.12	\$ 4,995.64	\$ 121,270.00	\$ 18.84	\$ 4,859.40
Accsry parcel1	\$ 8,300	0	\$ 13.52	\$ 112.22	\$ -	\$ 14.09	\$ 116.95	\$ -	\$ 14.71	\$ 122.09	\$ -	\$ 16.12	\$ 133.80	\$ -	\$ 18.84	\$ 156.37
Accsry Parcel 2	\$ 7,000	0	\$ 13.52	\$ 94.64	\$ -	\$ 14.09	\$ 98.63	\$ -	\$ 14.71	\$ 102.97	\$ -	\$ 16.12	\$ 112.84	\$ -	\$ 18.84	\$ 131.88
Accsry Parcel 3	\$ 14,700	0	\$ 13.52	\$ 198.74	\$ -	\$ 14.09	\$ 207.12	\$ -	\$ 14.71	\$ 216.24	\$ -	\$ 16.12	\$ 236.96	\$ -	\$ 18.84	\$ 276.95

Total Taxes - no Exemption \$5,532.38
 Total Taxes - 5% Exemption \$5,521.53 \$ (10.85)
 Total Taxes - 10% Exemption \$5,509.65 \$ (22.74)
 Total Taxes - 20% Exemption \$5,479.24 \$ (53.15)
 Total Taxes - 35% Exemption \$5,424.60 \$ (107.78)

Average single family - owner eligible	Assessment	NO Residential Exemption			5% Residential Exemption			10% Residential Exemption			20% Residential Exemption			35% Residential Exemption		
		Amount	Rate	Taxes	Amount	Rate	Taxes	Amount	Rate	Taxes	Amount	Rate	Taxes	Amount	Rate	Taxes
House Parcel	\$ 417,100	0	\$ 13.52	\$ 5,639.19	\$ 17,324	\$ 14.09	\$ 5,632.84	\$ 34,649.00	\$ 14.71	\$ 5,625.85	\$ 69,297.00	\$ 16.12	\$ 5,606.58	\$ 121,270.00	\$ 18.84	\$ 5,573.44

Total Taxes - no Exemption \$5,639.19
 Total Taxes - 5% Exemption \$5,632.84 \$ (6.35)
 Total Taxes - 10% Exemption \$5,625.85 \$ (13.34)
 Total Taxes - 20% Exemption \$5,606.58 \$ (32.61)
 Total Taxes - 35% Exemption \$5,573.44 \$ (65.75)

Average single family - owner ineligible	Assessment	NO Residential Exemption			5% Residential Exemption			10% Residential Exemption			20% Residential Exemption			35% Residential Exemption		
		Amount	Rate	Taxes	Amount	Rate	Taxes	Amount	Rate	Taxes	Amount	Rate	Taxes	Amount	Rate	Taxes
House Parcel	\$ 417,100	0	\$ 13.52	\$ 5,639.19	\$ -	\$ 14.09	\$ 5,876.94	\$ -	\$ 14.71	\$ 6,135.54	\$ -	\$ 16.12	\$ 6,723.65	\$ -	\$ 18.84	\$ 7,858.16

Total Taxes - no Exemption \$5,639.19
 Total Taxes - 5% Exemption \$5,876.94 \$ 237.75
 Total Taxes - 10% Exemption \$6,135.54 \$ 496.35
 Total Taxes - 20% Exemption \$6,723.65 \$ 1,084.46
 Total Taxes - 35% Exemption \$7,858.16 \$ 2,218.97

Small Commercial Exemption

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

For fiscal 2026, 36 parcels would possibly be eligible to receive this exemption. If this exemption were to be adopted at the maximum rate of 10%, the tax rates for Commercial and Industrial property classes would be \$13.66. (Residential, Open Space and Personal Property tax rates would remain unchanged at \$13.52)

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 2026

<i>PROPOSED</i> Tax Rates:		<u>Rate</u>	<u>% change</u>
Fiscal 2025 rates: \$13.98 \$ 1.95 \$ 2.23	Town	\$13.52	-3.29 %
	FD #1	\$ 1.89	-3.08 %
	FD #2	\$ 2.22	-0.45 %
<i>New Growth</i>		\$ 139,997.00	
<i>Tax Levy</i>		\$ 35,183,538.07	
<i>Debt Exclusion Total</i>		\$ 1,031,576.00	
<i>Maximum Allowable Levy Limit</i>		\$ 35,193,088.00	
<i>Excess Levy Capacity</i>		\$ 9,549.93	
MRF = <u>95.65%</u> Rate <u>\$ 13.52</u> R&O <u>91.9907%</u> CIP <u>8.0093%</u>			

