11/23/2009

Fiscal 2010 Tax Classification

PUBLIC HEARING ON
CLASSIFICATION OF PROPERTY
TUESDAY, DECEMBER 1, 2009 AT 7:15 P.M.
IN THE SELECTBOARD'S MEETING ROOM
TOWN HALL
CONDUCTED BY:

TOWN OF SOUTH HADLEY:

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

Prepared/Presented by : Melissa L. Couture, Associate Assessor

11/23/2009

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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 and/or a residential exemption are options that can affect the tax rate of Residential property whether the community chooses one tax rate or more. A small commercial exemption affects the tax rate of the Commercial and Industrial classes only.

Open Space Discount

What is open space?

- Land maintained in open or natural condition that contributes significantly to the benefit and enjoyment of the public.
- Exclusions:
    1. Land taxable under Chapter 61, 61A, 61B or under a permanent conservation restriction
    2. 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 levy an amount up to a maximum of 25% of the Open Space levy.

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.

If the Town decides to grant the maximum discount of 25%, the following tax rate would result:

Residential Class Tax Rate: $ 13.99
Open Space Class Tax Rate: $ 10.49

Residential Exemption

- Applied to every residential property which is owner-occupied
- At the option of the Selectboard, an exemption of not more than 20% of the average assessed value of all Class 1, Residential parcels may be applied to residential parcels that are the principal residence of the property owner.
- Dollar value of the exemption is subtracted from the assessed value of every eligible property
- Exclusions:
  1. Accessory land incidental to a residential use
  2. Seasonal homes
  3. Residential property not occupied by its owner

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

$ 1,322,522,955	/	6,756	=	$ 195,755
Class 1 Value		Parcels		Avg. Cl. 1 Value
$ 195,755	x	20%	=	$ 39,151
Avg. Cl. 1 Value				Max Residential Exemption

The approximate number of owner-occupied primary residences is 6,756 x $ 39,151 = $ 264,504,156. 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 -	264,504,156	1,058,018,799	17.49
Class 2 Open Space -	None		
Class 3 Commercial -	None		13.99
Class 4 Industrial -	None		
Class 5 Personal -	None		

The overall effect of the Residential Exemption on a variety of properties is shown below:

An **owner occupied** primary residence valued at $100,000 would go from $ 1,399 to $ 851.28 which would be a decrease of ($ 547.72).
A **non owner occupied** residence valued at $100,000 would go from $ 1,399 to $ 1,749 which would be an increase of $ 350.
A **vacant parcel** of land valued at $50,000 would go from $ 699.50 to $ 874.50. which would be an increase of $ 175.00.
An **accessory parcel** of land valued at $20,000 would go from $ 279.80 to $ 349.80. which would be an increase of $ 70.00.

Small Commercial Exemption

- 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)
- Tax burden is shifted to the Commercial & Industrial classes (NOT Personal Property)
- Property must have a valuation of less than $1,000,000
- Applies to class 3 (Commercial), 600-800 (Chapter land) and Mixed Use
- Assessors calculate impact and tax rates
- Can be used with other classification options
    1. Separate CIP rate becomes 2 rates: 1 C & I, 1 Personal Property
    2. Residential Exemption, Open Space Discount not affected

Classification Considerations

1. Consider the percentage of Commercial & Industrial (C & I) properties as compared to Residential (R).
   - Will an increased tax burden on C & I significantly lower the R tax burden?
2. What is the mix of C & I properties?
   - How much is big business?
   - How much is small business? (Mom & Pop stores)
3. Will it adversely affect small businesses and drive them out of the community?
4. Will it slow big business development?
5. Does business significantly contribute in a non-tax way to the community?
6. Are the businesses of the type that require extraordinary municipal services?
7. Is the timing proper for the move to a multiple tax rate?
8. Will a shift to the C & I maintain or increase the relative or historical share of the tax burden?
9. Is it a matter of principle or economics?

Fiscal 2010

PROPOSED Tax Rates:		Rate	% inc. or decr.
	Town	$13.99	11.4 %
	FD #1	$ 1.75	8.0 %
	FD #2	$ 2.53	8.6 %

ESTIMATED *New Growth*	$ 162,373.00
Tax Levy Limit	$ 19,667,652.00
School Debt Exclusion	$ 802,433.00
Maximum Allowable Levy Limit	$ 20,470,085.00
Excess Levy Capacity	$ 485.51

MRF = ***94.6996%*** *Rate* ***$ 13.99*** *R&O* ***90.4152%*** *CIP* ***9.5848%***

%	R&O	CIP	Res Factor
100---------------	**13.99**	**13.99**	**100.000%**
110---------------	**13.84**	**15.39**	**98.9399%**
120---------------	**13.69**	**16.79**	**97.8798%**
130---------------	**13.55**	**18.19**	**96.8197%**
140---------------	**13.40**	**19.59**	**95.7596%**
150---------------	**13.25**	**20.99**	**94.6996%**

Example: $100,000 property value

%	Res tax (decr)		Comm (+ incr)	
100------------	1,399	(-0-)	1,399	(-0-)
110------------	1,384	(-15)	1,539	+140
120------------	1,369	(-30)	1,679	+280
130------------	1,355	(-44)	1,819	+420
140------------	1,340	(-59)	1,959	+560
150------------	1,325	(-74)	2,099	+700

