12/6/2010

Fiscal 2011 Tax Classification

PUBLIC HEARING ON
CLASSIFICATION OF PROPERTY
TUESDAY, DECEMBER 14, 2010 AT 6:15 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

12/6/2010

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Overview of Classification

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

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

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

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

Open Space Discount

What is open space?

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

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

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

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:

$ 1,331,499,955	/	6,787	=	$ 196,184
Class 1 Value		Parcels		Avg. Cl. 1 Value
$ 196,184	x	20%	=	$ 39,237
Avg. Cl. 1 Value				Max Residential Exemption

The approximate number of owner-occupied primary residences is 5,886 x $ 39,237 = $ 230,948,982. 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 -	230,948,982	1,100,550,973	17.37
Class 2 Open Space -	None		14.36
Class 3 Commercial -	None		14.36
Class 4 Industrial -	None		14.36
Class 5 Personal -	None		14.36

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 $ 1,436 to $ 872.56 which would be a decrease of ($ 563.44).
A **non owner occupied** residence valued at $100,000 would go from $ 1,436 to $ 1,737 which would be an increase of $ 301.
A **vacant parcel** of land valued at $50,000 would go from $ 718.00 to $ 868.50. which would be an increase of $ 150.50.
An **accessory parcel** of land valued at $20,000 would go from $ 287.20 to $ 347.40. which would be an increase of $ 60.20.

Small Commercial Exemption

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

Classification Considerations

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

Fiscal 2011

PROPOSED Tax Rates:		Rate	% inc. or decr.
	Town	$14.36	2.6 %
	FD #1	$ 1.90	8.57 %
	FD #2	$ 2.53	0.0 %

ESTIMATED *New Growth*	$ 199,385.00
Tax Levy Limit	$ 21,098,088.79
School Debt Exclusion	$ 742,839.00
Maximum Allowable Levy Limit	$ 21,101,567.00
Excess Levy Capacity	$ 3,478.21

MRF = ***94.8445%*** *Rate* ***$ 14.36*** *R&O* ***90.6528%*** *CIP* ***9.3472%***

%	R&O	CIP	Res Factor
100---------------	**14.36**	**14.36**	**100.000%**
110---------------	**14.21**	**15.80**	**98.9689%**
120---------------	**14.06**	**17.23**	**97.9378%**
130---------------	**13.92**	**18.67**	**96.9067%**
140---------------	**13.77**	**20.10**	**95.8756%**
150---------------	**13.62**	**21.54**	**94.8445%**