<u>%</u>	<u>R&O</u>	<u>CIP</u>	<u>Res Factor</u>
100-----	13.52	13.52	100.00%
110-----	13.40	14.87	99.13%
120-----	13.28	16.22	98.26%
130-----	13.17	17.58	97.39%
140-----	13.05	18.93	96.52%
150-----	12.93	20.28	95.65%

Example: \$100,000 property value

<u>%</u>	<u>Res tax (decr)</u>		<u>Comm (+ incr)</u>	
100-----	1,352	(0)	1,352	(0)
110-----	1,340	(12)	1,487	+135
120-----	1,328	(24)	1,622	+276
130-----	1,317	(35)	1,758	+406
140-----	1,305	(47)	1,893	+541
150-----	1,293	(59)	2,028	+676

Maximum decrease on a residential \$100,000 property (**\$ 59**)

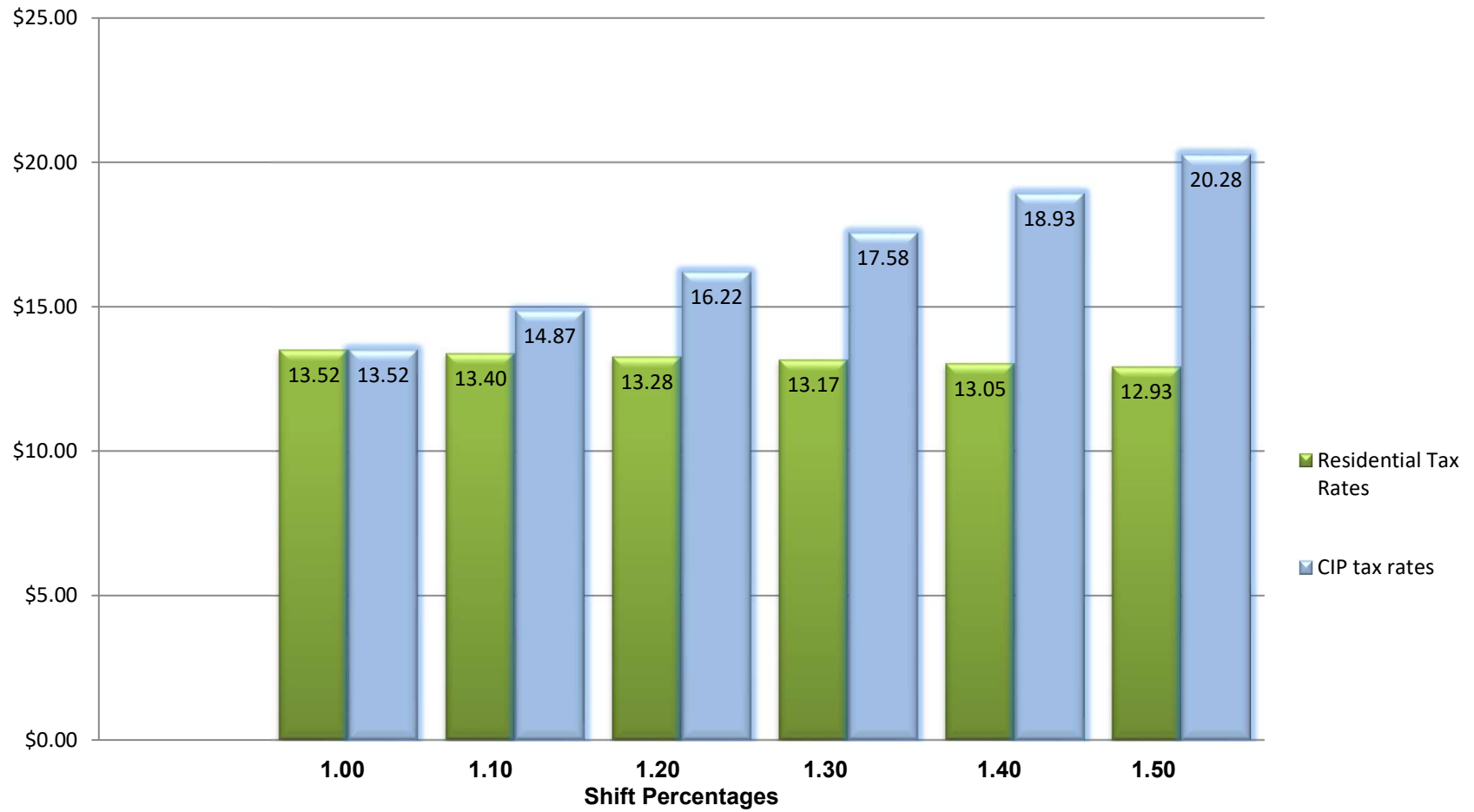
Maximum increase on a commercial/industrial \$100,000 property **\$ 676**

