

## Fiscal 2018 Tax Classification

PUBLIC HEARING ON  
CLASSIFICATION OF PROPERTY  
TUESDAY, DECEMBER 5 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 2018 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 \$13.23. The tax rates for Residential, Commercial, Industrial and Personal classes of property would remain at \$17.64 as the difference in the reallocation of the levy is minimal.*

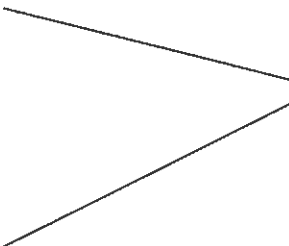
Residential Exemption

- 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:

$$\begin{array}{rcl}
 \frac{\$ 1,409,962,929}{\text{Class 1 Value}} & / & 6,892 \text{ Parcels} = \frac{\$ 204,580}{\text{Avg. Cl. 1 Value}} \\
 \\ 
 \frac{\$ 204,580}{\text{Avg. Cl. 1 Value}} & \times & 20\% = \frac{\$ 40,916}{\text{Max Residential Exemption}}
 \end{array}$$

The approximate *number of owner-occupied primary residences* is  $5,839 \times \$ 40,916 = \$ 238,908,524$ . 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:

<u>Property Class</u>	<u>Exemption</u>	<u>Value</u>	<u>Tax Rate</u>
Class 1 Residential -	238,908,524	1,171,054,405	21.24
Class 2 Open Space -	None		17.64
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 \$ 1,764 to \$ 1,254.94 which would be a *decrease of (\$ 509.06)*.  
 A **non owner occupied** residence valued at \$100,000 with no residential exemption would go from \$ 1,764 to \$ 2,124 which would be an *increase of \$ 360*.  
 A **vacant parcel** of land valued at \$50,000 would go from \$ 882 to \$ 1,062 which would be an *increase of \$ 180*.  
 An **accessory parcel** of land valued at \$20,000 would go from \$ 352.80 to \$ 424.80 which would be an *increase of \$ 72*.

*For fiscal 2018 approximately 1053 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 2018, 43 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 \$17.86. (Residential, Open Space and Personal Property tax rates would remain unchanged at \$17.64)*

### 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 2018**

<b><u>PROPOSED Tax Rates:</u></b>		<u>Rate</u>	<u>% change</u>
Fiscal 2017 rates: \$17.83  \$ 2.29  \$ 2.83	Town	\$17.64	-1.07 %
	FD #1	\$ 2.29	0.00 %
	FD #2	\$ 2.78	-1.77 %
<i>New Growth</i>		\$ 354,593.00	
<i>Tax Levy</i>		\$ 27,205,038.77	
<i>Debt Exclusion Total</i>		\$ 1,062,683.00	
<i>Maximum Allowable Levy Limit</i>		\$ 27,213,778.00	
<i>Excess Levy Capacity</i>		\$ 8,739.23	
MRF = <u>95.3240%</u> Rate <u>\$ 17.64</u> R&O <u>91.4478%</u> CIP <u>8.5522%</u>			

<u>%</u>	<u>R&amp;O</u>	<u>CIP</u>	<u>Res Factor</u>
100-----	17.64	17.64	100.000%
110-----	17.48	19.40	99.0648%
120-----	17.31	21.17	98.1296%
130-----	17.15	22.93	97.1944%
140-----	16.98	24.70	96.2592%
150-----	16.82	26.46	95.3240%

**Example:**    \$100,000 property value

<u>%</u>	<u>Res tax (decr)</u>		<u>Comm (+ incr)</u>	
100-----	1,764	(0)	1,764	(0)
110-----	1,748	(16)	1,940	+176
120-----	1,731	(33)	2,117	+353
130-----	1,715	(49)	2,293	+529
140-----	1,698	(66)	2,470	+706
150-----	1,682	(82)	2,646	+882

**Maximum decrease** on a residential \$100,000 property **(\$ 82)**

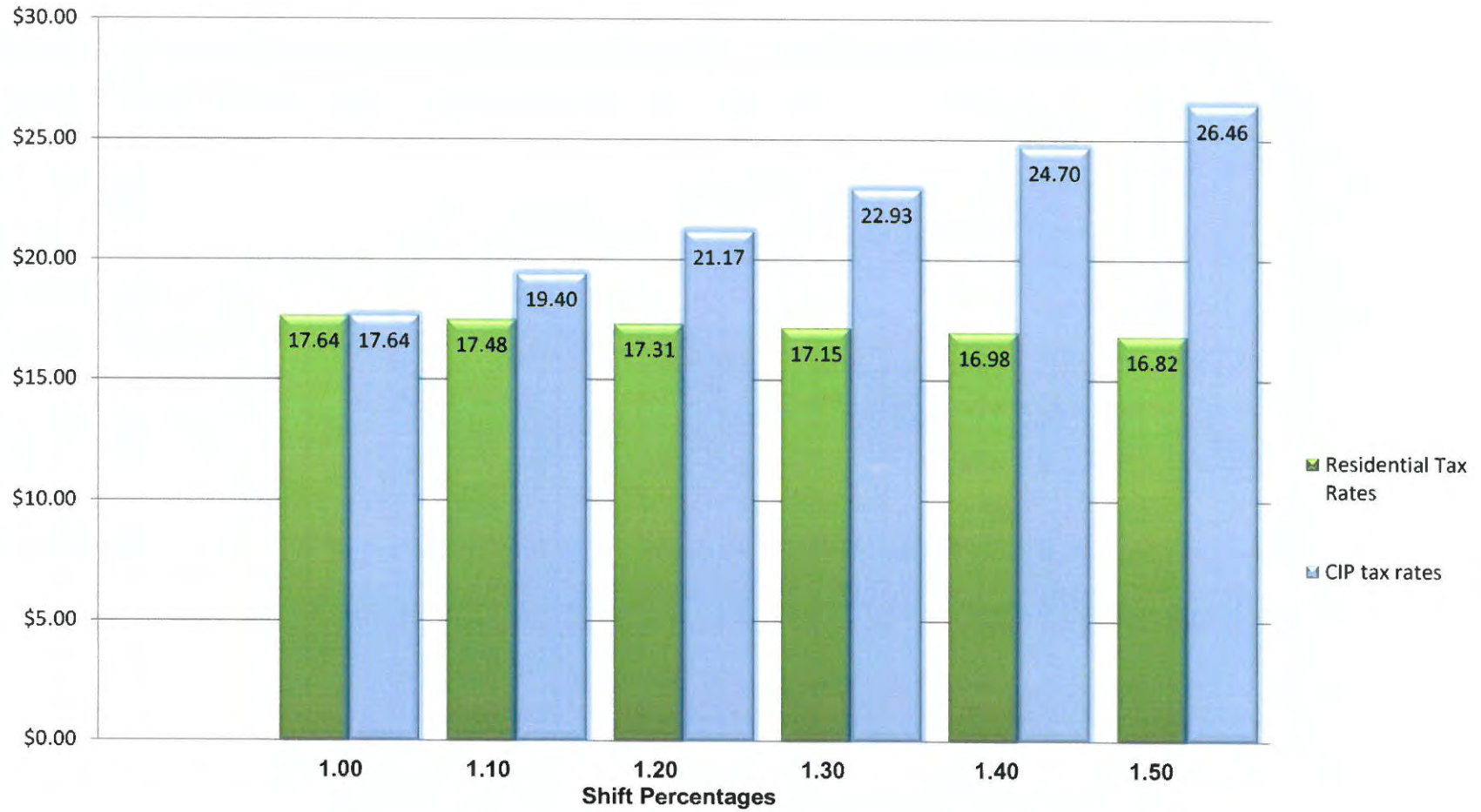
**Maximum increase** on a commercial/industrial \$100,000 property **\$ 882**