Example: $100,000 property value

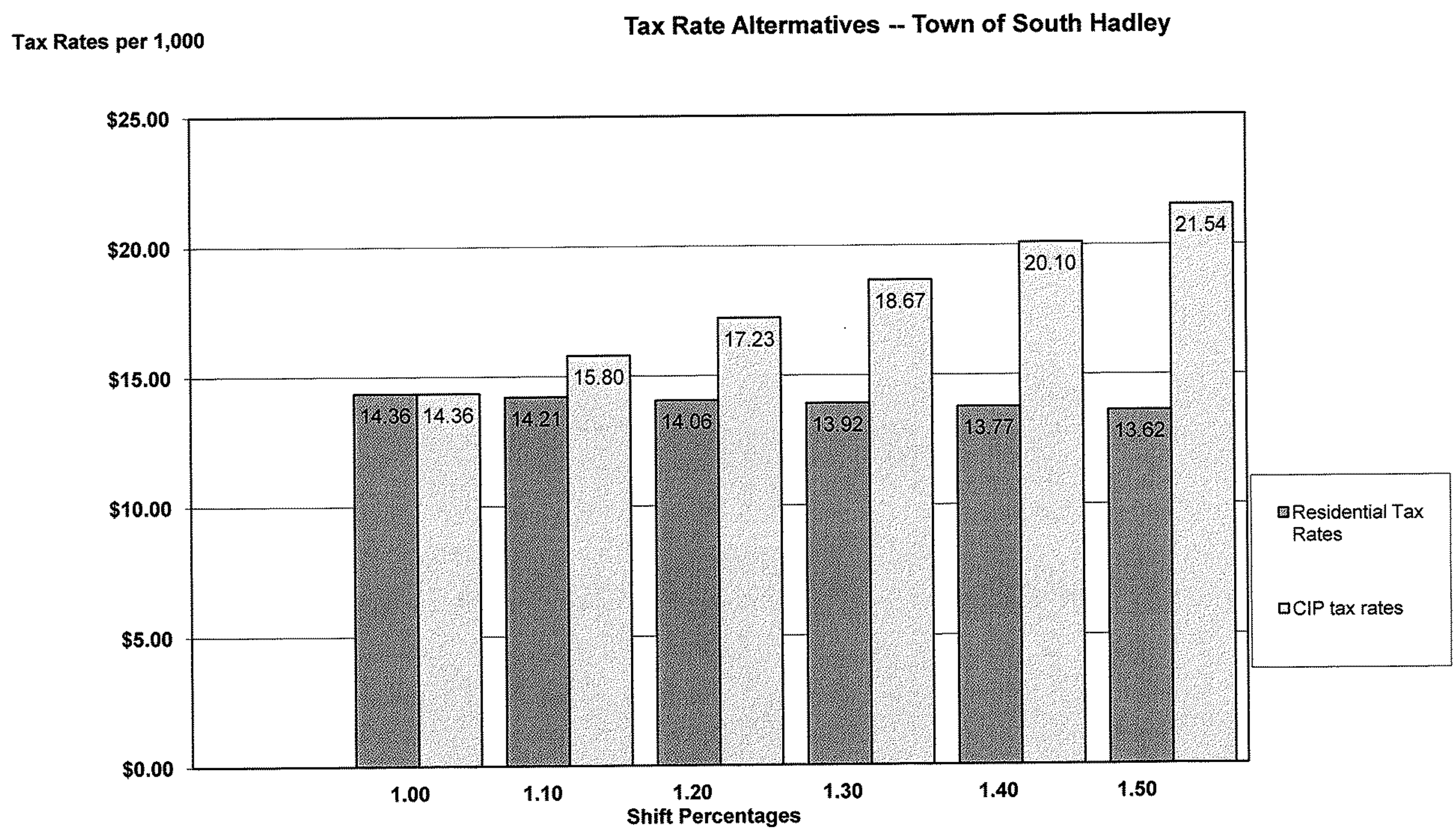
%	Res tax (decr)		Comm (+ incr)	
100------------	1,436	(-0-)	1,436	(-0-)
110------------	1,421	(-15)	1,580	+144
120------------	1,406	(-30)	1,723	+287
130------------	1,392	(-44)	1,867	+431
140------------	1,377	(-59)	2,010	+574
150------------	1,362	(-74)	2,154	+718

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

Maximum increase on a commercial/industrial $100,000 property **$ +718**

(The average value of a commercial/industrial property is $393,100)

(The average value of a single family residence is $233,600)



Tax Rates per 1,000
Tax Rate Altermatives -- Town of South Hadley
$25.00
$20.00
$15.00
$10.00
$5.00
$0.00
14.36
14.36
14.21
15.80
14.06
17.23
13.92
18.67
13.77
20.10
13.62
21.54
1.00
1.10
1.20
1.30
1.40
1.50
Shift Percentages
Residential Tax Rates
CIP tax rates

Town Classification Options

What If...Scenario Worksheet

CLASS	VALUE	%	
Res	1,331,499,955	90.6259%	R & O %
O S	394,800	0.0269%	90.6528%
Com	72,928,670	4.9637%	
Ind	39,093,875	2.6608%	C I P %
PP	25,308,939	1.7226%	9.3472%
Total	1,469,226,239	100.0000%	