(The average value of a commercial/industrial property is \$441,000)

(The average value of a single-family home is \$417,100)

Tax Rates per 1,000

Tax Rate Alternatives -- Town of South Hadley



MassDOR - Massachusetts Department of Revenue
Division of Local Services
What If ... Scenario Worksheet for FY 2026

South Hadley - 275

CLASS	VALUE	%	
Residential	2,393,528,288	91.9763	R & O %
Open Space	375,500	0.0144	91.9907
Commercial	87,901,490	3.3778	
Industrial	50,557,600	1.9428	C I P %
Personal Property	69,969,820	2.6887	8.0093
Total	2,602,332,698	100.0000	

CLASSIFICATION OPTIONS
Residential Exemption
Small Commercial Exemption
Open Space Discount

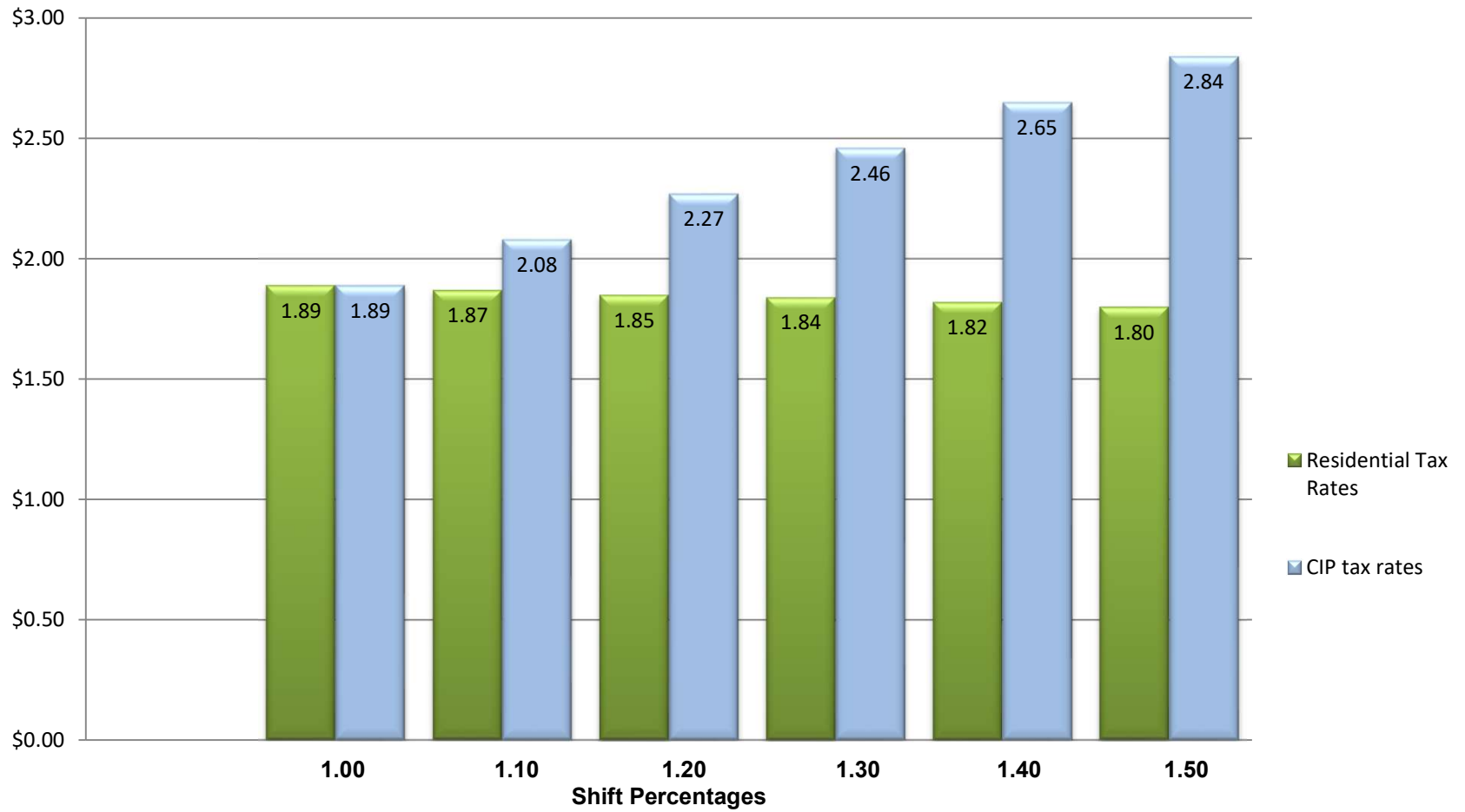
Levy	35,183,538
Single TaxRate	13.52

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 SP	OS SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.0000	1.0000	91.9763	0.0144	3.3778	1.9428	2.6887	100.0000	32,360,502	5,077	1,188,428	683,539	945,992	35,183,538	13.52	13.52	13.52	13.52	13.52
1.0500	0.9956	91.5759	0.0144	3.5467	2.0399	2.8232	100.0000	32,219,627	5,055	1,247,850	717,716	993,292	35,183,538	13.46	13.46	14.20	14.20	14.20
1.1000	0.9913	91.1755	0.0143	3.7156	2.1371	2.9576	100.0000	32,078,751	5,033	1,307,271	751,893	1,040,591	35,183,538	13.40	13.40	14.87	14.87	14.87
1.1500	0.9869	90.7751	0.0142	3.8845	2.2342	3.0920	100.0000	31,937,875	5,010	1,366,692	786,070	1,087,891	35,183,538	13.34	13.34	15.55	15.55	15.55