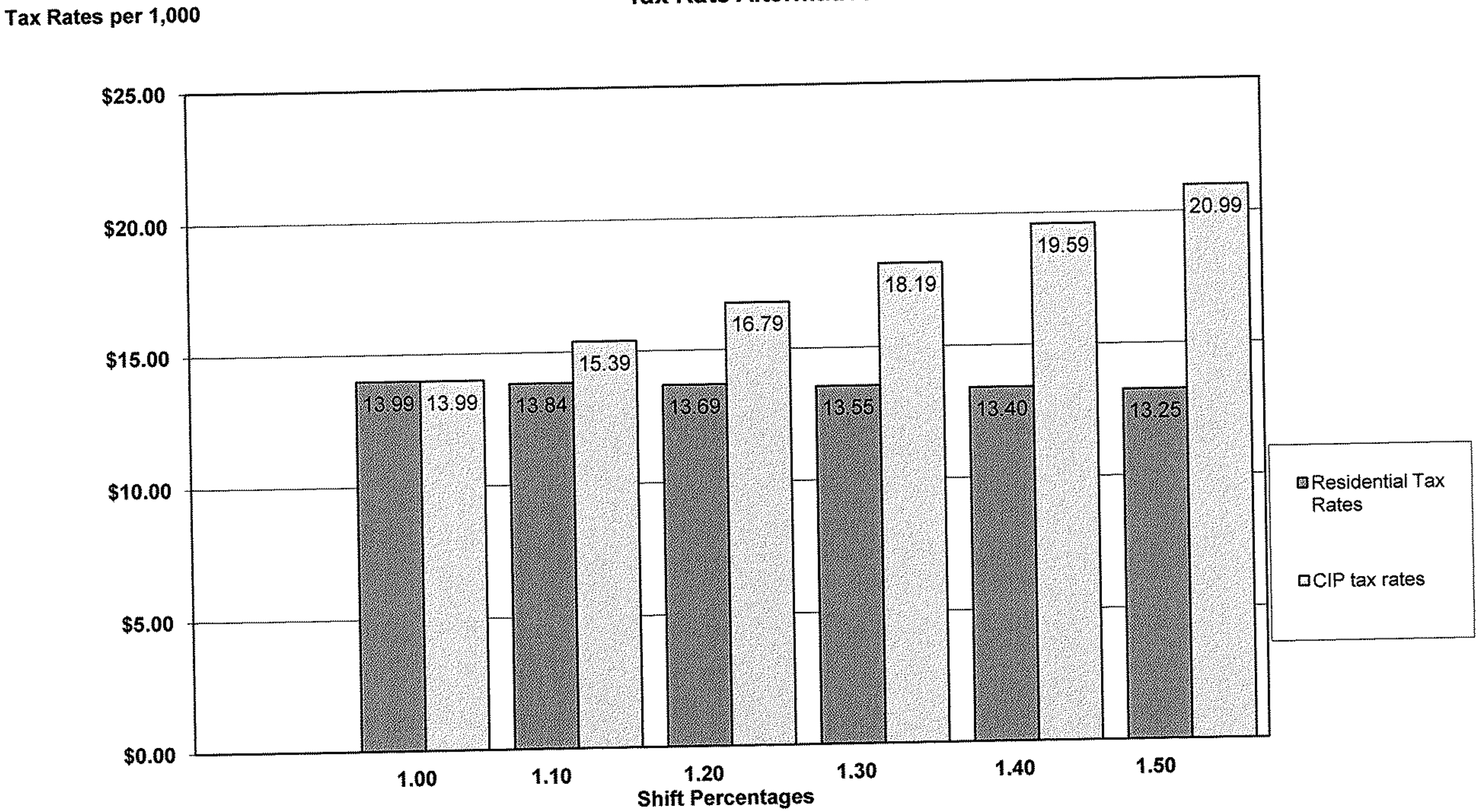
Maximum decrease on a residential $100,000 property **$ -74**

Maximum increase on a commercial/industrial $100,000 property **$ +700**

(The average value of a commercial/industrial property is $393,500)

(The average value of a single family residence is $232,600)

Tax Rate Altermatives -- Town of South Hadley



What If...Scenario Worksheet

CLASS	VALUE	%	
Res	1,322,522,955	90.3882%	R & O %
O S	394,800	0.0270%	90.4152%
Com	72,916,470	4.9835%	
Ind	39,220,375	2.6805%	C I P %
PP	28,104,763	1.9208%	9.5848%
Total	1,463,159,363	100.0000%	

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CLASSIFICATION OPTIONS

Residential Exempt

Small Commercial Exemption

LEVY

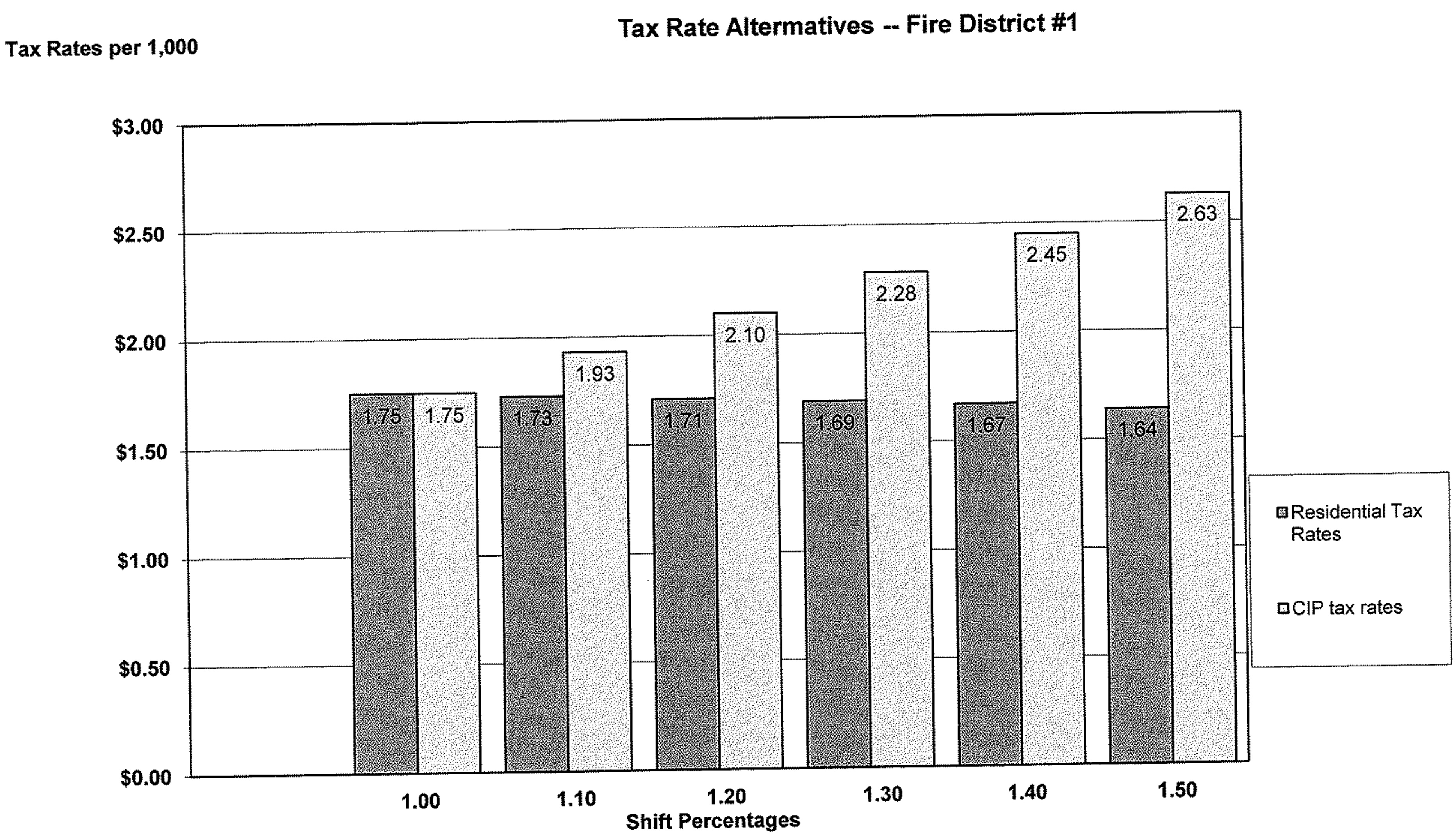
$20,470,085	Estimated Levy
13.99	Single Tax Rate