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CLASSIFICATION OPTIONS

	Residential Exempt
	Small Commercial Exemption

LEVY

$21,098,089	Estimated Levy
14.36	Single Tax Rate

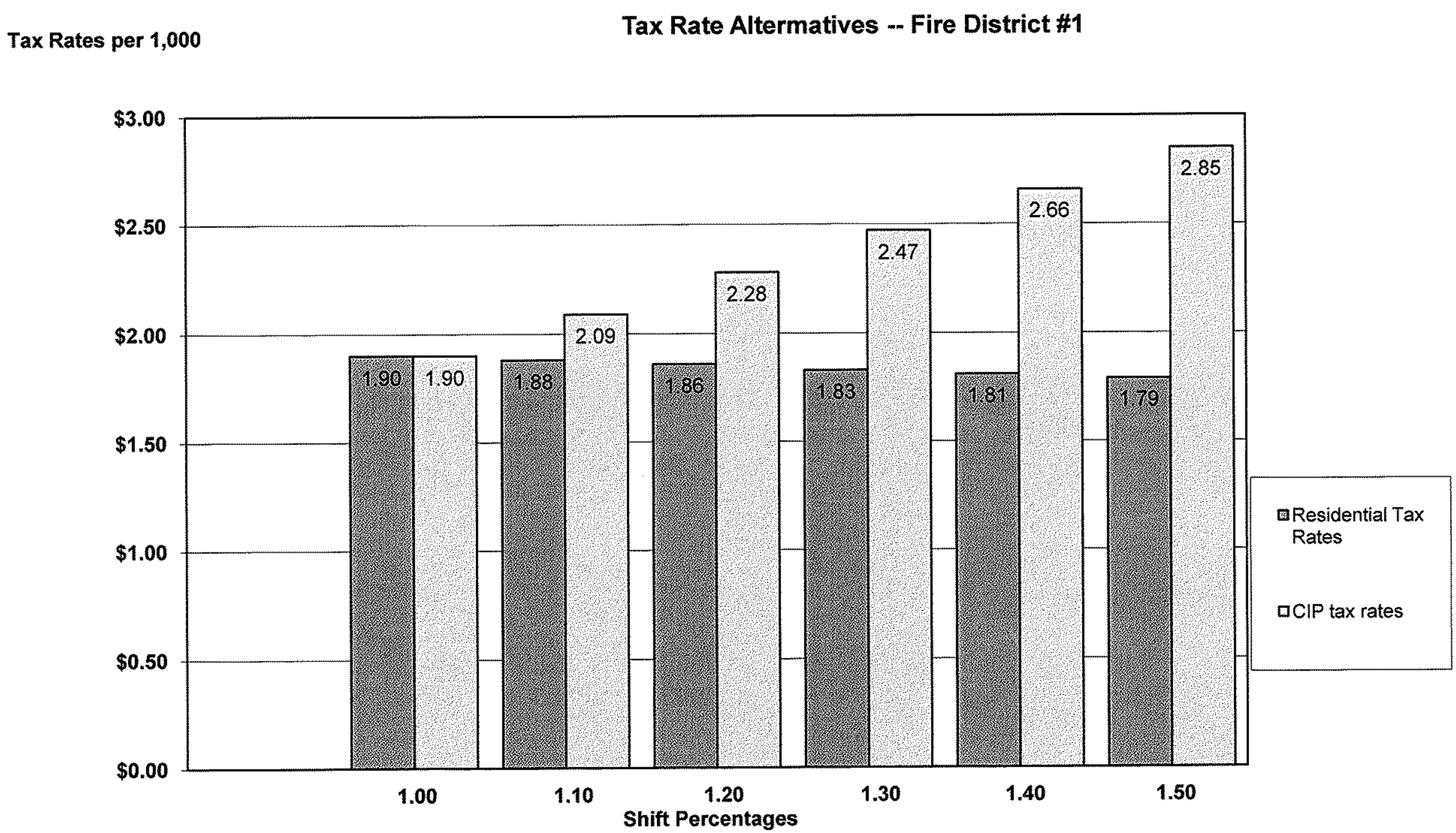
Note:
This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

