

Fiscal 2017 Tax Classification

**PUBLIC HEARING ON
CLASSIFICATION OF PROPERTY
TUESDAY, DECEMBER 6 AT 7:10 P.M.
IN THE SELECTBOARD'S MEETING ROOM
TOWN HALL
CONDUCTED BY:**

TOWN OF SOUTH HADLEY:

**SELECTBOARD
BOARD OF ASSESSORS
PRUDENTIAL COMMITTEE, F.D. #1
PRUDENTIAL COMMITTEE, F.D. #2**

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Overview of Classification

Cities and Towns that are certified as assessing property at full and fair cash value may elect to shift the tax burden among the major property classes within certain limits established by law. The adoption of different rates does not change the total property tax levy; rather it determines the share of the total levy to be borne by each class.

The share of the levy raised by the Commercial and Industrial classes and Personal Property (CIP) may be increased 50% as long as the Residential and Open space (R&O) classes raise at least 65% of what they would have raised without the shift.

The “minimum residential factor” established by the Commissioner of Revenue is used to make certain that the shift of the tax burden complies with the Classification Act. If the minimum residential factor would be less than .65, the community cannot make the maximum shift and must use a CIP factor of less than 1.50.

An *Open Space Discount*, a *Residential Exemption* and a *Small Commercial Exemption* may also be chosen by communities. The choice of either or both of these first two affects the tax rate of Residential property, whether a community chooses to shift more to the CIP classes or not. The third option affects the tax rate of the commercial and industrial classes. The alternatives are considered and voted on annually by the Board of Selectmen.

Open Space Discount

What is open space?

- Open Space is defined as land maintained in an open or natural condition which contributes significantly to the benefit and enjoyment of the public.
- Exclusions:
 1. Land taxable under Chapter 61, 61A, 61B
 2. Land under a permanent conservation restriction
 3. Land held for production of income

The law allows a community to provide tax relief to the open space properties by shifting to the Residential class an amount up to a maximum of 25% of the residential factor.

In the past the Town has used an open space factor of 100%, which resulted in an equal tax rate for Open Space and Residential properties.

For fiscal 2017 the town has 16 properties classified as open space that this discount could affect. If the Selectboard implemented this discount at the maximum of 25% the tax rate for the Open Space class of property would decrease to \$13.36. The tax rates for Residential, Commercial, Industrial and Personal classes of property would remain at \$17.83 as the difference in the reallocation of the levy is minimal.

Residential Exemption

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

$$\begin{array}{rcl}
 \underline{\$ 1,351,301,493} & / & 6,881 & = & \underline{\$ 196,382} \\
 \text{Class 1 Value} & & \text{Parcels} & & \text{Avg. Cl. 1 Value} \\
 \\
 \underline{\$ 196,382} & \times & 20\% & = & \underline{\$ 39,276} \\
 \text{Avg. Cl. 1 Value} & & & & \text{Max Residential Exemption}
 \end{array}$$

The approximate *number of owner-occupied primary residences* is 5,830 x \$ 39,276 = \$ 228,350,664. 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	- 228,350,664	1,122,950,829	21.46
Class 2 Open Space	- None		17.83
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 \$ 1,783 to \$ 1,303.14 which would be a *decrease of (\$ 479.86)*. A **non owner occupied** residence valued at \$100,000 with no residential exemption would go from \$ 1,783 to \$ 2,146 which would be an *increase of \$ 363*. A **vacant parcel** of land valued at \$50,000 would go from \$ 891.50 to \$ 1,073 which would be an *increase of \$ 181.50*. An **accessory parcel** of land valued at \$20,000 would go from \$ 356.60 to \$ 429.20 which would be an *increase of \$ 72.60*.

For fiscal 2017 approximately 1051 properties would have an increase in tax if adopted.

Small Commercial Exemption

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

For fiscal 2017, 36 parcels would be considered to be eligible to receive this exemption. If this exemption were to be adopted at the maximum rate of 10%, the tax rates for Commercial and Industrial property classes would be \$18.03. (Residential, Open Space and Personal Property tax rates would remain unchanged at \$17.83)

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 2017

<u>PROPOSED Tax Rates:</u>		<u>Rate</u>	<u>% increase</u>
Fiscal 2016 rates: \$17.56 \$ 2.29 \$ 2.93	Town	\$17.83	1.54 %
	FD #1	\$ 2.29	0.00 %
	FD #2	\$ 2.83	-3.41 %
<i>New Growth</i>		\$ 385,621.00	
<i>Tax Levy</i>		\$ 26,474,840.64	
<i>Debt Exclusion Total</i>		\$ 1,312,775.00	
<i>Maximum Allowable Levy Limit</i>		\$ 26,480,094.00	
<i>Excess Levy Capacity</i>		\$ 5,253.36	
<i>MRF = <u>95.0740%</u></i>		<i>Rate <u>\$17.83</u></i>	<i>R&O <u>91.0315%</u> CIP <u>8.9685%</u></i>

<u>%</u>	<u>R&O</u>	<u>CIP</u>	<u>Res Factor</u>
100-----	17.83	17.83	100.000%
110-----	17.65	19.61	99.0148%
120-----	17.48	21.40	98.0296%
130-----	17.30	23.18	97.0444%
140-----	17.13	24.96	96.0592%
150-----	16.95	26.74	95.0740%

Example: \$100,000 property value

<u>%</u>	<u>Res tax (decr)</u>		<u>Comm (+ incr)</u>	
100-----	1,783	(0)	1,783	(0)
110-----	1,765	(-18)	1,961	+178
120-----	1,748	(-35)	2,140	+357
130-----	1,730	(-53)	2,318	+535
140-----	1,713	(-70)	2,496	+713
150-----	1,695	(-88)	2,674	+891