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

		Share Percentages						Levy Amounts						Estimated Tax Rates				
CIP Shift	Res Factor	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.01	99.8940	90.2923	0.0270	5.0333	2.7073	1.9400	100.0000	18,482,921	5,518	1,030,327	554,193	397,127	20,470,085	13.98	13.98	14.13	14.13	14.13
1.02	99.7880	90.1965	0.0269	5.0832	2.7341	1.9592	100.0000	18,463,306	5,512	1,040,528	559,680	401,059	20,470,085	13.96	13.96	14.27	14.27	14.27
1.03	99.6820	90.1007	0.0269	5.1330	2.7609	1.9785	100.0000	18,443,692	5,506	1,050,729	565,167	404,991	20,470,085	13.95	13.95	14.41	14.41	14.41
1.04	99.5760	90.0049	0.0269	5.1828	2.7877	1.9977	100.0000	18,424,077	5,500	1,060,931	570,654	408,923	20,470,085	13.93	13.93	14.55	14.55	14.55
1.05	99.4700	89.9091	0.0268	5.2327	2.8146	2.0169	100.0000	18,404,463	5,494	1,071,132	576,141	412,855	20,470,085	13.92	13.92	14.69	14.69	14.69
1.06	99.3639	89.8132	0.0268	5.2825	2.8414	2.0361	100.0000	18,384,849	5,488	1,081,333	581,628	416,787	20,470,085	13.90	13.90	14.83	14.83	14.83
1.07	99.2579	89.7174	0.0268	5.3323	2.8682	2.0553	100.0000	18,365,234	5,482	1,091,534	587,115	420,719	20,470,085	13.89	13.89	14.97	14.97	14.97
1.08	99.1519	89.6216	0.0268	5.3822	2.8950	2.0745	100.0000	18,345,620	5,477	1,101,736	592,603	424,651	20,470,085	13.87	13.87	15.11	15.11	15.11
1.09	99.0459	89.5258	0.0267	5.4320	2.9218	2.0937	100.0000	18,326,005	5,471	1,111,937	598,090	428,583	20,470,085	13.86	13.86	15.25	15.25	15.25
1.10	98.9399	89.4300	0.0267	5.4818	2.9486	2.1129	100.0000	18,306,391	5,465	1,122,138	603,577	432,514	20,470,085	13.84	13.84	15.39	15.39	15.39
1.11	98.8339	89.3342	0.0267	5.5317	2.9754	2.1321	100.0000	18,286,776	5,459	1,132,339	609,064	436,446	20,470,085	13.83	13.83	15.53	15.53	15.53
1.12	98.7279	89.2383	0.0266	5.5815	3.0022	2.1513	100.0000	18,267,162	5,453	1,142,541	614,551	440,378	20,470,085	13.81	13.81	15.67	15.67	15.67
1.13	98.6219	89.1425	0.0266	5.6313	3.0290	2.1705	100.0000	18,247,548	5,447	1,152,742	620,038	444,310	20,470,085	13.80	13.80	15.81	15.81	15.81
1.14	98.5159	89.0467	0.0266	5.6812	3.0558	2.1897	100.0000	18,227,933	5,441	1,162,943	625,525	448,242	20,470,085	13.78	13.78	15.95	15.95	15.95
1.15	98.4099	88.9509	0.0266	5.7310	3.0826	2.2090	100.0000	18,208,319	5,436	1,173,144	631,012	452,174	20,470,085	13.77	13.77	16.09	16.09	16.09
1.16	98.3039	88.8551	0.0265	5.7809	3.1094	2.2282	100.0000	18,188,704	5,430	1,183,346	636,499	456,106	20,470,085	13.75	13.75	16.23	16.23	16.23
1.17	98.1978	88.7592	0.0265	5.8307	3.1362	2.2474	100.0000	18,169,090	5,424	1,193,547	641,986	460,038	20,470,085	13.74	13.74	16.37	16.37	16.37
1.18	98.0918	88.6634	0.0265	5.8805	3.1630	2.2666	100.0000	18,149,476	5,418	1,203,748	647,473	463,970	20,470,085	13.72	13.72	16.51	16.51	16.51
1.19	97.9858	88.5676	0.0264	5.9304	3.1898	2.2858	100.0000	18,129,861	5,412	1,213,949	652,960	467,902	20,470,085	13.71	13.71	16.65	16.65	16.65
1.20	97.8798	88.4718	0.0264	5.9802	3.2166	2.3050	100.0000	18,110,247	5,406	1,224,151	658,447	471,834	20,470,085	13.69	13.69	16.79	16.79	16.79
1.21	97.7738	88.3760	0.0264	6.0300	3.2434	2.3242	100.0000	18,090,632	5,400	1,234,352	663,934	475,766	20,470,085	13.68	13.68	16.93	16.93	16.93
1.22	97.6678	88.2801	0.0264	6.0799	3.2702	2.3434	100.0000	18,071,018	5,395	1,244,553	669,421	479,698	20,470,085	13.66	13.66	17.07	17.07	17.07
1.23	97.5618	88.1843	0.0263	6.1297	3.2970	2.3626	100.0000	18,051,404	5,389	1,254,755	674,908	483,630	20,470,085	13.65	13.65	17.21	17.21	17.21
1.24	97.4558	88.0885	0.0263	6.1795	3.3239	2.3818	100.0000	18,031,789	5,383	1,264,956	680,396	487,562	20,470,085	13.63	13.63	17.35	17.35	17.35
1.25	97.3498	87.9927	0.0263	6.2294	3.3507	2.4010	100.0000	18,012,175	5,377	1,275,157	685,883	491,494	20,470,085	13.62	13.62	17.49	17.49	17.49