(The average value of a commercial/industrial property is \$332,500)

(The average value of a single family home is \$247,600)

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 2018  
 South Hadley - 275

CLASS	VALUE	%	
Residential	1,409,962,929	91.4233	R & O %
Open Space	378,400	0.0245	91.4478
Commercial	66,451,100	4.3088	
Industrial	38,947,600	2.5254	C I P %
Personal Property	26,495,729	1.7180	8.5522
Total	1,542,235,758	100.0000	

**CLASSIFICATION OPTIONS**  
 Residential Exemption  
 Small Commercial Exemption  
 Open Space Discount

Levy	27,205,039
Single TaxRate	17.64

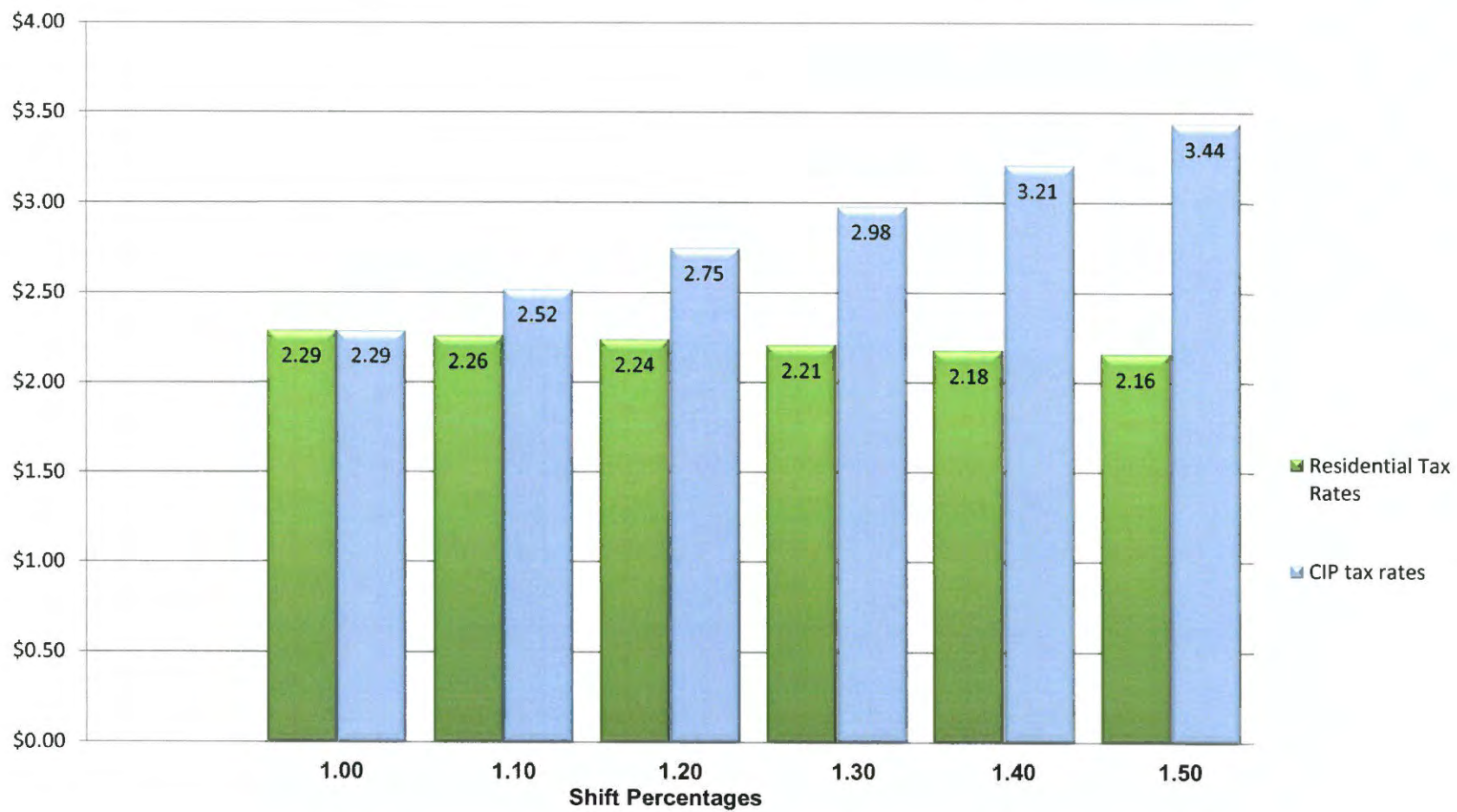
Note: This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