Maximum decrease on a residential \$100,000 property **(\$ 88)**

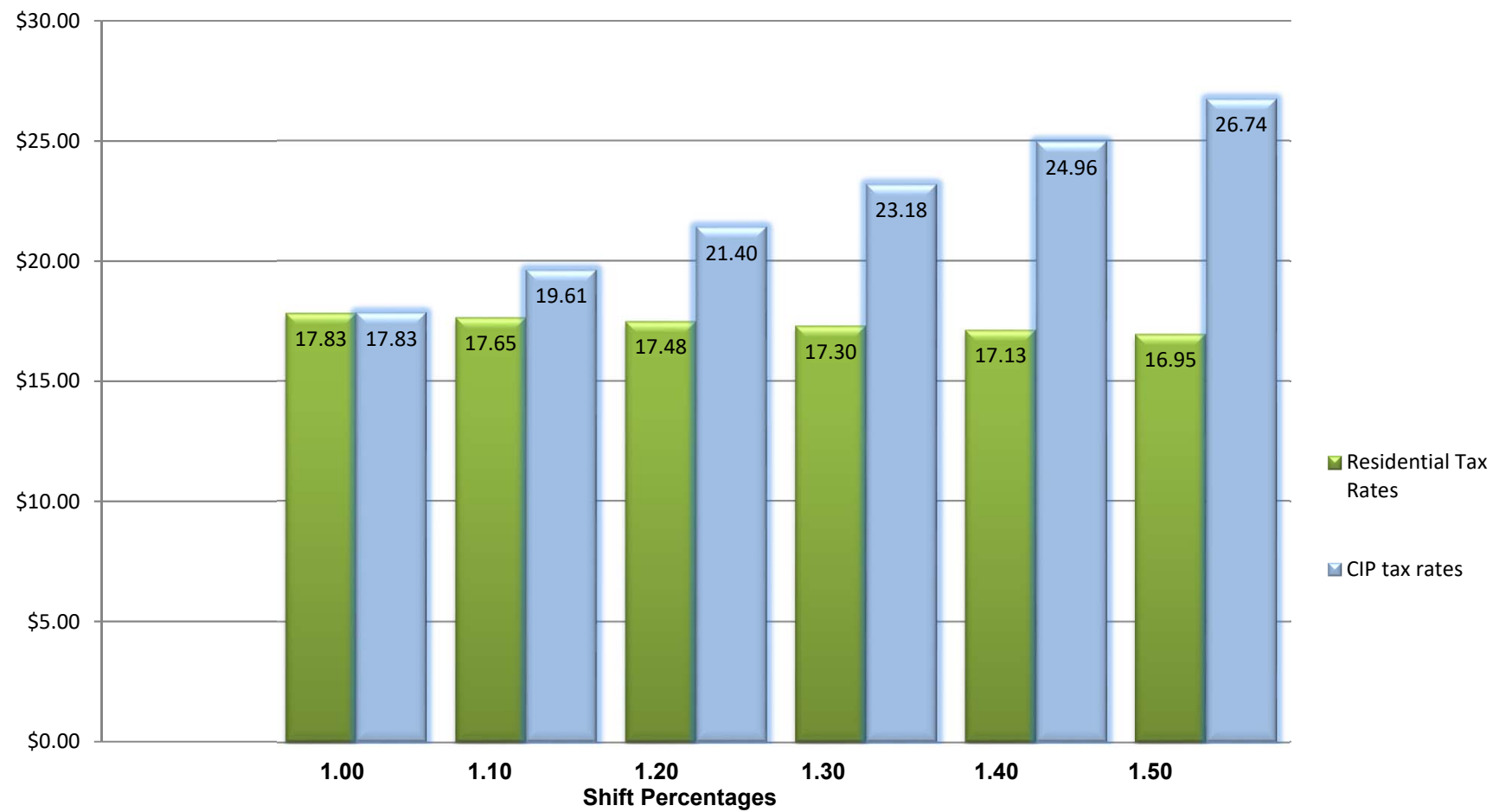
Maximum increase on a commercial/industrial \$100,000 property **\$ +891**

(The average value of a commercial/industrial property is \$347,400)

(The average value of a single family home is \$235,200)

Tax Rates per 1,000

Tax Rate Alternatives -- Town of South Hadley



What If...Scenario Worksheet for... SOUTH HADLEY

CLASS	VALUE	%	
Residential	1,351,301,493	91.0060%	R & O %
Open Space	378,400	0.0255%	91.0315%
Commercial	69,892,720	4.7071%	
Industrial	37,458,000	2.5227%	C I P %
Personal Prop	25,817,432	1.7387%	8.9685%
Total	1,484,848,045	100.0000%	