What If...Scenario Worksheet

CIP Shift	Res Factor	Share Percentages						Levy Amounts						Estimated Tax Rates				
		Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.26	97.2438	87.8969	0.0262	6.2792	3.3775	2.4202	100.0000	17,992,560	5,371	1,285,358	691,370	495,426	20,470,085	13.60	13.60	17.63	17.63	17.63
1.27	97.1377	87.8010	0.0262	6.3290	3.4043	2.4395	100.0000	17,972,946	5,365	1,295,560	696,857	499,358	20,470,085	13.59	13.59	17.77	17.77	17.77
1.28	97.0317	87.7052	0.0262	6.3789	3.4311	2.4587	100.0000	17,953,331	5,359	1,305,761	702,344	503,290	20,470,085	13.58	13.58	17.91	17.91	17.91
1.29	96.9257	87.6094	0.0262	6.4287	3.4579	2.4779	100.0000	17,933,717	5,354	1,315,962	707,831	507,221	20,470,085	13.56	13.56	18.05	18.05	18.05
1.30	96.8197	87.5136	0.0261	6.4785	3.4847	2.4971	100.0000	17,914,103	5,348	1,326,163	713,318	511,153	20,470,085	13.55	13.55	18.19	18.19	18.19
1.31	96.7137	87.4178	0.0261	6.5284	3.5115	2.5163	100.0000	17,894,488	5,342	1,336,365	718,805	515,085	20,470,085	13.53	13.53	18.33	18.33	18.33
1.32	96.6077	87.3219	0.0261	6.5782	3.5383	2.5355	100.0000	17,874,874	5,336	1,346,566	724,292	519,017	20,470,085	13.52	13.52	18.47	18.47	18.47
1.33	96.5017	87.2261	0.0260	6.6280	3.5651	2.5547	100.0000	17,855,259	5,330	1,356,767	729,779	522,949	20,470,085	13.50	13.50	18.61	18.61	18.61
1.34	96.3957	87.1303	0.0260	6.6779	3.5919	2.5739	100.0000	17,835,645	5,324	1,366,968	735,266	526,881	20,470,085	13.49	13.49	18.75	18.75	18.75
1.35	96.2897	87.0345	0.0260	6.7277	3.6187	2.5931	100.0000	17,816,031	5,318	1,377,170	740,753	530,813	20,470,085	13.47	13.47	18.89	18.89	18.89
1.36	96.1837	86.9387	0.0260	6.7776	3.6455	2.6123	100.0000	17,796,416	5,313	1,387,371	746,240	534,745	20,470,085	13.46	13.46	19.03	19.03	19.03
1.37	96.0777	86.8428	0.0259	6.8274	3.6723	2.6315	100.0000	17,776,802	5,307	1,397,572	751,727	538,677	20,470,085	13.44	13.44	19.17	19.17	19.17
1.38	95.9716	86.7470	0.0259	6.8772	3.6991	2.6507	100.0000	17,757,187	5,301	1,407,773	757,214	542,609	20,470,085	13.43	13.43	19.31	19.31	19.31
1.39	95.8656	86.6512	0.0259	6.9271	3.7259	2.6699	100.0000	17,737,573	5,295	1,417,975	762,701	546,541	20,470,085	13.41	13.41	19.45	19.45	19.45
1.40	95.7596	86.5554	0.0258	6.9769	3.7527	2.6892	100.0000	17,717,959	5,289	1,428,176	768,188	550,473	20,470,085	13.40	13.40	19.59	19.59	19.59
1.41	95.6536	86.4596	0.0258	7.0267	3.7795	2.7084	100.0000	17,698,344	5,283	1,438,377	773,676	554,405	20,470,085	13.38	13.38	19.73	19.73	19.73
1.42	95.5476	86.3637	0.0258	7.0766	3.8063	2.7276	100.0000	17,678,730	5,277	1,448,578	779,163	558,337	20,470,085	13.37	13.37	19.87	19.87	19.87
1.43	95.4416	86.2679	0.0258	7.1264	3.8332	2.7468	100.0000	17,659,115	5,272	1,458,780	784,650	562,269	20,470,085	13.35	13.35	20.01	20.01	20.01
1.44	95.3356	86.1721	0.0257	7.1762	3.8600	2.7660	100.0000	17,639,501	5,266	1,468,981	790,137	566,201	20,470,085	13.34	13.34	20.15	20.15	20.15
1.45	95.2296	86.0763	0.0257	7.2261	3.8868	2.7852	100.0000	17,619,886	5,260	1,479,182	795,624	570,133	20,470,085	13.32	13.32	20.29	20.29	20.29
1.46	95.1236	85.9805	0.0257	7.2759	3.9136	2.8044	100.0000	17,600,272	5,254	1,489,383	801,111	574,065	20,470,085	13.31	13.31	20.43	20.43	20.43
1.47	95.0176	85.8846	0.0256	7.3257	3.9404	2.8236	100.0000	17,580,658	5,248	1,499,585	806,598	577,997	20,470,085	13.29	13.29	20.57	20.57	20.57
1.48	94.9116	85.7888	0.0256	7.3756	3.9672	2.8428	100.0000	17,561,043	5,242	1,509,786	812,085	581,929	20,470,085	13.28	13.28	20.71	20.71	20.71
1.49	94.8055	85.6930	0.0256	7.4254	3.9940	2.8620	100.0000	17,541,429	5,236	1,519,987	817,572	585,860	20,470,085	13.26	13.26	20.85	20.85	20.85
1.50	94.6995	85.5972	0.0256	7.4752	4.0208	2.8812	100.0000	17,521,814	5,231	1,530,188	823,059	589,792	20,470,085	13.25	13.25	20.99	20.99	20.99



Tax Rate Altermatives -- Fire District #1
Tax Rates per 1,000
$3.00
$2.50
$2.00
$1.50
$1.00
$0.50
$0.00
1.75
1.75
1.73
1.93
1.71
2.10
1.69
2.28
1.67
2.45
1.64
2.63
1.00
1.10
1.20
1.30
1.40
1.50
Shift Percentages
Residential Tax Rates
CIP tax rates

What If...Scenario Worksheet

CLASS	VALUE	%	
Res	994,931,970	89.2200%	R & O %
O S	0	0.0000%	89.2200%
Com	60,463,330	5.4220%	
Ind	38,768,700	3.4766%	C I P %
PP	20,980,453	1.8814%	10.7800%
Total	1,115,144,453	100.0000%	