CIP Shift	Res Factor	Share Percentages						Levy Amounts						Estimated Tax Rates				
		Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.01	99.8969	90.5325	0.0268	5.0134	2.6875	1.7398	100.0000	19,100,624	5,663	1,057,728	567,002	367,071	21,098,089	14.35	14.35	14.50	14.50	14.50
1.02	99.7938	90.4390	0.0268	5.0630	2.7141	1.7571	100.0000	19,080,909	5,658	1,068,201	572,616	370,705	21,098,089	14.33	14.33	14.65	14.65	14.65
1.03	99.6907	90.3456	0.0268	5.1127	2.7407	1.7743	100.0000	19,061,194	5,652	1,078,673	578,230	374,339	21,098,089	14.32	14.32	14.79	14.79	14.79
1.04	99.5876	90.2522	0.0268	5.1623	2.7673	1.7915	100.0000	19,041,480	5,646	1,089,146	583,844	377,974	21,098,089	14.30	14.30	14.93	14.93	14.93
1.05	99.4845	90.1587	0.0267	5.2119	2.7939	1.8087	100.0000	19,021,765	5,640	1,099,618	589,457	381,608	21,098,089	14.29	14.29	15.08	15.08	15.08
1.06	99.3813	90.0653	0.0267	5.2616	2.8205	1.8260	100.0000	19,002,050	5,634	1,110,091	595,071	385,243	21,098,089	14.27	14.27	15.22	15.22	15.22
1.07	99.2782	89.9718	0.0267	5.3112	2.8471	1.8432	100.0000	18,982,335	5,628	1,120,564	600,685	388,877	21,098,089	14.26	14.26	15.37	15.37	15.37
1.08	99.1751	89.8784	0.0266	5.3608	2.8737	1.8604	100.0000	18,962,620	5,623	1,131,036	606,299	392,511	21,098,089	14.24	14.24	15.51	15.51	15.51
1.09	99.0720	89.7849	0.0266	5.4105	2.9003	1.8776	100.0000	18,942,905	5,617	1,141,509	611,913	396,146	21,098,089	14.23	14.23	15.65	15.65	15.65
1.10	98.9689	89.6915	0.0266	5.4601	2.9269	1.8949	100.0000	18,923,190	5,611	1,151,981	617,527	399,780	21,098,089	14.21	14.21	15.80	15.80	15.80
1.11	98.8658	89.5980	0.0266	5.5098	2.9535	1.9121	100.0000	18,903,475	5,605	1,162,454	623,141	403,414	21,098,089	14.20	14.20	15.94	15.94	15.94
1.12	98.7627	89.5046	0.0265	5.5594	2.9801	1.9293	100.0000	18,883,760	5,599	1,172,926	628,755	407,049	21,098,089	14.18	14.18	16.08	16.08	16.08
1.13	98.6596	89.4112	0.0265	5.6090	3.0068	1.9465	100.0000	18,864,045	5,593	1,183,399	634,368	410,683	21,098,089	14.17	14.17	16.23	16.23	16.23
1.14	98.5565	89.3177	0.0265	5.6587	3.0334	1.9638	100.0000	18,844,330	5,587	1,193,871	639,982	414,317	21,098,089	14.15	14.15	16.37	16.37	16.37
1.15	98.4534	89.2243	0.0265	5.7083	3.0600	1.9810	100.0000	18,824,615	5,582	1,204,344	645,596	417,952	21,098,089	14.14	14.14	16.51	16.51	16.51
1.16	98.3502	89.1308	0.0264	5.7579	3.0866	1.9982	100.0000	18,804,900	5,576	1,214,817	651,210	421,586	21,098,089	14.12	14.12	16.66	16.66	16.66
1.17	98.2471	89.0374	0.0264	5.8076	3.1132	2.0154	100.0000	18,785,185	5,570	1,225,289	656,824	425,221	21,098,089	14.11	14.11	16.80	16.80	16.80
1.18	98.1440	88.9439	0.0264	5.8572	3.1398	2.0327	100.0000	18,765,470	5,564	1,235,762	662,438	428,855	21,098,089	14.09	14.09	16.94	16.94	16.94
1.19	98.0409	88.8505	0.0263	5.9069	3.1664	2.0499	100.0000	18,745,755	5,558	1,246,234	668,052	432,489	21,098,089	14.08	14.08	17.09	17.09	17.09
1.20	97.9378	88.7570	0.0263	5.9565	3.1930	2.0671	100.0000	18,726,040	5,552	1,256,707	673,666	436,124	21,098,089	14.06	14.06	17.23	17.23	17.23
1.21	97.8347	88.6636	0.0263	6.0061	3.2196	2.0843	100.0000	18,706,325	5,547	1,267,179	679,280	439,758	21,098,089	14.05	14.05	17.38	17.38	17.38
1.22	97.7316	88.5702	0.0263	6.0558	3.2462	2.1016	100.0000	18,686,610	5,541	1,277,652	684,893	443,392	21,098,089	14.03	14.03	17.52	17.52	17.52
1.23	97.6285	88.4767	0.0262	6.1054	3.2728	2.1188	100.0000	18,666,895	5,535	1,288,125	690,507	447,027	21,098,089	14.02	14.02	17.66	17.66	17.66
1.24	97.5254	88.3833	0.0262	6.1550	3.2995	2.1360	100.0000	18,647,180	5,529	1,298,597	696,121	450,661	21,098,089	14.00	14.00	17.81	17.81	17.81
1.25	97.4223	88.2898	0.0262	6.2047	3.3261	2.1533	100.0000	18,627,465	5,523	1,309,070	701,735	454,295	21,098,089	13.99	13.99	17.95	17.95	17.95