CLASSIFICATION OPTIONS

- Residential Exempt
- Small Commercial Exemption
- Open Space Discount

Levy	26,474,841
Single Tax Rate	\$ 17.83
Max Shift allowed	1.50

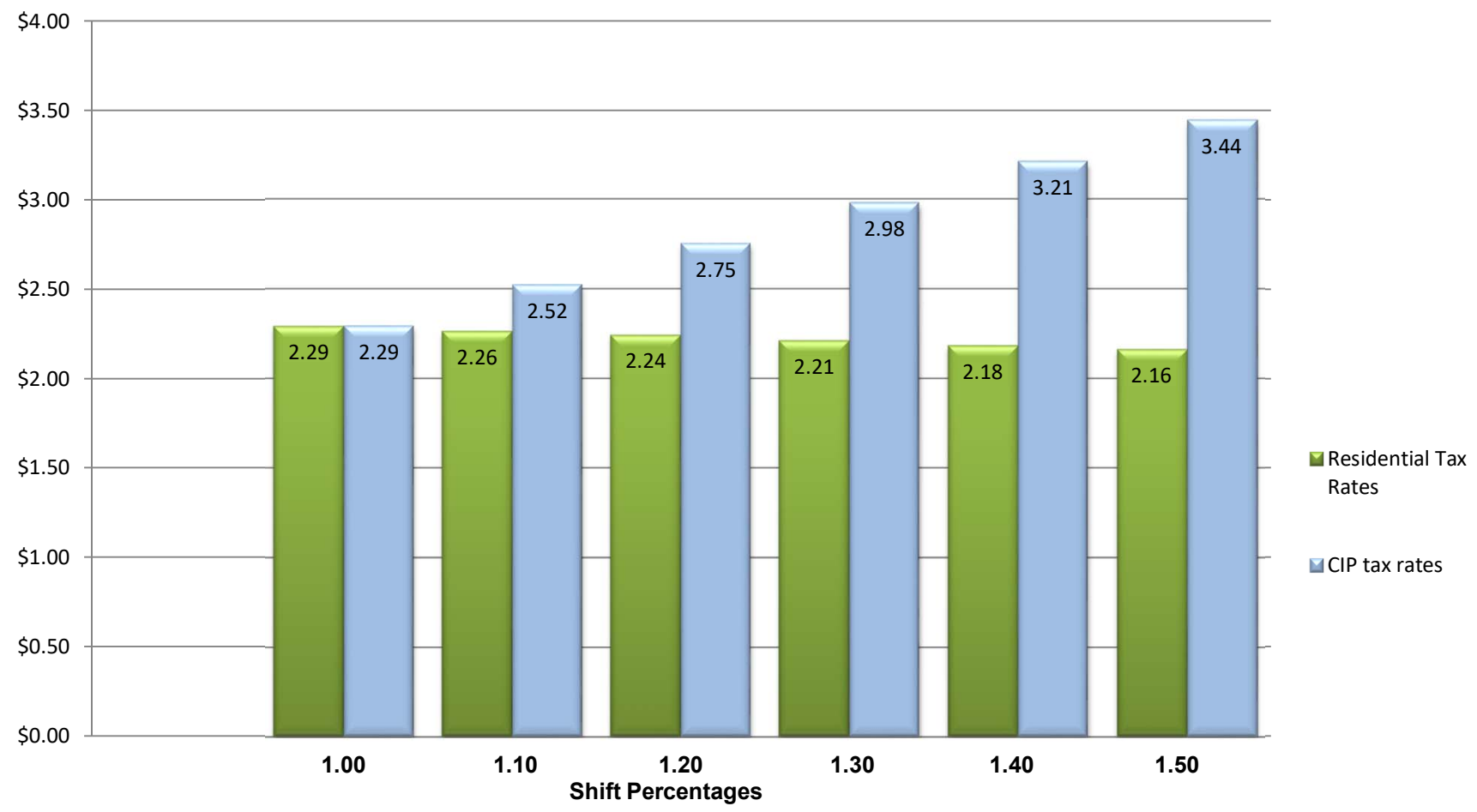
CIP Shift	Res Factor	Share Percentages						Levy Amounts					Estimated Tax Rates					
		Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.00	100.0000	91.0060	0.0255	4.7071	2.5227	1.7387	100.0000	24,093,706	6,747	1,246,187	667,876	460,325	26,474,841	17.83	17.83	17.83	17.83	17.83
1.01	99.9015	90.9164	0.0255	4.7541	2.5479	1.7561	100.0000	24,069,968	6,740	1,258,649	674,555	464,928	26,474,841	17.81	17.81	18.01	18.01	18.01
1.02	99.8030	90.8267	0.0254	4.8012	2.5731	1.7735	100.0000	24,046,231	6,734	1,271,111	681,234	469,531	26,474,841	17.79	17.79	18.19	18.19	18.19
1.03	99.7044	90.7371	0.0254	4.8483	2.5984	1.7909	100.0000	24,022,494	6,727	1,283,573	687,912	474,135	26,474,841	17.78	17.78	18.36	18.36	18.36
1.04	99.6059	90.6474	0.0254	4.8953	2.6236	1.8083	100.0000	23,998,757	6,720	1,296,035	694,591	478,738	26,474,841	17.76	17.76	18.54	18.54	18.54
1.05	99.5074	90.5577	0.0254	4.9424	2.6488	1.8257	100.0000	23,975,019	6,714	1,308,497	701,270	483,341	26,474,841	17.74	17.74	18.72	18.72	18.72
1.06	99.4089	90.4681	0.0253	4.9895	2.6740	1.8430	100.0000	23,951,282	6,707	1,320,958	707,949	487,944	26,474,841	17.72	17.72	18.90	18.90	18.90
1.07	99.3104	90.3784	0.0253	5.0366	2.6993	1.8604	100.0000	23,927,545	6,700	1,333,420	714,627	492,548	26,474,841	17.71	17.71	19.08	19.08	19.08
1.08	99.2118	90.2888	0.0253	5.0836	2.7245	1.8778	100.0000	23,903,808	6,694	1,345,882	721,306	497,151	26,474,841	17.69	17.69	19.26	19.26	19.26
1.09	99.1133	90.1991	0.0253	5.1307	2.7497	1.8952	100.0000	23,880,071	6,687	1,358,344	727,985	501,754	26,474,841	17.67	17.67	19.43	19.43	19.43
1.10	99.0148	90.1094	0.0252	5.1778	2.7750	1.9126	100.0000	23,856,333	6,680	1,370,806	734,664	506,357	26,474,841	17.65	17.65	19.61	19.61	19.61
1.11	98.9163	90.0198	0.0252	5.2248	2.8002	1.9300	100.0000	23,832,596	6,674	1,383,268	741,343	510,961	26,474,841	17.64	17.64	19.79	19.79	19.79
1.12	98.8178	89.9301	0.0252	5.2719	2.8254	1.9474	100.0000	23,808,859	6,667	1,395,730	748,021	515,564	26,474,841	17.62	17.62	19.97	19.97	19.97
1.13	98.7192	89.8405	0.0252	5.3190	2.8506	1.9648	100.0000	23,785,122	6,660	1,408,192	754,700	520,167	26,474,841	17.60	17.60	20.15	20.15	20.15
1.14	98.6207	89.7508	0.0251	5.3661	2.8759	1.9821	100.0000	23,761,384	6,654	1,420,653	761,379	524,770	26,474,841	17.58	17.58	20.33	20.33	20.33
1.15	98.5222	89.6612	0.0251	5.4131	2.9011	1.9995	100.0000	23,737,647	6,647	1,433,115	768,058	529,374	26,474,841	17.57	17.57	20.50	20.50	20.50
1.16	98.4237	89.5715	0.0251	5.4602	2.9263	2.0169	100.0000	23,713,910	6,641	1,445,577	774,736	533,977	26,474,841	17.55	17.55	20.68	20.68	20.68
1.17	98.3252	89.4818	0.0251	5.5073	2.9515	2.0343	100.0000	23,690,173	6,634	1,458,039	781,415	538,580	26,474,841	17.53	17.53	20.86	20.86	20.86
1.18	98.2266	89.3922	0.0250	5.5543	2.9768	2.0517	100.0000	23,666,435	6,627	1,470,501	788,094	543,183	26,474,841	17.51	17.51	21.04	21.04	21.04
1.19	98.1281	89.3025	0.0250	5.6014	3.0020	2.0691	100.0000	23,642,698	6,621	1,482,963	794,773	547,787	26,474,841	17.50	17.50	21.22	21.22	21.22
1.20	98.0296	89.2129	0.0250	5.6485	3.0272	2.0865	100.0000	23,618,961	6,614	1,495,425	801,451	552,390	26,474,841	17.48	17.48	21.40	21.40	21.40
1.21	97.9311	89.1232	0.0250	5.6955	3.0524	2.1039	100.0000	23,595,224	6,607	1,507,887	808,130	556,993	26,474,841	17.46	17.46	21.57	21.57	21.57
1.22	97.8325	89.0335	0.0249	5.7426	3.0777	2.1212	100.0000	23,571,486	6,601	1,520,348	814,809	561,596	26,474,841	17.44	17.44	21.75	21.75	21.75
1.23	97.7340	88.9439	0.0249	5.7897	3.1029	2.1386	100.0000	23,547,749	6,594	1,532,810	821,488	566,200	26,474,841	17.43	17.43	21.93	21.93	21.93
1.24	97.6355	88.8542	0.0249	5.8368	3.1281	2.1560	100.0000	23,524,012	6,587	1,545,272	828,166	570,803	26,474,841	17.41	17.41	22.11	22.11	22.11
1.25	97.5370	88.7646	0.0249	5.8838	3.1534	2.1734	100.0000	23,500,275	6,581	1,557,734	834,845	575,406	26,474,841	17.39	17.39	22.29	22.29	22.29
1.26	97.4385	88.6749	0.0248	5.9309	3.1786	2.1908	100.0000	23,476,538	6,574	1,570,196	841,524	580,009	26,474,841	17.37	17.37	22.47	22.47	22.47
1.27	97.3399	88.5852	0.0248	5.9780	3.2038	2.2082	100.0000	23,452,800	6,567	1,582,658	848,203	584,613	26,474,841	17.36	17.36	22.64	22.64	22.64
1.28	97.2414	88.4956	0.0248	6.0250	3.2290	2.2256	100.0000	23,429,063	6,561	1,595,120	854,881	589,216	26,474,841	17.34	17.34	22.82	22.82	22.82
1.29	97.1429	88.4059	0.0248	6.0721	3.2543	2.2430	100.0000	23,405,326	6,554	1,607,581	861,560	593,819	26,474,841	17.32	17.32	23.00	23.00	23.00
1.30	97.0444	88.3163	0.0247	6.1192	3.2795	2.2603	100.0000	23,381,589	6,547	1,620,043	868,239	598,422	26,474,841	17.30	17.30	23.18	23.18	23.18
1.31	96.9459	88.2266	0.0247	6.1663	3.3047	2.2777	100.0000	23,357,851	6,541	1,632,505	874,918	603,026	26,474,841	17.29	17.29	23.36	23.36	23.36
1.32	96.8473	88.1369	0.0247	6.2133	3.3299	2.2951	100.0000	23,334,114	6,534	1,644,967	881,597	607,629	26,474,841	17.27	17.27	23.54	23.54	23.54
1.33	96.7488	88.0473	0.0247	6.2604	3.3552	2.3125	100.0000	23,310,377	6,528	1,657,429	888,275	612,232	26,474,841	17.25	17.25	23.71	23.71	23.71
1.34	96.6503	87.9576	0.0246	6.3075	3.3804	2.3299	100.0000	23,286,640	6,521	1,669,891	894,954	616,835	26,474,841	17.23	17.23	23.89	23.89	23.89
1.35	96.5518	87.8680	0.0246	6.3545	3.4056	2.3473	100.0000	23,262,902	6,514	1,682,353	901,633	621,438	26,474,841	17.22	17.22	24.07	24.07	24.07
1.36	96.4533	87.7783	0.0246	6.4016	3.4308	2.3647	100.0000	23,239,165	6,508	1,694,815	908,312	626,042	26,474,841	17.20	17.20	24.25	24.25	24.25
1.37	96.3547	87.6886	0.0246	6.4487	3.4561	2.3821	100.0000	23,215,428	6,501	1,707,276	914,990	630,645	26,474,841	17.18	17.18	24.43	24.43	24.43
1.38	96.2562	87.5990	0.0245	6.4957	3.4813	2.3994	100.0000	23,191,691	6,494	1,719,738	921,669	635,248	26,474,841	17.16	17.16	24.61	24.61	24.61
1.39	96.1577	87.5093	0.0245	6.5428	3.5065	2.4168	100.0000	23,167,953	6,488	1,732,200	928,348	639,851	26,474,841	17.14	17.14	24.78	24.78	24.78