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CLASSIFICATION OPTIONS

Residential Exempt

Small Commercial Exemption

LEVY

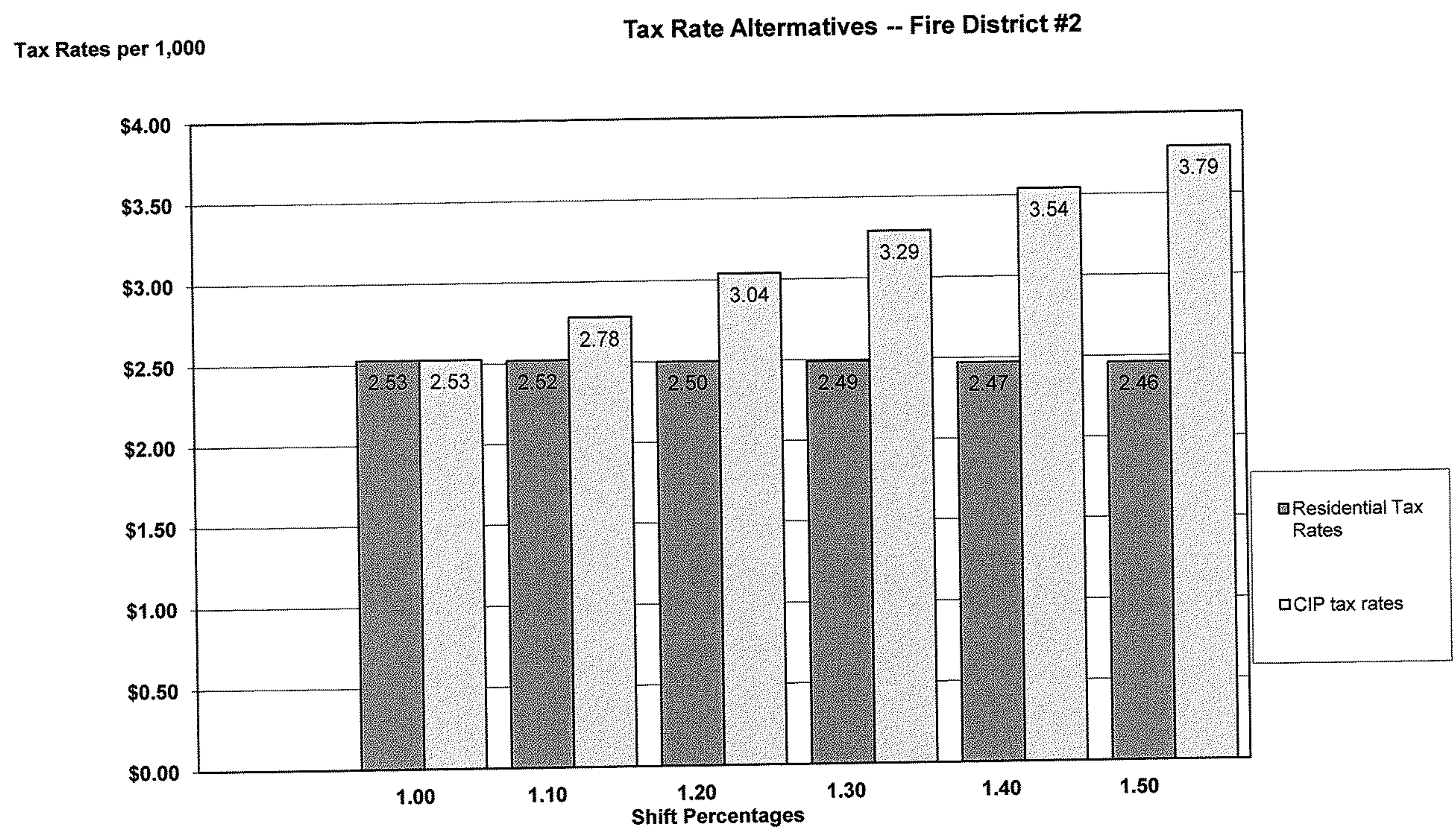
1,951,503	Estimated Levy
1.75	Single Tax Rate

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

CIP	Res	Share Percentages						Levy Amounts						Estimated Tax Rates				
Shift	Factor	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.01	99.8792	89.1122	0.0000	5.4762	3.5113	1.9002	100.0000	1,739,027	0	106,869	68,524	37,083	1,951,503	1.75		1.77	1.77	1.77
1.02	99.7584	89.0044	0.0000	5.5305	3.5461	1.9190	100.0000	1,736,924	0	107,927	69,202	37,450	1,951,503	1.75		1.79	1.79	1.79
1.03	99.6375	88.8966	0.0000	5.5847	3.5809	1.9379	100.0000	1,734,820	0	108,985	69,881	37,817	1,951,503	1.74		1.80	1.80	1.80
1.04	99.5167	88.7888	0.0000	5.6389	3.6156	1.9567	100.0000	1,732,716	0	110,043	70,559	38,184	1,951,503	1.74		1.82	1.82	1.82
1.05	99.3959	88.6810	0.0000	5.6931	3.6504	1.9755	100.0000	1,730,612	0	111,101	71,237	38,552	1,951,503	1.74		1.84	1.84	1.84
1.06	99.2751	88.5732	0.0000	5.7473	3.6852	1.9943	100.0000	1,728,509	0	112,159	71,916	38,919	1,951,503	1.74		1.86	1.86	1.86
1.07	99.1542	88.4654	0.0000	5.8016	3.7199	2.0131	100.0000	1,726,405	0	113,218	72,594	39,286	1,951,503	1.74		1.87	1.87	1.87
1.08	99.0334	88.3576	0.0000	5.8558	3.7547	2.0319	100.0000	1,724,301	0	114,276	73,273	39,653	1,951,503	1.73		1.89	1.89	1.89
1.09	98.9126	88.2498	0.0000	5.9100	3.7895	2.0507	100.0000	1,722,197	0	115,334	73,951	40,020	1,951,503	1.73		1.91	1.91	1.91
1.10	98.7918	88.1420	0.0000	5.9642	3.8242	2.0696	100.0000	1,720,094	0	116,392	74,630	40,387	1,951,503	1.73		1.93	1.93	1.93
1.11	98.6709	88.0342	0.0000	6.0184	3.8590	2.0884	100.0000	1,717,990	0	117,450	75,308	40,755	1,951,503	1.73		1.94	1.94	1.94
1.12	98.5501	87.9264	0.0000	6.0727	3.8938	2.1072	100.0000	1,715,886	0	118,508	75,987	41,122	1,951,503	1.72		1.96	1.96	1.96
1.13	98.4293	87.8186	0.0000	6.1269	3.9285	2.1260	100.0000	1,713,783	0	119,566	76,665	41,489	1,951,503	1.72		1.98	1.98	1.98
1.14	98.3085	87.7108	0.0000	6.1811	3.9633	2.1448	100.0000	1,711,679	0	120,624	77,344	41,856	1,951,503	1.72		2.00	2.00	2.00
1.15	98.1876	87.6030	0.0000	6.2353	3.9980	2.1636	100.0000	1,709,575	0	121,682	78,022	42,223	1,951,503	1.72		2.01	2.01	2.01
1.16	98.0668	87.4952	0.0000	6.2895	4.0328	2.1824	100.0000	1,707,471	0	122,741	78,700	42,590	1,951,503	1.72		2.03	2.03	2.03
1.17	97.9460	87.3874	0.0000	6.3438	4.0676	2.2013	100.0000	1,705,368	0	123,799	79,379	42,957	1,951,503	1.71		2.05	2.05	2.05
1.18	97.8252	87.2796	0.0000	6.3980	4.1023	2.2201	100.0000	1,703,264	0	124,857	80,057	43,325	1,951,503	1.71		2.07	2.07	2.07
1.19	97.7043	87.1718	0.0000	6.4522	4.1371	2.2389	100.0000	1,701,160	0	125,915	80,736	43,692	1,951,503	1.71		2.08	2.08	2.08
1.20	97.5835	87.0640	0.0000	6.5064	4.1719	2.2577	100.0000	1,699,057	0	126,973	81,414	44,059	1,951,503	1.71		2.10	2.10	2.10
1.21	97.4627	86.9562	0.0000	6.5606	4.2066	2.2765	100.0000	1,696,953	0	128,031	82,093	44,426	1,951,503	1.71		2.12	2.12	2.12
1.22	97.3419	86.8484	0.0000	6.6149	4.2414	2.2953	100.0000	1,694,849	0	129,089	82,771	44,793	1,951,503	1.70		2.14	2.14	2.14
1.23	97.2210	86.7406	0.0000	6.6691	4.2762	2.3141	100.0000	1,692,745	0	130,147	83,450	45,160	1,951,503	1.70		2.15	2.15	2.15
1.24	97.1002	86.6328	0.0000	6.7233	4.3109	2.3329	100.0000	1,690,642	0	131,205	84,128	45,528	1,951,503	1.70		2.17	2.17	2.17
1.25	96.9794	86.5250	0.0000	6.7775	4.3457	2.3518	100.0000	1,688,538	0	132,264	84,807	45,895	1,951,503	1.70		2.19	2.19	2.19