Town (cont'd)

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	97.3191	88.1964	0.0262	6.2543	3.3527	2.1705	100.0000	18,607,751	5,517	1,319,542	707,349	457,930	21,098,089	13.98	13.98	18.09	18.09	18.09
1.27	97.2160	88.1029	0.0261	6.3040	3.3793	2.1877	100.0000	18,588,036	5,511	1,330,015	712,963	461,564	21,098,089	13.96	13.96	18.24	18.24	18.24
1.28	97.1129	88.0095	0.0261	6.3536	3.4059	2.2049	100.0000	18,568,321	5,506	1,340,487	718,577	465,199	21,098,089	13.95	13.95	18.38	18.38	18.38
1.29	97.0098	87.9160	0.0261	6.4032	3.4325	2.2222	100.0000	18,548,606	5,500	1,350,960	724,191	468,833	21,098,089	13.93	13.93	18.52	18.52	18.52
1.30	96.9067	87.8226	0.0260	6.4529	3.4591	2.2394	100.0000	18,528,891	5,494	1,361,432	729,804	472,467	21,098,089	13.92	13.92	18.67	18.67	18.67
1.31	96.8036	87.7292	0.0260	6.5025	3.4857	2.2566	100.0000	18,509,176	5,488	1,371,905	735,418	476,102	21,098,089	13.90	13.90	18.81	18.81	18.81
1.32	96.7005	87.6357	0.0260	6.5521	3.5123	2.2738	100.0000	18,489,461	5,482	1,382,378	741,032	479,736	21,098,089	13.89	13.89	18.96	18.96	18.96
1.33	96.5974	87.5423	0.0260	6.6018	3.5389	2.2911	100.0000	18,469,746	5,476	1,392,850	746,646	483,370	21,098,089	13.87	13.87	19.10	19.10	19.10
1.34	96.4943	87.4488	0.0259	6.6514	3.5655	2.3083	100.0000	18,450,031	5,471	1,403,323	752,260	487,005	21,098,089	13.86	13.86	19.24	19.24	19.24
1.35	96.3912	87.3554	0.0259	6.7011	3.5921	2.3255	100.0000	18,430,316	5,465	1,413,795	757,874	490,639	21,098,089	13.84	13.84	19.39	19.39	19.39
1.36	96.2880	87.2619	0.0259	6.7507	3.6188	2.3427	100.0000	18,410,601	5,459	1,424,268	763,488	494,273	21,098,089	13.83	13.83	19.53	19.53	19.53
1.37	96.1849	87.1685	0.0258	6.8003	3.6454	2.3600	100.0000	18,390,886	5,453	1,434,740	769,102	497,908	21,098,089	13.81	13.81	19.67	19.67	19.67
1.38	96.0818	87.0750	0.0258	6.8500	3.6720	2.3772	100.0000	18,371,171	5,447	1,445,213	774,716	501,542	21,098,089	13.80	13.80	19.82	19.82	19.82