What If...Scenario Worksheet for... SOUTH HADLEY

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
1.40	96.0592	87.4197	0.0245	6.5899	3.5318	2.4342	100.0000	23,144,216	6,481	1,744,662	935,027	644,455	26,474,841	17.13	17.13	24.96	24.96	24.96
1.41	95.9607	87.3300	0.0245	6.6370	3.5570	2.4516	100.0000	23,120,479	6,474	1,757,124	941,705	649,058	26,474,841	17.11	17.11	25.14	25.14	25.14
1.42	95.8621	87.2403	0.0244	6.6840	3.5822	2.4690	100.0000	23,096,742	6,468	1,769,586	948,384	653,661	26,474,841	17.09	17.09	25.32	25.32	25.32
1.43	95.7636	87.1507	0.0244	6.7311	3.6074	2.4864	100.0000	23,073,005	6,461	1,782,048	955,063	658,264	26,474,841	17.07	17.07	25.50	25.50	25.50
1.44	95.6651	87.0610	0.0244	6.7782	3.6327	2.5038	100.0000	23,049,267	6,454	1,794,510	961,742	662,868	26,474,841	17.06	17.06	25.68	25.68	25.68
1.45	95.5666	86.9714	0.0244	6.8252	3.6579	2.5212	100.0000	23,025,530	6,448	1,806,971	968,420	667,471	26,474,841	17.04	17.04	25.85	25.85	25.85
1.46	95.4681	86.8817	0.0243	6.8723	3.6831	2.5385	100.0000	23,001,793	6,441	1,819,433	975,099	672,074	26,474,841	17.02	17.02	26.03	26.03	26.03
1.47	95.3695	86.7920	0.0243	6.9194	3.7083	2.5559	100.0000	22,978,056	6,434	1,831,895	981,778	676,677	26,474,841	17.00	17.00	26.21	26.21	26.21
1.48	95.2710	86.7024	0.0243	6.9665	3.7336	2.5733	100.0000	22,954,318	6,428	1,844,357	988,457	681,281	26,474,841	16.99	16.99	26.39	26.39	26.39
1.49	95.1725	86.6127	0.0243	7.0135	3.7588	2.5907	100.0000	22,930,581	6,421	1,856,819	995,135	685,884	26,474,841	16.97	16.97	26.57	26.57	26.57
1.50	95.0740	86.5231	0.0242	7.0606	3.7840	2.6081	100.0000	22,906,844	6,415	1,869,281	1,001,814	690,487	26,474,841	16.95	16.95	26.74	26.74	26.74

Tax Rates per 1,000

Tax Rate Alternatives -- Fire District #1



What If...Scenario Worksheet for... SOUTH HADLEY FIRE #1

CLASS	VALUE	%	
Residential	1,007,140,693	89.7009%	R & O %
Open Space	0	0.0000%	89.7009%
Commercial	59,013,620	5.2560%	
Industrial	39,099,200	3.4824%	C I P %
Personal Prop	17,522,693	1.5607%	10.2991%
Total	1,122,776,206	100.0000%	