What If...Scenario Worksheet

CIP Shift	Res Factor	Share Percentages Res	O S	Com	Ind	PP	Total	Levy Amounts Res	O S	Com	Ind	PP	Total	Estimated Tax Rates Res	O S	Com	Ind	PP
1.26	96.8586	86.4172	0.0000	6.8317	4.3805	2.3706	100.0000	1,686,434	0	133,322	85,485	46,262	1,951,503	1.70		2.21	2.21	2.21
1.27	96.7377	86.3094	0.0000	6.8860	4.4152	2.3894	100.0000	1,684,331	0	134,380	86,163	46,629	1,951,503	1.69		2.22	2.22	2.22
1.28	96.6169	86.2016	0.0000	6.9402	4.4500	2.4082	100.0000	1,682,227	0	135,438	86,842	46,996	1,951,503	1.69		2.24	2.24	2.24
1.29	96.4961	86.0938	0.0000	6.9944	4.4848	2.4270	100.0000	1,680,123	0	136,496	87,520	47,363	1,951,503	1.69		2.26	2.26	2.26
1.30	96.3753	85.9860	0.0000	7.0486	4.5195	2.4458	100.0000	1,678,019	0	137,554	88,199	47,731	1,951,503	1.69		2.28	2.28	2.28
1.31	96.2544	85.8782	0.0000	7.1028	4.5543	2.4646	100.0000	1,675,916	0	138,612	88,877	48,098	1,951,503	1.68		2.29	2.29	2.29
1.32	96.1336	85.7704	0.0000	7.1571	4.5891	2.4835	100.0000	1,673,812	0	139,670	89,556	48,465	1,951,503	1.68		2.31	2.31	2.31
1.33	96.0128	85.6626	0.0000	7.2113	4.6238	2.5023	100.0000	1,671,708	0	140,728	90,234	48,832	1,951,503	1.68		2.33	2.33	2.33
1.34	95.8920	85.5548	0.0000	7.2655	4.6586	2.5211	100.0000	1,669,605	0	141,787	90,913	49,199	1,951,503	1.68		2.35	2.35	2.35
1.35	95.7711	85.4470	0.0000	7.3197	4.6934	2.5399	100.0000	1,667,501	0	142,845	91,591	49,566	1,951,503	1.68		2.36	2.36	2.36
1.36	95.6503	85.3392	0.0000	7.3739	4.7281	2.5587	100.0000	1,665,397	0	143,903	92,270	49,933	1,951,503	1.67		2.38	2.38	2.38
1.37	95.5295	85.2314	0.0000	7.4282	4.7629	2.5775	100.0000	1,663,293	0	144,961	92,948	50,301	1,951,503	1.67		2.40	2.40	2.40
1.38	95.4087	85.1236	0.0000	7.4824	4.7977	2.5963	100.0000	1,661,190	0	146,019	93,626	50,668	1,951,503	1.67		2.42	2.42	2.42
1.39	95.2878	85.0158	0.0000	7.5366	4.8324	2.6152	100.0000	1,659,086	0	147,077	94,305	51,035	1,951,503	1.67		2.43	2.43	2.43
1.40	95.1670	84.9080	0.0000	7.5908	4.8672	2.6340	100.0000	1,656,982	0	148,135	94,983	51,402	1,951,503	1.67		2.45	2.45	2.45
1.41	95.0462	84.8002	0.0000	7.6450	4.9020	2.6528	100.0000	1,654,878	0	149,193	95,662	51,769	1,951,503	1.66		2.47	2.47	2.47
1.42	94.9254	84.6924	0.0000	7.6993	4.9367	2.6716	100.0000	1,652,775	0	150,251	96,340	52,136	1,951,503	1.66		2.49	2.49	2.49
1.43	94.8045	84.5846	0.0000	7.7535	4.9715	2.6904	100.0000	1,650,671	0	151,309	97,019	52,504	1,951,503	1.66		2.50	2.50	2.50
1.44	94.6837	84.4768	0.0000	7.8077	5.0063	2.7092	100.0000	1,648,567	0	152,368	97,697	52,871	1,951,503	1.66		2.52	2.52	2.52
1.45	94.5629	84.3690	0.0000	7.8619	5.0410	2.7280	100.0000	1,646,464	0	153,426	98,376	53,238	1,951,503	1.65		2.54	2.54	2.54
1.46	94.4421	84.2612	0.0000	7.9161	5.0758	2.7469	100.0000	1,644,360	0	154,484	99,054	53,605	1,951,503	1.65		2.56	2.56	2.56
1.47	94.3212	84.1534	0.0000	7.9704	5.1105	2.7657	100.0000	1,642,256	0	155,542	99,732	53,972	1,951,503	1.65		2.57	2.57	2.57
1.48	94.2004	84.0456	0.0000	8.0246	5.1453	2.7845	100.0000	1,640,152	0	156,600	100,411	54,339	1,951,503	1.65		2.59	2.59	2.59
1.49	94.0796	83.9378	0.0000	8.0788	5.1801	2.8033	100.0000	1,638,049	0	157,658	101,089	54,707	1,951,503	1.65		2.61	2.61	2.61
1.50	93.9588	83.8300	0.0000	8.1330	5.2148	2.8221	100.0000	1,635,945	0	158,716	101,768	55,074	1,951,503	1.64		2.63	2.63	2.63


Tax Rate Altermatives -- Fire District #2
Tax Rates per 1,000
$4.00
$3.50
$3.00
$2.50
$2.00
$1.50
$1.00
$0.50
$0.00
2.53
2.53
2.52
2.78
2.50
3.04
2.49
3.29
2.47
3.54
2.46
3.79
1.00
1.10
1.20
1.30
1.40
1.50
Shift Percentages
Residential Tax Rates
CIP tax rates

What If...Scenario Worksheet

CLASS	VALUE	%	
Res	348,352,285	94.4374%	R & O %
O S	124,800	0.0338%	94.4712%
Com	12,451,140	3.3755%	
Ind	451,675	0.1224%	C I P %
PP	7,491,236	2.0309%	5.5288%
Total	368,871,136	100.0000%	