1.2000	0.9826	90.3746	0.0142	4.0534	2.3313	3.2265	100.0000	31,796,999	4,988	1,426,114	820,247	1,135,190	35,183,538	13.28	13.28	16.22	16.22	16.22
1.2500	0.9782	89.9742	0.0141	4.2222	2.4285	3.3609	100.0000	31,656,123	4,966	1,485,535	854,423	1,182,490	35,183,538	13.23	13.23	16.90	16.90	16.90
1.3000	0.9739	89.5738	0.0141	4.3911	2.5256	3.4954	100.0000	31,515,247	4,944	1,544,957	888,600	1,229,790	35,183,538	13.17	13.17	17.58	17.58	17.58
1.3500	0.9695	89.1734	0.0140	4.5600	2.6228	3.6298	100.0000	31,374,371	4,922	1,604,378	922,777	1,277,089	35,183,538	13.11	13.11	18.25	18.25	18.25
1.4000	0.9652	88.7730	0.0139	4.7289	2.7199	3.7642	100.0000	31,233,496	4,900	1,663,799	956,954	1,324,389	35,183,538	13.05	13.05	18.93	18.93	18.93
1.4500	0.9608	88.3726	0.0139	4.8978	2.8170	3.8987	100.0000	31,092,620	4,878	1,723,221	991,131	1,371,688	35,183,538	12.99	12.99	19.60	19.60	19.60
1.5000	0.9565	87.9722	0.0138	5.0667	2.9142	4.0331	100.0000	30,951,744	4,856	1,782,642	1,025,308	1,418,988	35,183,538	12.93	12.93	20.28	20.28	20.28

Tax Rates per 1,000

Tax Rate Alternatives -- Fire District #1



MassDOR - Massachusetts Department of Revenue
Division of Local Services
What If ... Scenario Worksheet for FY 2026

d. Hadley Fire #1 - 493

CLASS	VALUE	%	
Residential	1,768,529,788	91.1931	R & O %
Open Space	0	0.0000	91.1931
Commercial	73,941,390	3.8127	
Industrial	48,623,900	2.5073	C I P %
Personal Property	48,229,040	2.4869	8.8069
Total	1,939,324,118	100.0000	

CLASSIFICATION OPTIONS
Residential Exemption
Small Commercial Exemption
Open Space Discount