CLASSIFICATION OPTIONS

- Residential Exempt
- Small Commercial Exemption
- Open Space Discount

Levy	2,571,158
Single Tax Rate	\$ 2.29

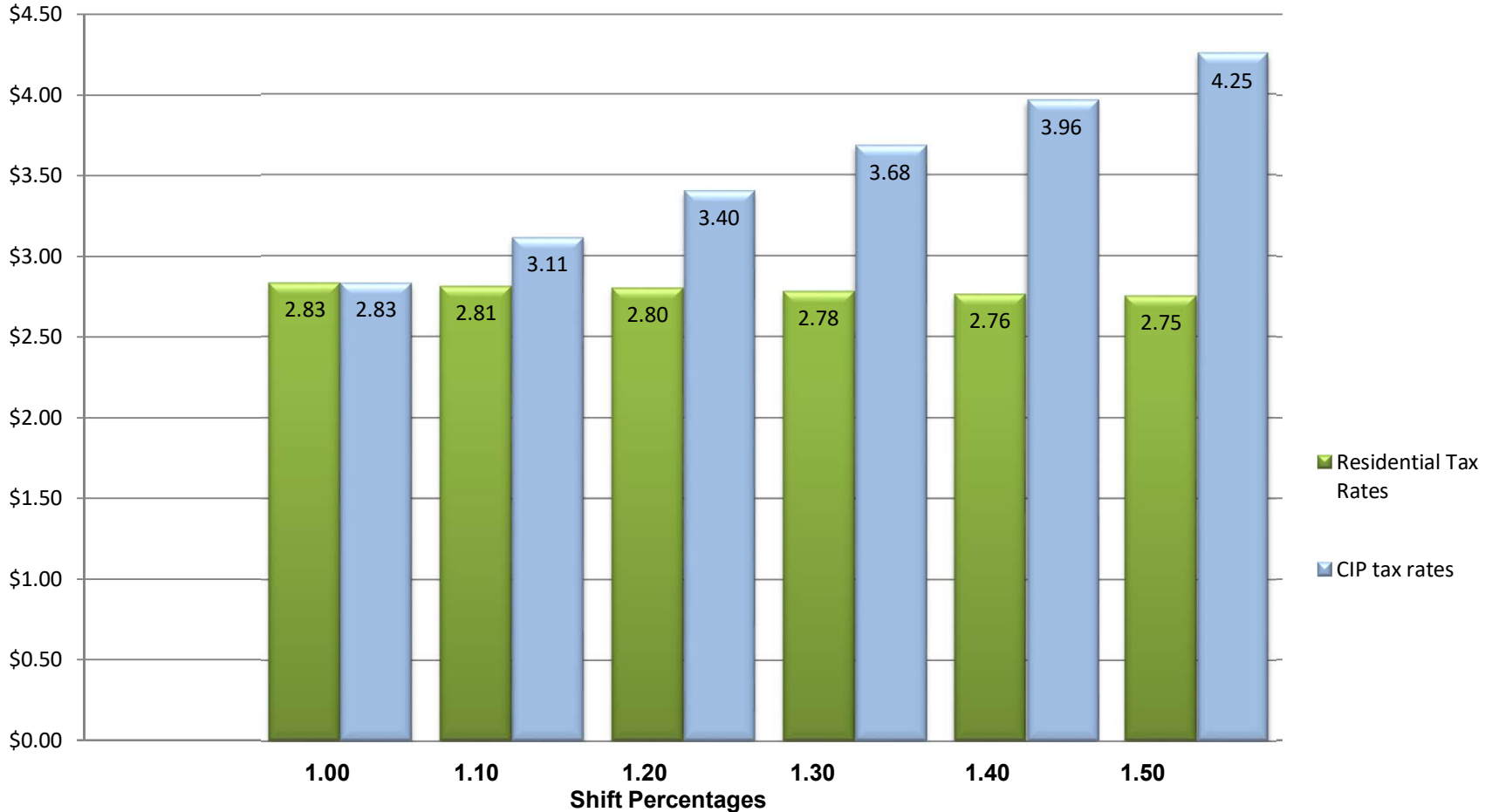
CIP Shift	Res Factor	Share Percentages						Levy Amounts					Estimated Tax Rates					
		Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.00	100.0000	89.7009	0.0000	5.2560	3.4824	1.5607	100.0000	2,306,353	0	135,141	89,537	40,127	2,571,158	2.29		2.29	2.29	2.29
1.01	99.8852	89.5979	0.0000	5.3086	3.5172	1.5763	100.0000	2,303,705	0	136,493	90,433	40,528	2,571,158	2.29		2.31	2.31	2.31
1.02	99.7704	89.4949	0.0000	5.3612	3.5520	1.5919	100.0000	2,301,057	0	137,844	91,328	40,930	2,571,158	2.28		2.34	2.34	2.34
1.03	99.6556	89.3920	0.0000	5.4137	3.5868	1.6075	100.0000	2,298,408	0	139,195	92,223	41,331	2,571,158	2.28		2.36	2.36	2.36
1.04	99.5407	89.2890	0.0000	5.4663	3.6217	1.6231	100.0000	2,295,760	0	140,547	93,119	41,732	2,571,158	2.28		2.38	2.38	2.38
1.05	99.4259	89.1860	0.0000	5.5188	3.6565	1.6387	100.0000	2,293,112	0	141,898	94,014	42,133	2,571,158	2.28		2.40	2.40	2.40
1.06	99.3111	89.0830	0.0000	5.5714	3.6913	1.6543	100.0000	2,290,464	0	143,250	94,909	42,535	2,571,158	2.27		2.43	2.43	2.43
1.07	99.1963	88.9800	0.0000	5.6240	3.7261	1.6699	100.0000	2,287,816	0	144,601	95,805	42,936	2,571,158	2.27		2.45	2.45	2.45
1.08	99.0815	88.8770	0.0000	5.6765	3.7610	1.6855	100.0000	2,285,168	0	145,953	96,700	43,337	2,571,158	2.27		2.47	2.47	2.47
1.09	98.9667	88.7740	0.0000	5.7291	3.7958	1.7011	100.0000	2,282,520	0	147,304	97,596	43,738	2,571,158	2.27		2.50	2.50	2.50
1.10	98.8518	88.6710	0.0000	5.7816	3.8306	1.7167	100.0000	2,279,872	0	148,655	98,491	44,140	2,571,158	2.26		2.52	2.52	2.52
1.11	98.7370	88.5680	0.0000	5.8342	3.8654	1.7323	100.0000	2,277,224	0	150,007	99,386	44,541	2,571,158	2.26		2.54	2.54	2.54
1.12	98.6222	88.4650	0.0000	5.8868	3.9003	1.7479	100.0000	2,274,576	0	151,358	100,282	44,942	2,571,158	2.26		2.56	2.56	2.56
1.13	98.5074	88.3621	0.0000	5.9393	3.9351	1.7635	100.0000	2,271,928	0	152,710	101,177	45,343	2,571,158	2.26		2.59	2.59	2.59
1.14	98.3926	88.2591	0.0000	5.9919	3.9699	1.7791	100.0000	2,269,280	0	154,061	102,072	45,745	2,571,158	2.25		2.61	2.61	2.61
1.15	98.2778	88.1561	0.0000	6.0445	4.0047	1.7948	100.0000	2,266,632	0	155,412	102,968	46,146	2,571,158	2.25		2.63	2.63	2.63
1.16	98.1629	88.0531	0.0000	6.0970	4.0395	1.8104	100.0000	2,263,984	0	156,764	103,863	46,547	2,571,158	2.25		2.66	2.66	2.66
1.17	98.0481	87.9501	0.0000	6.1496	4.0744	1.8260	100.0000	2,261,336	0	158,115	104,759	46,949	2,571,158	2.25		2.68	2.68	2.68
1.18	97.9333	87.8471	0.0000	6.2021	4.1092	1.8416	100.0000	2,258,688	0	159,467	105,654	47,350	2,571,158	2.24		2.70	2.70	2.70
1.19	97.8185	87.7441	0.0000	6.2547	4.1440	1.8572	100.0000	2,256,040	0	160,818	106,549	47,751	2,571,158	2.24		2.73	2.73	2.73
1.20	97.7037	87.6411	0.0000	6.3073	4.1788	1.8728	100.0000	2,253,392	0	162,169	107,445	48,152	2,571,158	2.24		2.75	2.75	2.75
1.21	97.5889	87.5381	0.0000	6.3598	4.2137	1.8884	100.0000	2,250,743	0	163,521	108,340	48,554	2,571,158	2.23		2.77	2.77	2.77
1.22	97.4741	87.4351	0.0000	6.4124	4.2485	1.9040	100.0000	2,248,095	0	164,872	109,235	48,955	2,571,158	2.23		2.79	2.79	2.79
1.23	97.3592	87.3321	0.0000	6.4649	4.2833	1.9196	100.0000	2,245,447	0	166,224	110,131	49,356	2,571,158	2.23		2.82	2.82	2.82
1.24	97.2444	87.2292	0.0000	6.5175	4.3181	1.9352	100.0000	2,242,799	0	167,575	111,026	49,757	2,571,158	2.23		2.84	2.84	2.84
1.25	97.1296	87.1262	0.0000	6.5701	4.3530	1.9508	100.0000	2,240,151	0	168,927	111,921	50,159	2,571,158	2.22		2.86	2.86	2.86
1.26	97.0148	87.0232	0.0000	6.6226	4.3878	1.9664	100.0000	2,237,503	0	170,278	112,817	50,560	2,571,158	2.22		2.89	2.89	2.89
1.27	96.9000	86.9202	0.0000	6.6752	4.4226	1.9820	100.0000	2,234,855	0	171,629	113,712	50,961	2,571,158	2.22		2.91	2.91	2.91
1.28	96.7852	86.8172	0.0000	6.7277	4.4574	1.9976	100.0000	2,232,207	0	172,981	114,608	51,363	2,571,158	2.22		2.93	2.93	2.93
1.29	96.6703	86.7142	0.0000	6.7803	4.4923	2.0132	100.0000	2,229,559	0	174,332	115,503	51,764	2,571,158	2.21		2.95	2.95	2.95
1.30	96.5555	86.6112	0.0000	6.8329	4.5271	2.0289	100.0000	2,226,911	0	175,684	116,398	52,165	2,571,158	2.21		2.98	2.98	2.98
1.31	96.4407	86.5082	0.0000	6.8854	4.5619	2.0445	100.0000	2,224,263	0	177,035	117,294	52,566	2,571,158	2.21		3.00	3.00	3.00
1.32	96.3259	86.4052	0.0000	6.9380	4.5967	2.0601	100.0000	2,221,615	0	178,386	118,189	52,968	2,571,158	2.21		3.02	3.02	3.02
1.33	96.2111	86.3022	0.0000	6.9905	4.6315	2.0757	100.0000	2,218,967	0	179,738	119,084	53,369	2,571,158	2.20		3.05	3.05	3.05
1.34	96.0963	86.1992	0.0000	7.0431	4.6664	2.0913	100.0000	2,216,319	0	181,089	119,980	53,770	2,571,158	2.20		3.07	3.07	3.07
1.35	95.9815	86.0963	0.0000	7.0957	4.7012	2.1069	100.0000	2,213,671	0	182,441	120,875	54,171	2,571,158	2.20		3.09	3.09	3.09
1.36	95.8666	85.9933	0.0000	7.1482	4.7360	2.1225	100.0000	2,211,023	0	183,792	121,771	54,573	2,571,158	2.20		3.11	3.11	3.11
1.37	95.7518	85.8903	0.0000	7.2008	4.7708	2.1381	100.0000	2,208,375	0	185,143	122,666	54,974	2,571,158	2.19		3.14	3.14	3.14
1.38	95.6370	85.7873	0.0000	7.2533	4.8057	2.1537	100.0000	2,205,727	0	186,495	123,561	55,375	2,571,158	2.19		3.16	3.16	3.16
1.39	95.5222	85.6843	0.0000	7.3059	4.8405	2.1693	100.0000	2,203,079	0	187,846	124,457	55,776	2,571,158	2.19		3.18	3.18	3.18