1.39	95.9787	86.9816	0.0258	6.8996	3.6986	2.3944	100.0000	18,351,456	5,441	1,455,685	780,329	505,177	21,098,089	13.78	13.78	19.96	19.96	19.96
1.40	95.8756	86.8882	0.0258	6.9492	3.7252	2.4116	100.0000	18,331,741	5,436	1,466,158	785,943	508,811	21,098,089	13.77	13.77	20.10	20.10	20.10
1.41	95.7725	86.7947	0.0257	6.9989	3.7518	2.4289	100.0000	18,312,026	5,430	1,476,631	791,557	512,445	21,098,089	13.75	13.75	20.25	20.25	20.25
1.42	95.6694	86.7013	0.0257	7.0485	3.7784	2.4461	100.0000	18,292,311	5,424	1,487,103	797,171	516,080	21,098,089	13.74	13.74	20.39	20.39	20.39
1.43	95.5663	86.6078	0.0257	7.0982	3.8050	2.4633	100.0000	18,272,596	5,418	1,497,576	802,785	519,714	21,098,089	13.72	13.72	20.53	20.53	20.53
1.44	95.4632	86.5144	0.0257	7.1478	3.8316	2.4805	100.0000	18,252,881	5,412	1,508,048	808,399	523,348	21,098,089	13.71	13.71	20.68	20.68	20.68
1.45	95.3601	86.4209	0.0256	7.1974	3.8582	2.4978	100.0000	18,233,166	5,406	1,518,521	814,013	526,983	21,098,089	13.69	13.69	20.82	20.82	20.82
1.46	95.2569	86.3275	0.0256	7.2471	3.8848	2.5150	100.0000	18,213,451	5,400	1,528,993	819,627	530,617	21,098,089	13.68	13.68	20.97	20.97	20.97
1.47	95.1538	86.2341	0.0256	7.2967	3.9114	2.5322	100.0000	18,193,736	5,395	1,539,466	825,240	534,251	21,098,089	13.66	13.66	21.11	21.11	21.11
1.48	95.0507	86.1406	0.0255	7.3463	3.9381	2.5495	100.0000	18,174,021	5,389	1,549,938	830,854	537,886	21,098,089	13.65	13.65	21.25	21.25	21.25
1.49	94.9476	86.0472	0.0255	7.3960	3.9647	2.5667	100.0000	18,154,307	5,383	1,560,411	836,468	541,520	21,098,089	13.63	13.63	21.40	21.40	21.40
1.50	94.8445	85.9537	0.0255	7.4456	3.9913	2.5839	100.0000	18,134,592	5,377	1,570,884	842,082	545,155	21,098,089	13.62	13.62	21.54	21.54	21.54


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
1.90
1.90
1.88
2.09
1.86
2.28
1.83
2.47
1.81
2.66
1.79
2.85
1.00
1.10
1.20
1.30
1.40
1.50
Shift Percentages
Residential Tax Rates
CIP tax rates