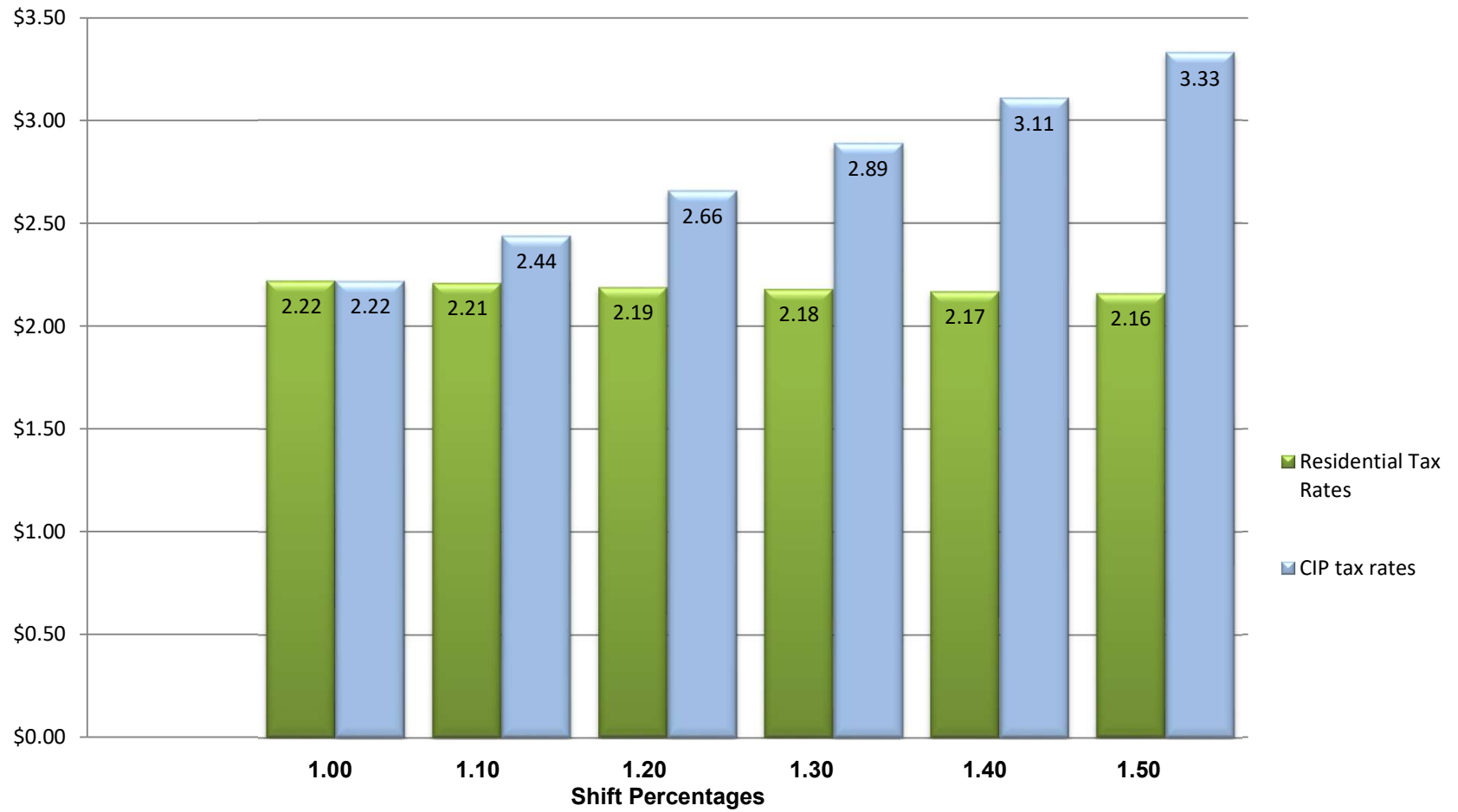
Levy	3,665,323
Single TaxRate	1.89

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 SP	OS SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.0000	1.0000	91.1931	0.0000	3.8127	2.5073	2.4869	100.0000	3,342,522		139,749	91,899	91,153	3,665,323	1.89	0.00	1.89	1.89	1.89
1.0500	0.9952	90.7528	0.0000	4.0034	2.6326	2.6112	100.0000	3,326,382		146,737	96,494	95,711	3,665,323	1.88	0.00	1.98	1.98	1.98
1.1000	0.9903	90.3124	0.0000	4.1940	2.7580	2.7356	100.0000	3,310,242		153,724	101,089	100,268	3,665,323	1.87	0.00	2.08	2.08	2.08
1.1500	0.9855	89.8721	0.0000	4.3847	2.8833	2.8599	100.0000	3,294,101		160,712	105,684	104,826	3,665,323	1.86	0.00	2.17	2.17	2.17
1.2000	0.9807	89.4317	0.0000	4.5753	3.0087	2.9843	100.0000	3,277,961		167,699	110,279	109,383	3,665,323	1.85	0.00	2.27	2.27	2.27
1.2500	0.9759	88.9914	0.0000	4.7659	3.1341	3.1086	100.0000	3,261,821		174,687	114,874	113,941	3,665,323	1.84	0.00	2.36	2.36	2.36
1.3000	0.9710	88.5510	0.0000	4.9566	3.2594	3.2330	100.0000	3,245,681		181,674	119,469	118,499	3,665,323	1.84	0.00	2.46	2.46	2.46
1.3500	0.9662	88.1107	0.0000	5.1472	3.3848	3.3573	100.0000	3,229,541		188,661	124,064	123,056	3,665,323	1.83	0.00	2.55	2.55	2.55
1.4000	0.9614	87.6703	0.0000	5.3378	3.5102	3.4817	100.0000	3,213,401		195,649	128,659	127,614	3,665,323	1.82	0.00	2.65	2.65	2.65
1.4500	0.9565	87.2300	0.0000	5.5285	3.6355	3.6060	100.0000	3,197,261		202,636	133,254	132,172	3,665,323	1.81	0.00	2.74	2.74	2.74
1.5000	0.9517	86.7897	0.0000	5.7191	3.7609	3.7303	100.0000	3,181,121		209,624	137,849	136,729	3,665,323	1.80	0.00	2.84	2.84	2.84

Tax Rates per 1,000

Tax Rate Alternatives -- Fire District #2



**MassDOR - Massachusetts Department of Revenue
Division of Local Services
What If ... Scenario Worksheet for FY 2026**

So. Hadley Fire #2 - 494

CLASS	VALUE	%	
Residential	667,847,500	94.4489	R & O %