What If...Scenario Worksheet for... SOUTH HADLEY FIRE #1

1.40	95.4074	85.5813	0.0000	7.3585	4.8753	2.1849	100.0000	2,200,430	0	189,198	125,352	56,178	2,571,158	2.18	3.21	3.21	3.21
1.41	95.2926	85.4783	0.0000	7.4110	4.9101	2.2005	100.0000	2,197,782	0	190,549	126,247	56,579	2,571,158	2.18	3.23	3.23	3.23
1.42	95.1777	85.3753	0.0000	7.4636	4.9450	2.2161	100.0000	2,195,134	0	191,901	127,143	56,980	2,571,158	2.18	3.25	3.25	3.25
1.43	95.0629	85.2723	0.0000	7.5161	4.9798	2.2317	100.0000	2,192,486	0	193,252	128,038	57,382	2,571,158	2.18	3.27	3.27	3.27
1.44	94.9481	85.1693	0.0000	7.5687	5.0146	2.2473	100.0000	2,189,838	0	194,603	128,934	57,783	2,571,158	2.17	3.30	3.30	3.30
1.45	94.8333	85.0663	0.0000	7.6213	5.0494	2.2630	100.0000	2,187,190	0	195,955	129,829	58,184	2,571,158	2.17	3.32	3.32	3.32
1.46	94.7185	84.9634	0.0000	7.6738	5.0843	2.2786	100.0000	2,184,542	0	197,306	130,724	58,585	2,571,158	2.17	3.34	3.34	3.34
1.47	94.6037	84.8604	0.0000	7.7264	5.1191	2.2942	100.0000	2,181,894	0	198,658	131,620	58,987	2,571,158	2.17	3.37	3.37	3.37
1.48	94.4888	84.7574	0.0000	7.7789	5.1539	2.3098	100.0000	2,179,246	0	200,009	132,515	59,388	2,571,158	2.16	3.39	3.39	3.39
1.49	94.3740	84.6544	0.0000	7.8315	5.1887	2.3254	100.0000	2,176,598	0	201,360	133,410	59,789	2,571,158	2.16	3.41	3.41	3.41
1.50	94.2592	84.5514	0.0000	7.8841	5.2236	2.3410	100.0000	2,173,950	0	202,712	134,306	60,190	2,571,158	2.16	3.44	3.44	3.44

Tax Rates per 1,000

Tax Rate Alternatives -- Fire District #2



What If...Scenario Worksheet for... SOUTH HADLEY FIRE #2

CLASS	VALUE	%	
Residential	368,006,500	94.4367%	R & O %
Open Space	378,400	0.0971%	94.5338%
Commercial	10,879,100	2.7918%	
Industrial	1,554,700	0.3990%	C I P %
Personal Prop	8,867,175	2.2755%	5.4662%
Total	389,685,875	100.0000%	

CLASSIFICATION OPTIONS
 Residential Exempt
 Small Commercial Exemption
 Open Space Discount