CIP Shift	Res Factor	Share Percentages						Levy Amounts						Esimated Tax Rates				
		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	100.0000	91.4233	0.0245	4.3088	2.5254	1.7180	100.0000	24,871,746	6,675	1,172,197	687,036	467,385	27,205,039	17.64	17.64	17.64	17.64	17.64
1.0100	99.9065	91.3378	0.0245	4.3518	2.5507	1.7352	100.0000	24,848,486	6,669	1,183,919	693,906	472,059	27,205,039	17.62	17.62	17.82	17.82	17.82
1.0200	99.8130	91.2523	0.0245	4.3949	2.5759	1.7524	100.0000	24,825,226	6,662	1,195,641	700,776	476,732	27,205,039	17.61	17.61	17.99	17.99	17.99
1.0300	99.7194	91.1668	0.0245	4.4380	2.6012	1.7695	100.0000	24,801,966	6,656	1,207,363	707,647	481,406	27,205,039	17.59	17.59	18.17	18.17	18.17
1.0400	99.6259	91.0813	0.0244	4.4811	2.6264	1.7867	100.0000	24,778,707	6,650	1,219,085	714,517	486,080	27,205,039	17.57	17.57	18.35	18.35	18.35
1.0500	99.5324	90.9958	0.0244	4.5242	2.6517	1.8039	100.0000	24,755,447	6,644	1,230,807	721,387	490,754	27,205,039	17.56	17.56	18.52	18.52	18.52
1.0600	99.4389	90.9103	0.0244	4.5673	2.6769	1.8211	100.0000	24,732,187	6,638	1,242,529	728,258	495,428	27,205,039	17.54	17.54	18.70	18.70	18.70
1.0700	99.3454	90.8248	0.0244	4.6104	2.7022	1.8383	100.0000	24,708,927	6,631	1,254,251	735,128	500,102	27,205,039	17.52	17.52	18.87	18.87	18.87
1.0800	99.2518	90.7393	0.0244	4.6535	2.7274	1.8554	100.0000	24,685,667	6,625	1,265,973	741,999	504,775	27,205,039	17.51	17.51	19.05	19.05	19.05
1.0900	99.1583	90.6538	0.0243	4.6965	2.7527	1.8726	100.0000	24,662,407	6,619	1,277,695	748,869	509,449	27,205,039	17.49	17.49	19.23	19.23	19.23
1.1000	99.0648	90.5683	0.0243	4.7396	2.7779	1.8898	100.0000	24,639,147	6,613	1,289,417	755,739	514,123	27,205,039	17.48	17.48	19.40	19.40	19.40
1.1100	98.9713	90.4828	0.0243	4.7827	2.8032	1.9070	100.0000	24,615,887	6,606	1,301,139	762,610	518,797	27,205,039	17.46	17.46	19.58	19.58	19.58
1.1200	98.8778	90.3973	0.0243	4.8258	2.8284	1.9242	100.0000	24,592,627	6,600	1,312,861	769,480	523,471	27,205,039	17.44	17.44	19.76	19.76	19.76
1.1300	98.7842	90.3118	0.0242	4.8689	2.8537	1.9413	100.0000	24,569,367	6,594	1,324,583	776,350	528,145	27,205,039	17.43	17.43	19.93	19.93	19.93
1.1400	98.6907	90.2263	0.0242	4.9120	2.8790	1.9585	100.0000	24,546,107	6,588	1,336,305	783,221	532,819	27,205,039	17.41	17.41	20.11	20.11	20.11
1.1500	98.5972	90.1408	0.0242	4.9551	2.9042	1.9757	100.0000	24,522,847	6,581	1,348,027	790,091	537,492	27,205,039	17.39	17.39	20.29	20.29	20.29
1.1600	98.5037	90.0553	0.0242	4.9982	2.9295	1.9929	100.0000	24,499,587	6,575	1,359,749	796,961	542,166	27,205,039	17.38	17.38	20.46	20.46	20.46
1.1700	98.4102	89.9698	0.0241	5.0412	2.9547	2.0101	100.0000	24,476,327	6,569	1,371,471	803,832	546,840	27,205,039	17.36	17.36	20.64	20.64	20.64
1.1800	98.3166	89.8843	0.0241	5.0843	2.9800	2.0272	100.0000	24,453,067	6,563	1,383,193	810,702	551,514	27,205,039	17.34	17.34	20.82	20.82	20.82
1.1900	98.2231	89.7988	0.0241	5.1274	3.0052	2.0444	100.0000	24,429,808	6,556	1,394,915	817,572	556,188	27,205,039	17.33	17.33	20.99	20.99	20.99
1.2000	98.1296	89.7133	0.0241	5.1705	3.0305	2.0616	100.0000	24,406,548	6,550	1,406,637	824,443	560,862	27,205,039	17.31	17.31	21.17	21.17	21.17
1.2100	98.0361	89.6278	0.0241	5.2136	3.0557	2.0788	100.0000	24,383,288	6,544	1,418,359	831,313	565,535	27,205,039	17.29	17.29	21.34	21.34	21.34
1.2200	97.9426	89.5423	0.0240	5.2567	3.0810	2.0960	100.0000	24,360,028	6,538	1,430,081	838,184	570,209	27,205,039	17.28	17.28	21.52	21.52	21.52
1.2300	97.8491	89.4568	0.0240	5.2998	3.1062	2.1131	100.0000	24,336,768	6,531	1,441,803	845,054	574,883	27,205,039	17.26	17.26	21.70	21.70	21.70
1.2400	97.7555	89.3713	0.0240	5.3429	3.1315	2.1303	100.0000	24,313,508	6,525	1,453,525	851,924	579,557	27,205,039	17.24	17.24	21.87	21.87	21.87
1.2500	97.6620	89.2858	0.0240	5.3859	3.1567	2.1475	100.0000	24,290,248	6,519	1,465,247	858,795	584,231	27,205,039	17.23	17.23	22.05	22.05	22.05