PAGE DOWN TO COMPLETE DATA ENTRY

CLASSIFICATION OPTIONS

Residential Exempt

Small Commercial Exemption

LEVY

$933,244	Estimated Levy
2.53	Single Tax Rate

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

CIP Shift	Res Factor	Share Percentages Res	O S	Com	Ind	PP	Total	Levy Amounts Res	O S	Com	Ind	PP	Total	Estimated Tax Rates Res	O S	Com	Ind	PP
1.01	99.9415	94.3821	0.0338	3.4092	0.1237	2.0512	100.0000	880,815	316	31,816	1,154	19,142	933,244	2.53	2.53	2.56	2.56	2.56
1.02	99.8830	94.3269	0.0338	3.4430	0.1249	2.0715	100.0000	880,300	315	32,131	1,166	19,332	933,244	2.53	2.53	2.58	2.58	2.58
1.03	99.8244	94.2716	0.0338	3.4767	0.1261	2.0918	100.0000	879,784	315	32,446	1,177	19,521	933,244	2.53	2.53	2.61	2.61	2.61
1.04	99.7659	94.2163	0.0338	3.5105	0.1273	2.1121	100.0000	879,268	315	32,761	1,188	19,711	933,244	2.52	2.52	2.63	2.63	2.63
1.05	99.7074	94.1611	0.0337	3.5442	0.1286	2.1324	100.0000	878,752	315	33,076	1,200	19,900	933,244	2.52	2.52	2.66	2.66	2.66
1.06	99.6489	94.1058	0.0337	3.5780	0.1298	2.1527	100.0000	878,237	315	33,391	1,211	20,090	933,244	2.52	2.52	2.68	2.68	2.68
1.07	99.5903	94.0505	0.0337	3.6118	0.1310	2.1730	100.0000	877,721	314	33,706	1,223	20,280	933,244	2.52	2.52	2.71	2.71	2.71
1.08	99.5318	93.9952	0.0337	3.6455	0.1322	2.1933	100.0000	877,205	314	34,021	1,234	20,469	933,244	2.52	2.52	2.73	2.73	2.73
1.09	99.4733	93.9400	0.0337	3.6793	0.1335	2.2136	100.0000	876,689	314	34,337	1,246	20,659	933,244	2.52	2.52	2.76	2.76	2.76
1.10	99.4148	93.8847	0.0336	3.7130	0.1347	2.2339	100.0000	876,173	314	34,652	1,257	20,848	933,244	2.52	2.52	2.78	2.78	2.78
1.11	99.3562	93.8294	0.0336	3.7468	0.1359	2.2542	100.0000	875,658	314	34,967	1,268	21,038	933,244	2.51	2.51	2.81	2.81	2.81
1.12	99.2977	93.7742	0.0336	3.7805	0.1371	2.2746	100.0000	875,142	314	35,282	1,280	21,227	933,244	2.51	2.51	2.83	2.83	2.83
1.13	99.2392	93.7189	0.0336	3.8143	0.1384	2.2949	100.0000	874,626	313	35,597	1,291	21,417	933,244	2.51	2.51	2.86	2.86	2.86
1.14	99.1807	93.6636	0.0336	3.8480	0.1396	2.3152	100.0000	874,110	313	35,912	1,303	21,606	933,244	2.51	2.51	2.88	2.88	2.88
1.15	99.1221	93.6084	0.0335	3.8818	0.1408	2.3355	100.0000	873,595	313	36,227	1,314	21,796	933,244	2.51	2.51	2.91	2.91	2.91
1.16	99.0636	93.5531	0.0335	3.9155	0.1420	2.3558	100.0000	873,079	313	36,542	1,326	21,985	933,244	2.51	2.51	2.93	2.93	2.93
1.17	99.0051	93.4978	0.0335	3.9493	0.1433	2.3761	100.0000	872,563	313	36,857	1,337	22,175	933,244	2.50	2.50	2.96	2.96	2.96
1.18	98.9466	93.4426	0.0335	3.9831	0.1445	2.3964	100.0000	872,047	312	37,172	1,348	22,364	933,244	2.50	2.50	2.99	2.99	2.99
1.19	98.8881	93.3873	0.0335	4.0168	0.1457	2.4167	100.0000	871,531	312	37,487	1,360	22,554	933,244	2.50	2.50	3.01	3.01	3.01
1.20	98.8295	93.3320	0.0334	4.0506	0.1469	2.4370	100.0000	871,016	312	37,802	1,371	22,743	933,244	2.50	2.50	3.04	3.04	3.04
1.21	98.7710	93.2768	0.0334	4.0843	0.1482	2.4573	100.0000	870,500	312	38,117	1,383	22,933	933,244	2.50	2.50	3.06	3.06	3.06
1.22	98.7125	93.2215	0.0334	4.1181	0.1494	2.4776	100.0000	869,984	312	38,432	1,394	23,122	933,244	2.50	2.50	3.09	3.09	3.09
1.23	98.6540	93.1662	0.0334	4.1518	0.1506	2.4980	100.0000	869,468	311	38,747	1,406	23,312	933,244	2.50	2.50	3.11	3.11	3.11
1.24	98.5954	93.1110	0.0334	4.1856	0.1518	2.5183	100.0000	868,952	311	39,062	1,417	23,502	933,244	2.49	2.49	3.14	3.14	3.14
1.25	98.5369	93.0557	0.0333	4.2193	0.1531	2.5386	100.0000	868,437	311	39,377	1,428	23,691	933,244	2.49	2.49	3.16	3.16	3.16