Levy	1,102,811
Single Tax Rate	\$ 2.83

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
1.00	100.0000	94.4367	0.0971	2.7918	0.3990	2.2755	100.0000	1,041,458	1,071	30,788	4,400	25,094	1,102,811	2.83	2.83	2.83	2.83	2.83
1.01	99.9422	94.3821	0.0970	2.8197	0.4030	2.2982	100.0000	1,040,856	1,070	31,096	4,444	25,345	1,102,811	2.83	2.83	2.86	2.86	2.86
1.02	99.8844	94.3275	0.0970	2.8476	0.4069	2.3210	100.0000	1,040,254	1,070	31,404	4,488	25,596	1,102,811	2.83	2.83	2.89	2.89	2.89
1.03	99.8265	94.2729	0.0969	2.8755	0.4109	2.3437	100.0000	1,039,652	1,069	31,711	4,532	25,847	1,102,811	2.83	2.83	2.91	2.91	2.91
1.04	99.7687	94.2183	0.0969	2.9034	0.4149	2.3665	100.0000	1,039,050	1,068	32,019	4,576	26,098	1,102,811	2.82	2.82	2.94	2.94	2.94
1.05	99.7109	94.1637	0.0968	2.9313	0.4189	2.3892	100.0000	1,038,447	1,068	32,327	4,620	26,349	1,102,811	2.82	2.82	2.97	2.97	2.97
1.06	99.6531	94.1091	0.0968	2.9593	0.4229	2.4120	100.0000	1,037,845	1,067	32,635	4,664	26,600	1,102,811	2.82	2.82	3.00	3.00	3.00
1.07	99.5952	94.0545	0.0967	2.9872	0.4269	2.4348	100.0000	1,037,243	1,067	32,943	4,708	26,851	1,102,811	2.82	2.82	3.03	3.03	3.03
1.08	99.5374	93.9999	0.0967	3.0151	0.4309	2.4575	100.0000	1,036,641	1,066	33,251	4,752	27,102	1,102,811	2.82	2.82	3.06	3.06	3.06
1.09	99.4796	93.9453	0.0966	3.0430	0.4349	2.4803	100.0000	1,036,039	1,065	33,559	4,796	27,353	1,102,811	2.82	2.82	3.08	3.08	3.08
1.10	99.4218	93.8906	0.0965	3.0709	0.4389	2.5030	100.0000	1,035,436	1,065	33,867	4,840	27,604	1,102,811	2.81	2.81	3.11	3.11	3.11
1.11	99.3640	93.8360	0.0965	3.0989	0.4428	2.5258	100.0000	1,034,834	1,064	34,175	4,884	27,854	1,102,811	2.81	2.81	3.14	3.14	3.14
1.12	99.3061	93.7814	0.0964	3.1268	0.4468	2.5485	100.0000	1,034,232	1,063	34,482	4,928	28,105	1,102,811	2.81	2.81	3.17	3.17	3.17
1.13	99.2483	93.7268	0.0964	3.1547	0.4508	2.5713	100.0000	1,033,630	1,063	34,790	4,972	28,356	1,102,811	2.81	2.81	3.20	3.20	3.20
1.14	99.1905	93.6722	0.0963	3.1826	0.4548	2.5940	100.0000	1,033,028	1,062	35,098	5,016	28,607	1,102,811	2.81	2.81	3.23	3.23	3.23
1.15	99.1327	93.6176	0.0963	3.2105	0.4588	2.6168	100.0000	1,032,425	1,062	35,406	5,060	28,858	1,102,811	2.81	2.81	3.25	3.25	3.25
1.16	99.0748	93.5630	0.0962	3.2384	0.4628	2.6395	100.0000	1,031,823	1,061	35,714	5,104	29,109	1,102,811	2.80	2.80	3.28	3.28	3.28
1.17	99.0170	93.5084	0.0961	3.2664	0.4668	2.6623	100.0000	1,031,221	1,060	36,022	5,148	29,360	1,102,811	2.80	2.80	3.31	3.31	3.31
1.18	98.9592	93.4538	0.0961	3.2943	0.4708	2.6851	100.0000	1,030,619	1,060	36,330	5,192	29,611	1,102,811	2.80	2.80	3.34	3.34	3.34
1.19	98.9014	93.3992	0.0960	3.3222	0.4748	2.7078	100.0000	1,030,017	1,059	36,638	5,236	29,862	1,102,811	2.80	2.80	3.37	3.37	3.37
1.20	98.8435	93.3446	0.0960	3.3501	0.4788	2.7306	100.0000	1,029,414	1,058	36,945	5,280	30,113	1,102,811	2.80	2.80	3.40	3.40	3.40
1.21	98.7857	93.2900	0.0959	3.3780	0.4827	2.7533	100.0000	1,028,812	1,058	37,253	5,324	30,364	1,102,811	2.80	2.80	3.42	3.42	3.42
1.22	98.7279	93.2354	0.0959	3.4059	0.4867	2.7761	100.0000	1,028,210	1,057	37,561	5,368	30,615	1,102,811	2.79	2.79	3.45	3.45	3.45
1.23	98.6701	93.1808	0.0958	3.4339	0.4907	2.7988	100.0000	1,027,608	1,057	37,869	5,412	30,866	1,102,811	2.79	2.79	3.48	3.48	3.48
1.24	98.6123	93.1262	0.0958	3.4618	0.4947	2.8216	100.0000	1,027,006	1,056	38,177	5,456	31,117	1,102,811	2.79	2.79	3.51	3.51	3.51
1.25	98.5544	93.0716	0.0957	3.4897	0.4987	2.8443	100.0000	1,026,403	1,055	38,485	5,500	31,368	1,102,811	2.79	2.79	3.54	3.54	3.54
1.26	98.4966	93.0170	0.0956	3.5176	0.5027	2.8671	100.0000	1,025,801	1,055	38,793	5,544	31,619	1,102,811	2.79	2.79	3.57	3.57	3.57
1.27	98.4388	92.9623	0.0956	3.5455	0.5067	2.8898	100.0000	1,025,199	1,054	39,101	5,588	31,870	1,102,811	2.79	2.79	3.59	3.59	3.59
1.28	98.3810	92.9077	0.0955	3.5735	0.5107	2.9126	100.0000	1,024,597	1,054	39,408	5,632	32,120	1,102,811	2.78	2.78	3.62	3.62	3.62
1.29	98.3231	92.8531	0.0955	3.6014	0.5147	2.9354	100.0000	1,023,995	1,053	39,716	5,676	32,371	1,102,811	2.78	2.78	3.65	3.65	3.65
1.30	98.2653	92.7985	0.0954	3.6293	0.5187	2.9581	100.0000	1,023,392	1,052	40,024	5,720	32,622	1,102,811	2.78	2.78	3.68	3.68	3.68
1.31	98.2075	92.7439	0.0954	3.6572	0.5226	2.9809	100.0000	1,022,790	1,052	40,332	5,764	32,873	1,102,811	2.78	2.78	3.71	3.71	3.71
1.32	98.1497	92.6893	0.0953	3.6851	0.5266	3.0036	100.0000	1,022,188	1,051	40,640	5,808	33,124	1,102,811	2.78	2.78	3.74	3.74	3.74
1.33	98.0919	92.6347	0.0953	3.7130	0.5306	3.0264	100.0000	1,021,586	1,050	40,948	5,852	33,375	1,102,811	2.78	2.78	3.76	3.76	3.76
1.34	98.0340	92.5801	0.0952	3.7410	0.5346	3.0491	100.0000	1,020,984	1,050	41,256	5,896	33,626	1,102,811	2.77	2.77	3.79	3.79	3.79
1.35	97.9762	92.5255	0.0951	3.7689	0.5386	3.0719	100.0000	1,020,381	1,049	41,564	5,940	33,877	1,102,811	2.77	2.77	3.82	3.82	3.82
1.36	97.9184	92.4709	0.0951	3.7968	0.5426	3.0946	100.0000	1,019,779	1,049	41,871	5,984	34,128	1,102,811	2.77	2.77	3.85	3.85	3.85
1.37	97.8606	92.4163	0.0950	3.8247	0.5466	3.1174	100.0000	1,019,177	1,048	42,179	6,028	34,379	1,102,811	2.77	2.77	3.88	3.88	3.88
1.38	97.8027	92.3617	0.0950	3.8526	0.5506	3.1401	100.0000	1,018,575	1,047	42,487	6,072	34,630	1,102,811	2.77	2.77	3.91	3.91	3.91
1.39	97.7449	92.3071	0.0949	3.8805	0.5546	3.1629	100.0000	1,017,973	1,047	42,795	6,116	34,881	1,102,811	2.77	2.77	3.93	3.93	3.93