CIP Shift	Share Percentages							Levy Amounts					Estimated Tax Rates					
	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
1.2600	97.5685	89.2003	0.0239	5.4290	3.1820	2.1647	100.0000	24,266,988	6,513	1,476,969	865,665	588,905	27,205,039	17.21	17.21	22.23	22.23	22.23
1.2700	97.4750	89.1148	0.0239	5.4721	3.2073	2.1819	100.0000	24,243,728	6,506	1,488,691	872,535	593,579	27,205,039	17.19	17.19	22.40	22.40	22.40
1.2800	97.3815	89.0293	0.0239	5.5152	3.2325	2.1990	100.0000	24,220,468	6,500	1,500,413	879,406	598,252	27,205,039	17.18	17.18	22.58	22.58	22.58
1.2900	97.2879	88.9438	0.0239	5.5583	3.2578	2.2162	100.0000	24,197,208	6,494	1,512,135	886,276	602,926	27,205,039	17.16	17.16	22.76	22.76	22.76
1.3000	97.1944	88.8583	0.0238	5.6014	3.2830	2.2334	100.0000	24,173,948	6,488	1,523,857	893,146	607,600	27,205,039	17.15	17.15	22.93	22.93	22.93
1.3100	97.1009	88.7728	0.0238	5.6445	3.3083	2.2506	100.0000	24,150,688	6,481	1,535,579	900,017	612,274	27,205,039	17.13	17.13	23.11	23.11	23.11
1.3200	97.0074	88.6874	0.0238	5.6876	3.3335	2.2678	100.0000	24,127,428	6,475	1,547,301	906,887	616,948	27,205,039	17.11	17.11	23.28	23.28	23.28
1.3300	96.9139	88.6019	0.0238	5.7306	3.3588	2.2850	100.0000	24,104,168	6,469	1,559,023	913,757	621,622	27,205,039	17.10	17.10	23.46	23.46	23.46
1.3400	96.8203	88.5164	0.0238	5.7737	3.3840	2.3021	100.0000	24,080,908	6,463	1,570,745	920,628	626,295	27,205,039	17.08	17.08	23.64	23.64	23.64
1.3500	96.7268	88.4309	0.0237	5.8168	3.4093	2.3193	100.0000	24,057,649	6,456	1,582,467	927,498	630,969	27,205,039	17.06	17.06	23.81	23.81	23.81
1.3600	96.6333	88.3454	0.0237	5.8599	3.4345	2.3365	100.0000	24,034,389	6,450	1,594,188	934,369	635,643	27,205,039	17.05	17.05	23.99	23.99	23.99
1.3700	96.5398	88.2599	0.0237	5.9030	3.4598	2.3537	100.0000	24,011,129	6,444	1,605,910	941,239	640,317	27,205,039	17.03	17.03	24.17	24.17	24.17
1.3800	96.4463	88.1744	0.0237	5.9461	3.4851	2.3709	100.0000	23,987,869	6,438	1,617,632	948,109	644,991	27,205,039	17.01	17.01	24.34	24.34	24.34
1.3900	96.3527	88.0889	0.0236	5.9892	3.5103	2.3880	100.0000	23,964,609	6,432	1,629,354	954,980	649,665	27,205,039	17.00	17.00	24.52	24.52	24.52
1.4000	96.2592	88.0034	0.0236	6.0323	3.5356	2.4052	100.0000	23,941,349	6,425	1,641,076	961,850	654,339	27,205,039	16.98	16.98	24.70	24.70	24.70
1.4100	96.1657	87.9179	0.0236	6.0753	3.5608	2.4224	100.0000	23,918,089	6,419	1,652,798	968,720	659,012	27,205,039	16.96	16.96	24.87	24.87	24.87
1.4200	96.0722	87.8324	0.0236	6.1184	3.5861	2.4396	100.0000	23,894,829	6,413	1,664,520	975,591	663,686	27,205,039	16.95	16.95	25.05	25.05	25.05
1.4300	95.9787	87.7469	0.0235	6.1615	3.6113	2.4568	100.0000	23,871,569	6,407	1,676,242	982,461	668,360	27,205,039	16.93	16.93	25.23	25.23	25.23
1.4400	95.8851	87.6614	0.0235	6.2046	3.6366	2.4739	100.0000	23,848,309	6,400	1,687,964	989,331	673,034	27,205,039	16.91	16.91	25.40	25.40	25.40
1.4500	95.7916	87.5759	0.0235	6.2477	3.6618	2.4911	100.0000	23,825,049	6,394	1,699,686	996,202	677,708	27,205,039	16.90	16.90	25.58	25.58	25.58
1.4600	95.6981	87.4904	0.0235	6.2908	3.6871	2.5083	100.0000	23,801,789	6,388	1,711,408	1,003,072	682,382	27,205,039	16.88	16.88	25.75	25.75	25.75
1.4700	95.6046	87.4049	0.0235	6.3339	3.7123	2.5255	100.0000	23,778,529	6,382	1,723,130	1,009,942	687,055	27,205,039	16.86	16.86	25.93	25.93	25.93
1.4800	95.5111	87.3194	0.0234	6.3770	3.7376	2.5427	100.0000	23,755,269	6,375	1,734,852	1,016,813	691,729	27,205,039	16.85	16.85	26.11	26.11	26.11
1.4900	95.4175	87.2339	0.0234	6.4200	3.7628	2.5598	100.0000	23,732,009	6,369	1,746,574	1,023,683	696,403	27,205,039	16.83	16.83	26.28	26.28	26.28
1.5000	95.3240	87.1484	0.0234	6.4631	3.7881	2.5770	100.0000	23,708,750	6,363	1,758,296	1,030,554	701,077	27,205,039	16.82	16.82	26.46	26.46	26.46

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 2018

So. Hadley Fire #1 - 493

CLASS	VALUE	%	
Residential	1,043,388,213	90.2175	R & O %
Open Space	0	0.0000	90.2175
Commercial	55,565,600	4.8045	
Industrial	39,523,500	3.4174	C I P %
Personal Property	18,047,391	1.5605	9.7825
Total	1,156,524,704	100.0000	

**CLASSIFICATION OPTIONS**

- Residential Exemption
- Small Commercial Exemption
- Open Space Discount

Levy	2,648,442
Single TaxRate	2.29

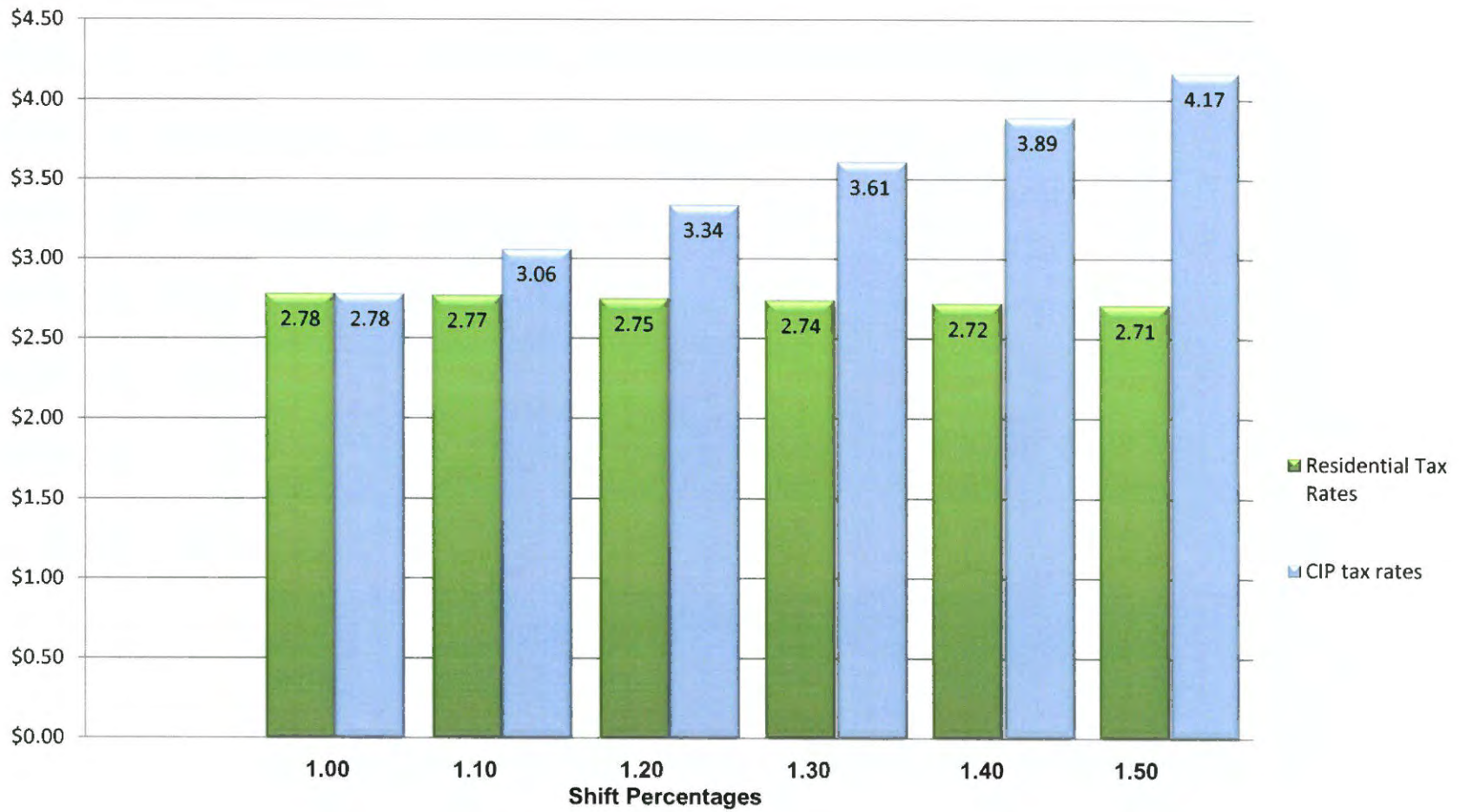
Note: This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