Open Space	375,500	0.0531	94.5020
Commercial	13,960,100	1.9743	
Industrial	1,933,700	0.2735	C I P %
Personal Property	22,982,832	3.2503	5.4980
Total	707,099,632	100.0000	

CLASSIFICATION OPTIONS
Residential Exemption
Small Commercial Exemption
Open Space Discount

Levy	1,569,761
Single TaxRate	2.22

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					Esimated Tax Rates					
CIP Shift	Res Factor	Res SP	OS SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.0000	1.0000	94.4489	0.0531	1.9743	0.2735	3.2503	100.0000	1,482,621	834	30,991	4,293	51,022	1,569,761	2.22	2.22	2.22	2.22	2.22
1.0500	0.9971	94.1741	0.0529	2.0730	0.2871	3.4128	100.0000	1,478,308	831	32,541	4,507	53,573	1,569,761	2.21	2.21	2.33	2.33	2.33
1.1000	0.9942	93.8994	0.0528	2.1717	0.3008	3.5753	100.0000	1,473,996	829	34,091	4,722	56,124	1,569,761	2.21	2.21	2.44	2.44	2.44
1.1500	0.9913	93.6246	0.0526	2.2704	0.3145	3.7378	100.0000	1,469,683	826	35,640	4,937	58,675	1,569,761	2.20	2.20	2.55	2.55	2.55
1.2000	0.9884	93.3499	0.0525	2.3691	0.3282	3.9004	100.0000	1,465,370	824	37,190	5,151	61,226	1,569,761	2.19	2.19	2.66	2.66	2.66
1.2500	0.9855	93.0751	0.0523	2.4678	0.3418	4.0629	100.0000	1,461,057	821	38,739	5,366	63,777	1,569,761	2.19	2.19	2.77	2.77	2.77
1.3000	0.9825	92.8004	0.0522	2.5666	0.3555	4.2254	100.0000	1,456,744	819	40,289	5,581	66,328	1,569,761	2.18	2.18	2.89	2.89	2.89
1.3500	0.9796	92.5256	0.0520	2.6653	0.3692	4.3879	100.0000	1,452,431	817	41,838	5,795	68,880	1,569,761	2.17	2.17	3.00	3.00	3.00
1.4000	0.9767	92.2509	0.0519	2.7640	0.3829	4.5504	100.0000	1,448,118	814	43,388	6,010	71,431	1,569,761	2.17	2.17	3.11	3.11	3.11
1.4500	0.9738	91.9761	0.0517	2.8627	0.3965	4.7129	100.0000	1,443,805	812	44,938	6,225	73,982	1,569,761	2.16	2.16	3.22	3.22	3.22
1.5000	0.9709	91.7014	0.0516	2.9614	0.4102	4.8754	100.0000	1,439,492	809	46,487	6,439	76,533	1,569,761	2.16	2.16	3.33	3.33	3.33