Fire District #1 Classification Options

What If...Scenario Worksheet

CLASS	VALUE	%	
Res	1,002,044,870	89.5812%	R & O %
O S	0	0.0000%	89.5812%
Com	60,457,430	5.4048%	
Ind	38,642,200	3.4545%	C I P %
PP	17,444,424	1.5595%	10.4188%
Total	1,118,588,924	100.0000%	

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CLASSIFICATION OPTIONS

Residential Exempt

Small Commercial Exemption

LEVY

$2,125,319	Estimated Levy
1.90	Single Tax Rate

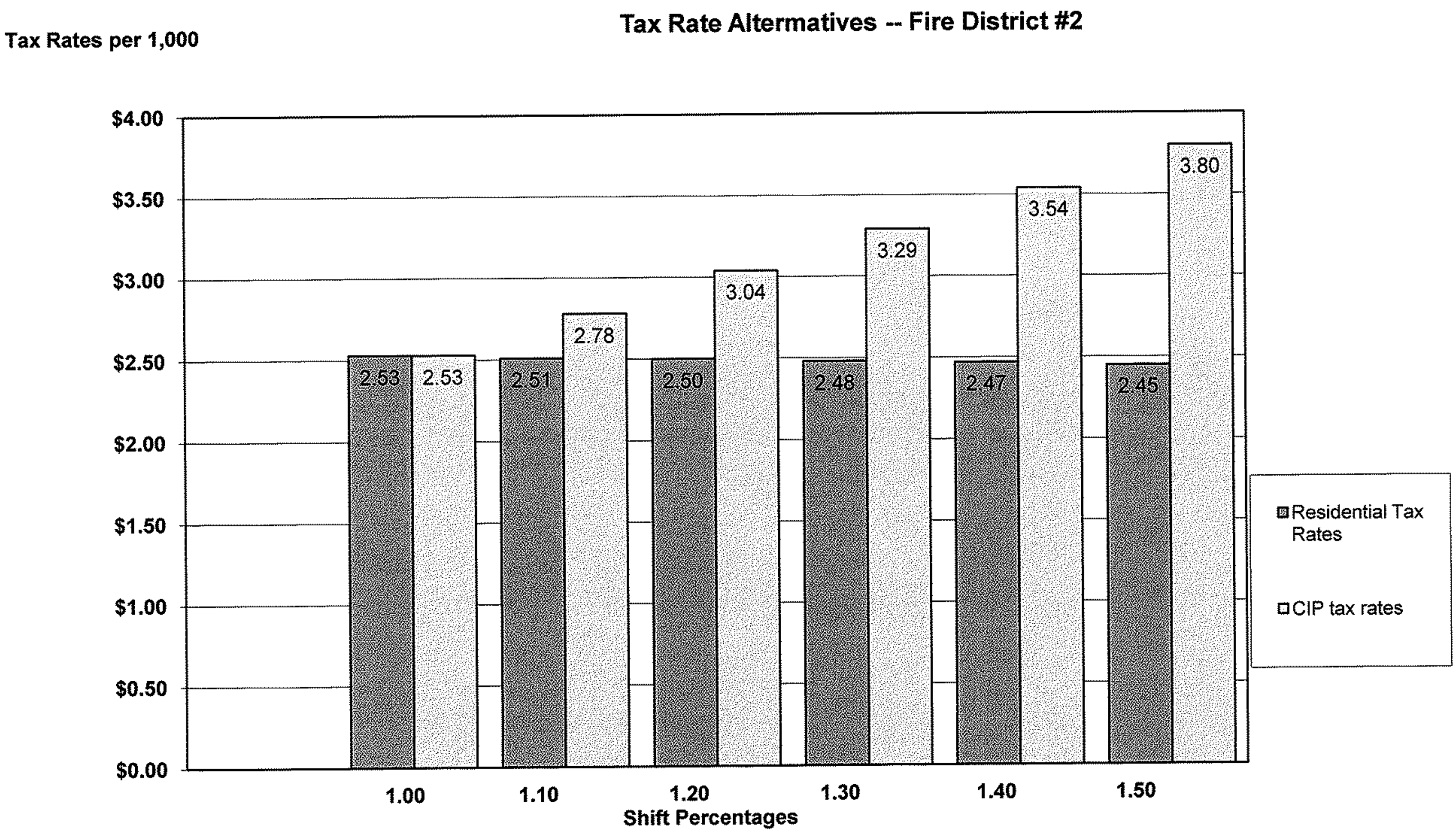
Note:
This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