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	100.0000	90.2175	0.0000	4.8045	3.4174	1.5605	100.0000	2,389,359		127,245	90,509	41,329	2,648,442	2.29	0.00	2.29	2.29	2.29
1.0100	99.8916	90.1197	0.0000	4.8526	3.4516	1.5761	100.0000	2,386,769		128,518	91,414	41,742	2,648,442	2.29	0.00	2.31	2.31	2.31
1.0200	99.7831	90.0219	0.0000	4.9006	3.4858	1.5917	100.0000	2,384,178		129,790	92,319	42,155	2,648,442	2.29	0.00	2.34	2.34	2.34
1.0300	99.6747	89.9241	0.0000	4.9487	3.5200	1.6073	100.0000	2,381,587		131,063	93,224	42,568	2,648,442	2.28	0.00	2.36	2.36	2.36
1.0400	99.5663	89.8262	0.0000	4.9967	3.5541	1.6229	100.0000	2,378,996		132,335	94,129	42,982	2,648,442	2.28	0.00	2.38	2.38	2.38
1.0500	99.4578	89.7284	0.0000	5.0448	3.5883	1.6385	100.0000	2,376,405		133,608	95,034	43,395	2,648,442	2.28	0.00	2.40	2.40	2.40
1.0600	99.3494	89.6306	0.0000	5.0928	3.6225	1.6541	100.0000	2,373,814		134,880	95,939	43,808	2,648,442	2.28	0.00	2.43	2.43	2.43
1.0700	99.2410	89.5328	0.0000	5.1408	3.6567	1.6697	100.0000	2,371,224		136,152	96,844	44,222	2,648,442	2.27	0.00	2.45	2.45	2.45
1.0800	99.1325	89.4350	0.0000	5.1889	3.6908	1.6853	100.0000	2,368,633		137,425	97,750	44,635	2,648,442	2.27	0.00	2.47	2.47	2.47
1.0900	99.0241	89.3371	0.0000	5.2369	3.7250	1.7009	100.0000	2,366,042		138,697	98,655	45,048	2,648,442	2.27	0.00	2.50	2.50	2.50
1.1000	98.9157	89.2393	0.0000	5.2850	3.7592	1.7165	100.0000	2,363,451		139,970	99,560	45,461	2,648,442	2.27	0.00	2.52	2.52	2.52
1.1100	98.8072	89.1415	0.0000	5.3330	3.7934	1.7321	100.0000	2,360,860		141,242	100,465	45,875	2,648,442	2.26	0.00	2.54	2.54	2.54
1.1200	98.6988	89.0437	0.0000	5.3811	3.8275	1.7477	100.0000	2,358,269		142,515	101,370	46,288	2,648,442	2.26	0.00	2.56	2.56	2.56
1.1300	98.5904	88.9458	0.0000	5.4291	3.8617	1.7633	100.0000	2,355,679		143,787	102,275	46,701	2,648,442	2.26	0.00	2.59	2.59	2.59
1.1400	98.4820	88.8480	0.0000	5.4772	3.8959	1.7790	100.0000	2,353,088		145,060	103,180	47,115	2,648,442	2.26	0.00	2.61	2.61	2.61
1.1500	98.3735	88.7502	0.0000	5.5252	3.9301	1.7946	100.0000	2,350,497		146,332	104,085	47,528	2,648,442	2.25	0.00	2.63	2.63	2.63
1.1600	98.2651	88.6524	0.0000	5.5733	3.9642	1.8102	100.0000	2,347,906		147,604	104,990	47,941	2,648,442	2.25	0.00	2.66	2.66	2.66
1.1700	98.1567	88.5545	0.0000	5.6213	3.9984	1.8258	100.0000	2,345,315		148,877	105,895	48,354	2,648,442	2.25	0.00	2.68	2.68	2.68
1.1800	98.0482	88.4567	0.0000	5.6693	4.0326	1.8414	100.0000	2,342,725		150,149	106,800	48,768	2,648,442	2.25	0.00	2.70	2.70	2.70
1.1900	97.9398	88.3589	0.0000	5.7174	4.0667	1.8570	100.0000	2,340,134		151,422	107,706	49,181	2,648,442	2.24	0.00	2.73	2.73	2.73
1.2000	97.8314	88.2611	0.0000	5.7654	4.1009	1.8726	100.0000	2,337,543		152,694	108,611	49,594	2,648,442	2.24	0.00	2.75	2.75	2.75
1.2100	97.7229	88.1632	0.0000	5.8135	4.1351	1.8882	100.0000	2,334,952		153,967	109,516	50,008	2,648,442	2.24	0.00	2.77	2.77	2.77
1.2200	97.6145	88.0654	0.0000	5.8615	4.1693	1.9038	100.0000	2,332,361		155,239	110,421	50,421	2,648,442	2.24	0.00	2.79	2.79	2.79
1.2300	97.5061	87.9676	0.0000	5.9096	4.2034	1.9194	100.0000	2,329,770		156,512	111,326	50,834	2,648,442	2.23	0.00	2.82	2.82	2.82
1.2400	97.3976	87.8698	0.0000	5.9576	4.2376	1.9350	100.0000	2,327,180		157,784	112,231	51,247	2,648,442	2.23	0.00	2.84	2.84	2.84
1.2500	97.2892	87.7719	0.0000	6.0057	4.2718	1.9506	100.0000	2,324,589		159,057	113,136	51,661	2,648,442	2.23	0.00	2.86	2.86	2.86