**South Hadley Valuation
Fiscal 2000-2026**

	Valuation by class					% of Total Valuation		Total Valuation	% chng
	(R)esidential	(O)pen	(C)ommercial	(I)ndustrial	(P)ersonal	R&O %	CIP %		
2026	\$ 2,393,528,288	\$ 375,500	\$ 87,901,490	\$ 50,557,600	\$ 69,975,620	91.99%	8.01%	\$ 2,602,338,498	6.3%
2025	\$ 2,244,149,697	\$ 353,400	\$ 82,461,200	\$ 48,309,100	\$ 72,586,635	91.69%	8.31%	\$ 2,447,860,032	6.1%
2024	\$ 2,115,994,645	\$ 368,300	\$ 78,763,160	\$ 46,547,025	\$ 64,391,229	91.77%	8.23%	\$ 2,306,064,359	11.2%
2023	\$ 1,907,433,135	\$ 365,700	\$ 73,007,815	\$ 44,056,775	\$ 48,041,418	92.04%	7.97%	\$ 2,072,904,843	10.2%
2022	\$ 1,727,170,944	\$ 365,600	\$ 69,922,005	\$ 42,714,500	\$ 41,409,202	91.81%	8.19%	\$ 1,881,582,251	7.5%
2021	\$ 1,602,366,944	\$ 364,000	\$ 68,848,185	\$ 42,281,500	\$ 37,114,829	91.53%	8.47%	\$ 1,750,975,458	5.5%
2020	\$ 1,514,543,900	\$ 381,100	\$ 69,285,525	\$ 42,104,700	\$ 33,089,198	91.29%	8.71%	\$ 1,659,404,423	4.1%
2019	\$ 1,456,736,301	\$ 379,800	\$ 68,864,815	\$ 40,075,350	\$ 27,752,189	91.42%	8.58%	\$ 1,593,808,455	3.3%
2018	\$ 1,409,962,929	\$ 378,400	\$ 66,451,100	\$ 38,947,600	\$ 26,495,729	91.45%	8.55%	\$ 1,542,235,758	3.9%
2017	\$ 1,351,301,493	\$ 378,400	\$ 69,892,720	\$ 37,458,000	\$ 25,817,432	91.03%	8.97%	\$ 1,484,848,045	2.2%
2016	\$ 1,319,449,500	\$ 378,400	\$ 70,660,110	\$ 35,342,100	\$ 26,598,515	90.87%	9.13%	\$ 1,452,428,625	3.0%
2015	\$ 1,277,583,605	\$ 378,000	\$ 68,480,570	\$ 38,481,200	\$ 24,649,555	90.66%	9.34%	\$ 1,409,572,930	-0.1%
2014	\$ 1,279,016,795	\$ 378,000	\$ 67,685,580	\$ 38,273,600	\$ 25,386,665	90.69%	9.31%	\$ 1,410,740,640	-5.1%
2013	\$ 1,344,616,660	\$ 394,800	\$ 73,258,675	\$ 40,364,275	\$ 27,651,467	90.49%	9.51%	\$ 1,486,285,877	0.6%
2012	\$ 1,338,967,050	\$ 394,800	\$ 73,138,775	\$ 37,986,675	\$ 26,844,020	90.66%	9.34%	\$ 1,477,331,320	0.6%
2011	\$ 1,331,499,955	\$ 394,800	\$ 72,928,670	\$ 39,093,875	\$ 25,308,939	90.65%	9.34%	\$ 1,469,226,239	0.4%
2010	\$ 1,322,522,955	\$ 394,800	\$ 72,916,470	\$ 39,220,375	\$ 28,104,763	90.40%	9.60%	\$ 1,463,159,363	-7.6%
2009	\$ 1,432,874,625	\$ 227,100	\$ 77,770,275	\$ 41,524,100	\$ 31,020,054	90.50%	9.50%	\$ 1,583,416,154	1.4%
2008	\$ 1,421,229,395	\$ 227,100	\$ 78,538,305	\$ 40,753,400	\$ 20,233,072	91.10%	8.90%	\$ 1,560,981,272	1.3%
2007	\$ 1,405,229,955	\$ 227,100	\$ 78,316,345	\$ 40,666,500	\$ 16,112,248	91.20%	8.80%	\$ 1,540,552,148	11.5%
2006	\$ 1,255,576,565	\$ 219,200	\$ 70,816,835	\$ 41,016,500	\$ 14,379,499	90.90%	9.10%	\$ 1,382,008,599	20.2%
2005	\$ 1,037,951,150	\$ 212,600	\$ 62,253,850	\$ 35,816,100	\$ 13,455,729	90.30%	9.70%	\$ 1,149,689,429	1.8%
2004	\$ 1,018,133,850	\$ 212,600	\$ 60,685,850	\$ 35,768,600	\$ 15,068,698	90.10%	9.90%	\$ 1,129,869,598	25.7%
2003	\$ 792,296,800	\$ 246,300	\$ 56,570,500	\$ 35,635,400	\$ 14,179,315	88.20%	11.80%	\$ 898,928,315	1.0%
2002	\$ 784,915,600	\$ 246,300	\$ 55,257,100	\$ 36,085,600	\$ 13,913,492	88.20%	11.80%	\$ 890,418,092	0.8%
2001	\$ 780,110,000	\$ 246,300	\$ 54,414,300	\$ 35,647,600	\$ 12,995,911	88.30%	11.70%	\$ 883,414,111	12.1%
2000	\$ 698,497,900	\$ 245,300	\$ 45,443,400	\$ 31,846,100	\$ 12,103,421	88.70%	11.30%	\$ 788,136,121	