What If...Scenario Worksheet for... SOUTH HADLEY FIRE #2

1.40	97.6871	92.2525	0.0949	3.9085	0.5585	3.1857	100.0000	1,017,370	1,046	43,103	6,160	35,132	1,102,811	2.76	2.76	3.96	3.96	3.96
1.41	97.6293	92.1979	0.0948	3.9364	0.5625	3.2084	100.0000	1,016,768	1,045	43,411	6,204	35,383	1,102,811	2.76	2.76	3.99	3.99	3.99
1.42	97.5715	92.1433	0.0947	3.9643	0.5665	3.2312	100.0000	1,016,166	1,045	43,719	6,248	35,634	1,102,811	2.76	2.76	4.02	4.02	4.02
1.43	97.5136	92.0887	0.0947	3.9922	0.5705	3.2539	100.0000	1,015,564	1,044	44,027	6,292	35,885	1,102,811	2.76	2.76	4.05	4.05	4.05
1.44	97.4558	92.0341	0.0946	4.0201	0.5745	3.2767	100.0000	1,014,962	1,044	44,335	6,336	36,136	1,102,811	2.76	2.76	4.08	4.08	4.08
1.45	97.3980	91.9794	0.0946	4.0481	0.5785	3.2994	100.0000	1,014,359	1,043	44,642	6,380	36,386	1,102,811	2.76	2.76	4.10	4.10	4.10
1.46	97.3402	91.9248	0.0945	4.0760	0.5825	3.3222	100.0000	1,013,757	1,042	44,950	6,424	36,637	1,102,811	2.75	2.75	4.13	4.13	4.13
1.47	97.2823	91.8702	0.0945	4.1039	0.5865	3.3449	100.0000	1,013,155	1,042	45,258	6,468	36,888	1,102,811	2.75	2.75	4.16	4.16	4.16
1.48	97.2245	91.8156	0.0944	4.1318	0.5905	3.3677	100.0000	1,012,553	1,041	45,566	6,512	37,139	1,102,811	2.75	2.75	4.19	4.19	4.19
1.49	97.1667	91.7610	0.0944	4.1597	0.5945	3.3904	100.0000	1,011,951	1,041	45,874	6,556	37,390	1,102,811	2.75	2.75	4.22	4.22	4.22
1.50	97.1089	91.7064	0.0943	4.1876	0.5984	3.4132	100.0000	1,011,348	1,040	46,182	6,600	37,641	1,102,811	2.75	2.75	4.25	4.25	4.25

**South Hadley Valuation
Fiscal 2000-2017**

	Valuation by class					% of Total Valuation		Total Valuation
	R	O	C	I	P	R&O %	CIP %	
2017	\$ 1,351,301,493	\$ 378,400	\$ 69,892,720	\$ 37,458,000	\$ 25,817,432	91.03%	8.97%	\$ 1,484,848,045
2016	\$ 1,319,449,500	\$ 378,400	\$ 70,660,110	\$ 35,342,100	\$ 26,598,515	90.87%	9.13%	\$ 1,452,428,625
2015	\$ 1,277,583,605	\$ 378,000	\$ 68,480,570	\$ 38,481,200	\$ 24,649,555	90.66%	9.34%	\$ 1,409,572,930
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

11/23/2016

**Analysis of Comm/Ind average tax bill
FY 17(Estimated)
vs.
FY 16 (Actual)**

<u>PROPOSED</u>	<u>ESTIMATED</u>				
Average Commercial Industrial Value FY 2017	Taxes for Fiscal 2017 Town \$17.83	Average Commercial Industrial Value FY 2016	Actual Taxes for Fiscal 2016 Town \$17.56		
\$ 347,400	\$ 6,194.14	\$ 346,400	\$ 6,082.78	\$ 111.36	increase over last fiscal year
	Fiscal 2017 FD #1 \$2.29		Fiscal 2016 FD #1 \$2.29		
\$ 347,400	\$ 795.55	\$ 346,400	\$ 793.26	\$ 2.29	increase over last fiscal year
	Fiscal 2017 FD #2 \$2.83		Fiscal 2016 FD #2 \$2.93		
\$ 347,400	\$ 983.14	\$ 346,400	\$ 1,014.95	\$ (31.81)	decrease over last fiscal year

11/23/2016

**Analysis of average single family tax bill.
FY 17(Estimated)
vs.
FY 16(Actual)**

PROPOSED

ESTIMATED

Average Single Family
Home Value for FY 2017

**Taxes for
Fiscal 2017**
Town \$17.83

Average Single Family
Home Value for FY 2016

**Actual Taxes for
Fiscal 2016**
Town \$17.56

\$ 235,200

\$ 4,193.62

\$ 231,700

\$ 4,068.65

\$ 124.97 increase over last fiscal year

Fiscal 2017
FD #1 \$2.29

Fiscal 2016
FD #1 \$2.29

\$ 235,200

\$ 538.61

\$ 231,700

\$ 530.59

\$ 8.02 increase over last fiscal year

Fiscal 2017
FD #2 \$2.83

Fiscal 2016
FD #2 \$2.93

\$ 235,200

\$ 665.62

\$ 231,700

\$ 678.88

\$ (13.26) decrease over last fiscal year