CIP Shift	Res Factor	Share Percentages						Levy Amounts						Estimated Tax Rates				
		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
1.2600	97.1808	87.6741	0.0000	6.0537	4.3060	1.9662	100.0000	2,321,998		160,329	114,041	52,074	2,648,442	2.23	0.00	2.89	2.89	2.89
1.2700	97.0723	87.5763	0.0000	6.1018	4.3401	1.9818	100.0000	2,319,407		161,601	114,946	52,487	2,648,442	2.22	0.00	2.91	2.91	2.91
1.2800	96.9639	87.4785	0.0000	6.1498	4.3743	1.9974	100.0000	2,316,816		162,874	115,851	52,901	2,648,442	2.22	0.00	2.93	2.93	2.93
1.2900	96.8555	87.3806	0.0000	6.1978	4.4085	2.0130	100.0000	2,314,225		164,146	116,756	53,314	2,648,442	2.22	0.00	2.95	2.95	2.95
1.3000	96.7470	87.2828	0.0000	6.2459	4.4427	2.0286	100.0000	2,311,635		165,419	117,661	53,727	2,648,442	2.22	0.00	2.98	2.98	2.98
1.3100	96.6386	87.1850	0.0000	6.2939	4.4768	2.0442	100.0000	2,309,044		166,691	118,567	54,140	2,648,442	2.21	0.00	3.00	3.00	3.00
1.3200	96.5302	87.0872	0.0000	6.3420	4.5110	2.0598	100.0000	2,306,453		167,964	119,472	54,554	2,648,442	2.21	0.00	3.02	3.02	3.02
1.3300	96.4217	86.9893	0.0000	6.3900	4.5452	2.0754	100.0000	2,303,862		169,236	120,377	54,967	2,648,442	2.21	0.00	3.05	3.05	3.05
1.3400	96.3133	86.8915	0.0000	6.4381	4.5794	2.0910	100.0000	2,301,271		170,509	121,282	55,380	2,648,442	2.21	0.00	3.07	3.07	3.07
1.3500	96.2049	86.7937	0.0000	6.4861	4.6135	2.1067	100.0000	2,298,680		171,781	122,187	55,794	2,648,442	2.20	0.00	3.09	3.09	3.09
1.3600	96.0965	86.6959	0.0000	6.5342	4.6477	2.1223	100.0000	2,296,090		173,054	123,092	56,207	2,648,442	2.20	0.00	3.11	3.11	3.11
1.3700	95.9880	86.5980	0.0000	6.5822	4.6819	2.1379	100.0000	2,293,499		174,326	123,997	56,620	2,648,442	2.20	0.00	3.14	3.14	3.14
1.3800	95.8796	86.5002	0.0000	6.6303	4.7161	2.1535	100.0000	2,290,908		175,598	124,902	57,033	2,648,442	2.20	0.00	3.16	3.16	3.16
1.3900	95.7712	86.4024	0.0000	6.6783	4.7502	2.1691	100.0000	2,288,317		176,871	125,807	57,447	2,648,442	2.19	0.00	3.18	3.18	3.18
1.4000	95.6627	86.3046	0.0000	6.7263	4.7844	2.1847	100.0000	2,285,726		178,143	126,712	57,860	2,648,442	2.19	0.00	3.21	3.21	3.21
1.4100	95.5543	86.2067	0.0000	6.7744	4.8186	2.2003	100.0000	2,283,136		179,416	127,617	58,273	2,648,442	2.19	0.00	3.23	3.23	3.23
1.4200	95.4459	86.1089	0.0000	6.8224	4.8528	2.2159	100.0000	2,280,545		180,688	128,523	58,687	2,648,442	2.19	0.00	3.25	3.25	3.25
1.4300	95.3374	86.0111	0.0000	6.8705	4.8869	2.2315	100.0000	2,277,954		181,961	129,428	59,100	2,648,442	2.18	0.00	3.27	3.27	3.27
1.4400	95.2290	85.9133	0.0000	6.9185	4.9211	2.2471	100.0000	2,275,363		183,233	130,333	59,513	2,648,442	2.18	0.00	3.30	3.30	3.30
1.4500	95.1206	85.8154	0.0000	6.9666	4.9553	2.2627	100.0000	2,272,772		184,506	131,238	59,926	2,648,442	2.18	0.00	3.32	3.32	3.32
1.4600	95.0121	85.7176	0.0000	7.0146	4.9895	2.2783	100.0000	2,270,181		185,778	132,143	60,340	2,648,442	2.18	0.00	3.34	3.34	3.34
1.4700	94.9037	85.6198	0.0000	7.0627	5.0236	2.2939	100.0000	2,267,591		187,051	133,048	60,753	2,648,442	2.17	0.00	3.37	3.37	3.37
1.4800	94.7953	85.5220	0.0000	7.1107	5.0578	2.3095	100.0000	2,265,000		188,323	133,953	61,166	2,648,442	2.17	0.00	3.39	3.39	3.39
1.4900	94.6868	85.4241	0.0000	7.1588	5.0920	2.3251	100.0000	2,262,409		189,595	134,858	61,580	2,648,442	2.17	0.00	3.41	3.41	3.41
1.5000	94.5784	85.3263	0.0000	7.2068	5.1262	2.3407	100.0000	2,259,818		190,868	135,763	61,993	2,648,442	2.17	0.00	3.44	3.44	3.44

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 2018

So. Hadley Fire #2 - 494

CLASS	VALUE	%	
Residential	390,684,616	94.6866	R & O %
Open Space	2,340,900	0.5673	95.2539
Commercial	8,923,000	2.1626	
Industrial	1,554,700	0.3768	C I P %
Personal Property	9,105,060	2.2067	4.7461
Total	412,608,276	100.0000	