**Analysis of average single family tax bill.
FY 26 (Estimated)
vs.
FY 25 (Actual)**

PROPOSED

ESTIMATED

Average **Single Family**
Home Value for FY 2026

Taxes for
Fiscal 2026 - Town
\$13.52

Average **Single Family**
Home Value for FY 2025

Actual Taxes for
Fiscal 2025 - Town
\$13.98

\$ 417,100

\$ 5,639.19

\$ 391,100

\$ 5,467.58

\$ 171.61 increase over last fiscal year
3.14% increase to the tax bill

Fiscal 2026 - FD #1
\$1.89

Fiscal 2025 - FD #1
\$1.95

\$ 417,100

\$ 788.32

\$ 391,100

\$ 762.65

\$ 25.67 increase over last fiscal year
3.37% increase to the tax bill

Fiscal 2026 - FD #2
\$2.22

Fiscal 2025 - FD #2
\$2.23

\$ 417,100

\$ 925.96

\$ 391,100

\$ 872.15

\$ 53.81 increase over last fiscal year
6.17% increase to the tax bill

\$ 197.28	Average FD#1 single family increase
\$ 225.42	Average FD#2 single family increase

**Analysis of Comm/Ind average tax bill
FY 26 (Estimated)
vs.
FY 25 (Actual)**

PROPOSED

ESTIMATED

Average Commercial
Industrial Value FY 2026

**Taxes for
Fiscal 2026 - Town**
\$13.52

Average Commercial
Industrial Value FY 2025

**Taxes for
Fiscal 2025 - Town**
\$13.98

\$ 441,000

\$ 5,962.32

\$ 409,900

\$ 5,730.40

\$ 231.92 increase over last fiscal year
4.05% increase to the tax bill

Fiscal 2026 - FD#1
\$1.89

Fiscal 2025 - FD #1
\$1.95

\$ 441,000

\$ 833.49

\$ 409,900

\$ 799.31

\$ 34.18 increase over last fiscal year
4.28% increase to the tax bill

Fiscal 2026 - FD #2
\$2.22

Fiscal 2025 - FD #2
\$2.23

\$ 441,000

\$ 979.02

\$ 409,900

\$ 914.08

\$ 64.94 increase over last fiscal year
7.10% increase to the tax bill

	Average FD#1 comm/industrial increase
\$ 266.10	
	Average FD#2 comm/industrial increase
\$ 296.86	