What If...Scenario Worksheet

CIP Shift	Res Factor	Share Percentages Res	O S	Com	Ind	PP	Total	Levy Amounts Res	O S	Com	Ind	PP	Total	Estimated Tax Rates Res	O S	Com	Ind	PP
1.26	98.4784	93.0004	0.0333	4.2531	0.1543	2.5589	100.0000	867,921	311	39,692	1,440	23,881	933,244	2.49	2.49	3.19	3.19	3.19
1.27	98.4199	92.9452	0.0333	4.2868	0.1555	2.5792	100.0000	867,405	311	40,007	1,451	24,070	933,244	2.49	2.49	3.21	3.21	3.21
1.28	98.3613	92.8899	0.0333	4.3206	0.1567	2.5995	100.0000	866,889	311	40,322	1,463	24,260	933,244	2.49	2.49	3.24	3.24	3.24
1.29	98.3028	92.8346	0.0333	4.3544	0.1580	2.6198	100.0000	866,374	310	40,637	1,474	24,449	933,244	2.49	2.49	3.26	3.26	3.26
1.30	98.2443	92.7794	0.0332	4.3881	0.1592	2.6401	100.0000	865,858	310	40,952	1,486	24,639	933,244	2.49	2.49	3.29	3.29	3.29
1.31	98.1858	92.7241	0.0332	4.4219	0.1604	2.6604	100.0000	865,342	310	41,267	1,497	24,828	933,244	2.48	2.48	3.31	3.31	3.31
1.32	98.1273	92.6688	0.0332	4.4556	0.1616	2.6807	100.0000	864,826	310	41,582	1,508	25,018	933,244	2.48	2.48	3.34	3.34	3.34
1.33	98.0687	92.6136	0.0332	4.4894	0.1629	2.7010	100.0000	864,310	310	41,897	1,520	25,207	933,244	2.48	2.48	3.36	3.36	3.36
1.34	98.0102	92.5583	0.0332	4.5231	0.1641	2.7213	100.0000	863,795	309	42,212	1,531	25,397	933,244	2.48	2.48	3.39	3.39	3.39
1.35	97.9517	92.5030	0.0331	4.5569	0.1653	2.7417	100.0000	863,279	309	42,527	1,543	25,586	933,244	2.48	2.48	3.42	3.42	3.42
1.36	97.8932	92.4477	0.0331	4.5906	0.1665	2.7620	100.0000	862,763	309	42,842	1,554	25,776	933,244	2.48	2.48	3.44	3.44	3.44
1.37	97.8346	92.3925	0.0331	4.6244	0.1678	2.7823	100.0000	862,247	309	43,157	1,566	25,965	933,244	2.48	2.48	3.47	3.47	3.47
1.38	97.7761	92.3372	0.0331	4.6582	0.1690	2.8026	100.0000	861,731	309	43,472	1,577	26,155	933,244	2.47	2.47	3.49	3.49	3.49
1.39	97.7176	92.2819	0.0331	4.6919	0.1702	2.8229	100.0000	861,216	309	43,787	1,588	26,344	933,244	2.47	2.47	3.52	3.52	3.52
1.40	97.6591	92.2267	0.0330	4.7257	0.1714	2.8432	100.0000	860,700	308	44,102	1,600	26,534	933,244	2.47	2.47	3.54	3.54	3.54
1.41	97.6005	92.1714	0.0330	4.7594	0.1727	2.8635	100.0000	860,184	308	44,417	1,611	26,723	933,244	2.47	2.47	3.57	3.57	3.57
1.42	97.5420	92.1161	0.0330	4.7932	0.1739	2.8838	100.0000	859,668	308	44,732	1,623	26,913	933,244	2.47	2.47	3.59	3.59	3.59
1.43	97.4835	92.0609	0.0330	4.8269	0.1751	2.9041	100.0000	859,153	308	45,047	1,634	27,103	933,244	2.47	2.47	3.62	3.62	3.62
1.44	97.4250	92.0056	0.0330	4.8607	0.1763	2.9244	100.0000	858,637	308	45,362	1,646	27,292	933,244	2.46	2.46	3.64	3.64	3.64
1.45	97.3664	91.9503	0.0329	4.8944	0.1775	2.9447	100.0000	858,121	307	45,677	1,657	27,482	933,244	2.46	2.46	3.67	3.67	3.67
1.46	97.3079	91.8951	0.0329	4.9282	0.1788	2.9650	100.0000	857,605	307	45,992	1,668	27,671	933,244	2.46	2.46	3.69	3.69	3.69
1.47	97.2494	91.8398	0.0329	4.9619	0.1800	2.9854	100.0000	857,089	307	46,307	1,680	27,861	933,244	2.46	2.46	3.72	3.72	3.72
1.48	97.1909	91.7845	0.0329	4.9957	0.1812	3.0057	100.0000	856,574	307	46,622	1,691	28,050	933,244	2.46	2.46	3.74	3.74	3.74
1.49	97.1324	91.7293	0.0329	5.0295	0.1824	3.0260	100.0000	856,058	307	46,937	1,703	28,240	933,244	2.46	2.46	3.77	3.77	3.77
1.50	97.0738	91.6740	0.0328	5.0632	0.1837	3.0463	100.0000	855,542	307	47,252	1,714	28,429	933,244	2.46	2.46	3.79	3.79	3.79

South Hadley Valuation
Fiscal 2000-2010

	Valuation by class					% of Total Valuation	
	R	O	C	I	P	R&O %	CIP %
2000	$ 698,497,900	$ 245,300	$ 45,443,400	$ 31,846,100	$ 12,103,421	88.7%	11.3%
2001	$ 780,110,000	$ 246,300	$ 54,414,300	$ 35,647,600	$ 12,995,911	88.3%	11.7%
2002	$ 784,915,600	$ 246,300	$ 55,257,100	$ 36,085,600	$ 13,913,492	88.2%	11.8%
2003	$ 792,296,800	$ 246,300	$ 56,570,500	$ 35,635,400	$ 14,179,315	88.2%	11.8%
2004	$ 1,018,133,850	$ 212,600	$ 60,685,850	$ 35,768,600	$ 15,068,698	90.1%	9.9%
2005	$ 1,037,951,150	$ 212,600	$ 62,253,850	$ 35,816,100	$ 13,455,729	90.3%	9.7%
2006	$ 1,255,576,565	$ 219,200	$ 70,816,835	$ 41,016,500	$ 14,379,499	90.9%	9.1%
2007	$ 1,405,229,955	$ 227,100	$ 78,316,345	$ 40,666,500	$ 16,112,248	91.2%	8.8%
2008	$ 1,421,229,395	$ 227,100	$ 78,538,305	$ 40,753,400	$ 20,233,072	91.1%	8.9%
2009	$ 1,432,874,625	$ 227,100	$ 77,770,275	$ 41,524,100	$ 31,020,054	90.5%	9.5%
2010	$ 1,322,522,955	$ 394,800	$ 72,916,470	$ 39,220,375	$ 28,104,763	90.4%	9.6%

11/23/2009

Analysis of Comm/Ind average tax bill
FY 10(Estimated)
vs.
FY 09 (Actual)

PROPOSED	***ESTIMATED***			
Average Commercial Industrial Value FY10	**Taxes for** **Fiscal 2010** Town $13.99	Average Commercial Industrial Value FY09	**Actual Taxes for** **Fiscal 2009** Town $12.56	
$ 393,500	$ 5,505.07	$ 421,000	$ 5,287.76	$ 217.31 increase over last fiscal year
	Fiscal 2010 FD #1 $1.75		**Fiscal 2009** FD #1 $1.62	
$ 393,500	$ 688.63	$ 421,000	$ 682.02	$ 6.61 increase over last fiscal year
	Fiscal 2010 FD #2 $2.53		**Fiscal 2009** FD #2 $2.33	
$ 393,500	$ 995.56	$ 421,000	$ 980.93	$ 14.63 increase over last fiscal year

11/23/2009

Analysis of average single family tax bill.
FY 10(Estimated)
vs.
FY 09(Actual)

PROPOSED	***ESTIMATED***			
Average Single Family Home Value for FY 2010	**Taxes for** **Fiscal 2009** Town $13.99	Average Single Family Home Value for FY 2009	**Actual Taxes for** **Fiscal 2009** Town $12.56	
$ 232,600	$ 3,254.07	$ 253,300	$ 3,181.45	$ 72.62 increase over last fiscal year
	Fiscal 2010 FD #1 $1.75		**Fiscal 2009** FD #1 $1.62	
$ 232,600	$ 407.05	$ 253,300	$ 410.35	$ (3.30) decrease over last fiscal year
	Fiscal 2010 FD #2 $2.53		**Fiscal 2009** FD #2 $2.33	
$ 232,600	$ 588.48	$ 253,300	$ 590.19	$ (1.71) decrease over last fiscal year