**CLASSIFICATION OPTIONS**

Residential Exemption

Small Commercial Exemption

Open Space Discount

Levy	1,147,051
Single TaxRate	2.78

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 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	100.0000	94.6866	0.5673	2.1626	0.3768	2.2067	100.0000	1,086,103	6,508	24,806	4,322	25,312	1,147,051	2.78	2.78	2.78	2.78	2.78
1.0100	99.9502	94.6394	0.5671	2.1842	0.3806	2.2288	100.0000	1,085,562	6,504	25,054	4,365	25,565	1,147,051	2.78	2.78	2.81	2.81	2.81
1.0200	99.9003	94.5922	0.5668	2.2058	0.3843	2.2508	100.0000	1,085,021	6,501	25,302	4,409	25,818	1,147,051	2.78	2.78	2.84	2.84	2.84
1.0300	99.8505	94.5450	0.5665	2.2275	0.3881	2.2729	100.0000	1,084,480	6,498	25,550	4,452	26,071	1,147,051	2.78	2.78	2.86	2.86	2.86
1.0400	99.8007	94.4979	0.5662	2.2491	0.3919	2.2950	100.0000	1,083,939	6,495	25,798	4,495	26,325	1,147,051	2.77	2.77	2.89	2.89	2.89
1.0500	99.7509	94.4507	0.5659	2.2707	0.3956	2.3170	100.0000	1,083,397	6,491	26,046	4,538	26,578	1,147,051	2.77	2.77	2.92	2.92	2.92
1.0600	99.7010	94.4035	0.5656	2.2923	0.3994	2.3391	100.0000	1,082,856	6,488	26,294	4,581	26,831	1,147,051	2.77	2.77	2.95	2.95	2.95
1.0700	99.6512	94.3563	0.5654	2.3140	0.4032	2.3612	100.0000	1,082,315	6,485	26,542	4,625	27,084	1,147,051	2.77	2.77	2.97	2.97	2.97
1.0800	99.6014	94.3091	0.5651	2.3356	0.4069	2.3832	100.0000	1,081,774	6,482	26,790	4,668	27,337	1,147,051	2.77	2.77	3.00	3.00	3.00
1.0900	99.5516	94.2620	0.5648	2.3572	0.4107	2.4053	100.0000	1,081,233	6,479	27,038	4,711	27,590	1,147,051	2.77	2.77	3.03	3.03	3.03
1.1000	99.5017	94.2148	0.5645	2.3788	0.4145	2.4274	100.0000	1,080,692	6,475	27,287	4,754	27,843	1,147,051	2.77	2.77	3.06	3.06	3.06
1.1100	99.4519	94.1676	0.5642	2.4005	0.4182	2.4494	100.0000	1,080,150	6,472	27,535	4,797	28,096	1,147,051	2.76	2.76	3.09	3.09	3.09
1.1200	99.4021	94.1204	0.5639	2.4221	0.4220	2.4715	100.0000	1,079,609	6,469	27,783	4,841	28,350	1,147,051	2.76	2.76	3.11	3.11	3.11
1.1300	99.3523	94.0733	0.5637	2.4437	0.4258	2.4936	100.0000	1,079,068	6,466	28,031	4,884	28,603	1,147,051	2.76	2.76	3.14	3.14	3.14
1.1400	99.3024	94.0261	0.5634	2.4653	0.4295	2.5156	100.0000	1,078,527	6,462	28,279	4,927	28,856	1,147,051	2.76	2.76	3.17	3.17	3.17
1.1500	99.2526	93.9789	0.5631	2.4870	0.4333	2.5377	100.0000	1,077,986	6,459	28,527	4,970	29,109	1,147,051	2.76	2.76	3.20	3.20	3.20
1.1600	99.2028	93.9317	0.5628	2.5086	0.4371	2.5598	100.0000	1,077,445	6,456	28,775	5,014	29,362	1,147,051	2.76	2.76	3.22	3.22	3.22
1.1700	99.1530	93.8845	0.5625	2.5302	0.4409	2.5818	100.0000	1,076,904	6,453	29,023	5,057	29,615	1,147,051	2.76	2.76	3.25	3.25	3.25
1.1800	99.1031	93.8374	0.5623	2.5518	0.4446	2.6039	100.0000	1,076,362	6,449	29,271	5,100	29,868	1,147,051	2.76	2.76	3.28	3.28	3.28
1.1900	99.0533	93.7902	0.5620	2.5735	0.4484	2.6260	100.0000	1,075,821	6,446	29,519	5,143	30,121	1,147,051	2.75	2.75	3.31	3.31	3.31
1.2000	99.0035	93.7430	0.5617	2.5951	0.4522	2.6480	100.0000	1,075,280	6,443	29,767	5,186	30,374	1,147,051	2.75	2.75	3.34	3.34	3.34
1.2100	98.9537	93.6958	0.5614	2.6167	0.4559	2.6701	100.0000	1,074,739	6,440	30,015	5,230	30,628	1,147,051	2.75	2.75	3.36	3.36	3.36
1.2200	98.9038	93.6486	0.5611	2.6384	0.4597	2.6922	100.0000	1,074,198	6,436	30,263	5,273	30,881	1,147,051	2.75	2.75	3.39	3.39	3.39
1.2300	98.8540	93.6015	0.5608	2.6600	0.4635	2.7143	100.0000	1,073,657	6,433	30,511	5,316	31,134	1,147,051	2.75	2.75	3.42	3.42	3.42
1.2400	98.8042	93.5543	0.5606	2.6816	0.4672	2.7363	100.0000	1,073,115	6,430	30,759	5,359	31,387	1,147,051	2.75	2.75	3.45	3.45	3.45

CIP Shift	Res Factor	Share Percentages						Levy Amounts						Esimated Tax Rates				
		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
1.2500	98.7544	93.5071	0.5603	2.7032	0.4710	2.7584	100.0000	1,072,574	6,427	31,007	5,403	31,640	1,147,051	2.75	2.75	3.47	3.47	3.47
1.2600	98.7045	93.4599	0.5600	2.7249	0.4748	2.7805	100.0000	1,072,033	6,423	31,255	5,446	31,893	1,147,051	2.74	2.74	3.50	3.50	3.50
1.2700	98.6547	93.4128	0.5597	2.7465	0.4785	2.8025	100.0000	1,071,492	6,420	31,504	5,489	32,146	1,147,051	2.74	2.74	3.53	3.53	3.53
1.2800	98.6049	93.3656	0.5594	2.7681	0.4823	2.8246	100.0000	1,070,951	6,417	31,752	5,532	32,399	1,147,051	2.74	2.74	3.56	3.56	3.56
1.2900	98.5551	93.3184	0.5591	2.7897	0.4861	2.8467	100.0000	1,070,410	6,414	32,000	5,575	32,653	1,147,051	2.74	2.74	3.59	3.59	3.59
1.3000	98.5052	93.2712	0.5589	2.8114	0.4898	2.8687	100.0000	1,069,868	6,410	32,248	5,619	32,906	1,147,051	2.74	2.74	3.61	3.61	3.61
1.3100	98.4554	93.2240	0.5586	2.8330	0.4936	2.8908	100.0000	1,069,327	6,407	32,496	5,662	33,159	1,147,051	2.74	2.74	3.64	3.64	3.64
1.3200	98.4056	93.1769	0.5583	2.8546	0.4974	2.9129	100.0000	1,068,786	6,404	32,744	5,705	33,412	1,147,051	2.74	2.74	3.67	3.67	3.67
1.3300	98.3558	93.1297	0.5580	2.8762	0.5011	2.9349	100.0000	1,068,245	6,401	32,992	5,748	33,665	1,147,051	2.73	2.73	3.70	3.70	3.70
1.3400	98.3059	93.0825	0.5577	2.8979	0.5049	2.9570	100.0000	1,067,704	6,397	33,240	5,792	33,918	1,147,051	2.73	2.73	3.73	3.73	3.73
1.3500	98.2561	93.0353	0.5574	2.9195	0.5087	2.9791	100.0000	1,067,163	6,394	33,488	5,835	34,171	1,147,051	2.73	2.73	3.75	3.75	3.75
1.3600	98.2063	92.9882	0.5572	2.9411	0.5124	3.0011	100.0000	1,066,622	6,391	33,736	5,878	34,424	1,147,051	2.73	2.73	3.78	3.78	3.78
1.3700	98.1565	92.9410	0.5569	2.9627	0.5162	3.0232	100.0000	1,066,080	6,388	33,984	5,921	34,678	1,147,051	2.73	2.73	3.81	3.81	3.81
1.3800	98.1066	92.8938	0.5566	2.9844	0.5200	3.0453	100.0000	1,065,539	6,384	34,232	5,964	34,931	1,147,051	2.73	2.73	3.84	3.84	3.84
1.3900	98.0568	92.8466	0.5563	3.0060	0.5237	3.0673	100.0000	1,064,998	6,381	34,480	6,008	35,184	1,147,051	2.73	2.73	3.86	3.86	3.86
1.4000	98.0070	92.7994	0.5560	3.0276	0.5275	3.0894	100.0000	1,064,457	6,378	34,728	6,051	35,437	1,147,051	2.72	2.72	3.89	3.89	3.89
1.4100	97.9571	92.7523	0.5558	3.0492	0.5313	3.1115	100.0000	1,063,916	6,375	34,976	6,094	35,690	1,147,051	2.72	2.72	3.92	3.92	3.92
1.4200	97.9073	92.7051	0.5555	3.0709	0.5351	3.1335	100.0000	1,063,375	6,372	35,224	6,137	35,943	1,147,051	2.72	2.72	3.95	3.95	3.95
1.4300	97.8575	92.6579	0.5552	3.0925	0.5388	3.1556	100.0000	1,062,833	6,368	35,472	6,181	36,196	1,147,051	2.72	2.72	3.98	3.98	3.98
1.4400	97.8077	92.6107	0.5549	3.1141	0.5426	3.1777	100.0000	1,062,292	6,365	35,721	6,224	36,449	1,147,051	2.72	2.72	4.00	4.00	4.00
1.4500	97.7578	92.5635	0.5546	3.1357	0.5464	3.1997	100.0000	1,061,751	6,362	35,969	6,267	36,702	1,147,051	2.72	2.72	4.03	4.03	4.03
1.4600	97.7080	92.5164	0.5543	3.1574	0.5501	3.2218	100.0000	1,061,210	6,359	36,217	6,310	36,956	1,147,051	2.72	2.72	4.06	4.06	4.06
1.4700	97.6582	92.4692	0.5541	3.1790	0.5539	3.2439	100.0000	1,060,669	6,355	36,465	6,353	37,209	1,147,051	2.71	2.71	4.09	4.09	4.09
1.4800	97.6084	92.4220	0.5538	3.2006	0.5577	3.2659	100.0000	1,060,128	6,352	36,713	6,397	37,462	1,147,051	2.71	2.71	4.11	4.11	4.11
1.4900	97.5585	92.3748	0.5535	3.2222	0.5614	3.2880	100.0000	1,059,586	6,349	36,961	6,440	37,715	1,147,051	2.71	2.71	4.14	4.14	4.14
1.5000	97.5087	92.3277	0.5532	3.2439	0.5652	3.3101	100.0000	1,059,045	6,346	37,209	6,483	37,968	1,147,051	2.71	2.71	4.17	4.17	4.17

11/30/2017

**Analysis of average single family tax bill.  
FY 18(Estimated)  
vs.  
FY 17(Actual)**

**PROPOSED**

**ESTIMATED**

Average Single Family  
Home Value for FY 2018

**Taxes for  
Fiscal 2018**  
Town \$17.64

Average Single Family  
Home Value for FY 2017

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

\$ 247,600

\$ 4,367.66

\$ 235,200

\$ 4,193.62

\$ 174.04 increase over last fiscal year

**Fiscal 2018**  
FD #1 \$2.29

**Fiscal 2017**  
FD #1 \$2.29

\$ 247,600

\$ 567.00

\$ 235,200

\$ 538.61

\$ 28.39 increase over last fiscal year

**Fiscal 2018**  
FD #2 \$2.78

**Fiscal 2017**  
FD #2 \$2.83

\$ 247,600

\$ 688.33

\$ 235,200

\$ 665.62

\$ 22.71 increase over last fiscal year

11/30/2017

**Analysis of Comm/Ind average tax bill  
FY 18(Estimated)  
vs.  
FY 17 (Actual)**

<b><u>PROPOSED</u></b>	<b><u>ESTIMATED</u></b>			
Average Commercial Industrial Value FY 2018	<b>Taxes for <u>Fiscal 2018</u> Town \$17.64</b>	Average Commercial Industrial Value FY 2017	<b>Actual Taxes for <u>Fiscal 2017</u> Town \$17.83</b>	
\$ 332,500	\$ 5,865.30	\$ 347,400	\$ 6,194.14	\$ (328.84) decrease over last fiscal year
	<b><u>Fiscal 2018</u> FD #1 \$2.29</b>		<b><u>Fiscal 2017</u> FD #1 \$2.29</b>	
\$ 332,500	\$ 761.43	\$ 347,400	\$ 795.55	\$ (34.12) decrease over last fiscal year
	<b><u>Fiscal 2018</u> FD #2 \$2.78</b>		<b><u>Fiscal 2017</u> FD #2 \$2.83</b>	
\$ 332,500	\$ 924.35	\$ 347,400	\$ 983.14	\$ (58.79) decrease over last fiscal year

**South Hadley Valuation  
Fiscal 2000-2018**

	Valuation by class					% of Total Valuation		Total Valuation	% chng
	R	O	C	I	P	R&O %	CIP %		
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	

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