		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	99.8837	89.4770	0.0000	5.4588	3.4891	1.5751	100.0000	1,901,671	0	116,018	74,154	33,476	2,125,319	1.90		1.92	1.92	1.92
1.02	99.7674	89.3728	0.0000	5.5129	3.5236	1.5907	100.0000	1,899,457	0	117,166	74,889	33,807	2,125,319	1.90		1.94	1.94	1.94
1.03	99.6511	89.2686	0.0000	5.5669	3.5582	1.6063	100.0000	1,897,242	0	118,315	75,623	34,139	2,125,319	1.89		1.96	1.96	1.96
1.04	99.5348	89.1644	0.0000	5.6210	3.5927	1.6219	100.0000	1,895,028	0	119,464	76,357	34,470	2,125,319	1.89		1.98	1.98	1.98
1.05	99.4185	89.0602	0.0000	5.6750	3.6273	1.6375	100.0000	1,892,814	0	120,613	77,091	34,802	2,125,319	1.89		2.00	2.00	2.00
1.06	99.3022	88.9560	0.0000	5.7291	3.6618	1.6531	100.0000	1,890,599	0	121,761	77,825	35,133	2,125,319	1.89		2.01	2.01	2.01
1.07	99.1859	88.8518	0.0000	5.7831	3.6964	1.6687	100.0000	1,888,385	0	122,910	78,560	35,465	2,125,319	1.88		2.03	2.03	2.03
1.08	99.0696	88.7476	0.0000	5.8372	3.7309	1.6843	100.0000	1,886,171	0	124,059	79,294	35,796	2,125,319	1.88		2.05	2.05	2.05
1.09	98.9532	88.6435	0.0000	5.8912	3.7655	1.6999	100.0000	1,883,956	0	125,207	80,028	36,127	2,125,319	1.88		2.07	2.07	2.07
1.10	98.8369	88.5393	0.0000	5.9453	3.8000	1.7155	100.0000	1,881,742	0	126,356	80,762	36,459	2,125,319	1.88		2.09	2.09	2.09
1.11	98.7206	88.4351	0.0000	5.9993	3.8345	1.7310	100.0000	1,879,528	0	127,505	81,496	36,790	2,125,319	1.88		2.11	2.11	2.11
1.12	98.6043	88.3309	0.0000	6.0534	3.8691	1.7466	100.0000	1,877,313	0	128,653	82,231	37,122	2,125,319	1.87		2.13	2.13	2.13
1.13	98.4880	88.2267	0.0000	6.1074	3.9036	1.7622	100.0000	1,875,099	0	129,802	82,965	37,453	2,125,319	1.87		2.15	2.15	2.15
1.14	98.3717	88.1225	0.0000	6.1615	3.9382	1.7778	100.0000	1,872,885	0	130,951	83,699	37,785	2,125,319	1.87		2.17	2.17	2.17
1.15	98.2554	88.0183	0.0000	6.2155	3.9727	1.7934	100.0000	1,870,670	0	132,099	84,433	38,116	2,125,319	1.87		2.19	2.19	2.19
1.16	98.1391	87.9141	0.0000	6.2696	4.0073	1.8090	100.0000	1,868,456	0	133,248	85,167	38,448	2,125,319	1.86		2.20	2.20	2.20
1.17	98.0228	87.8100	0.0000	6.3236	4.0418	1.8246	100.0000	1,866,242	0	134,397	85,902	38,779	2,125,319	1.86		2.22	2.22	2.22
1.18	97.9065	87.7058	0.0000	6.3777	4.0764	1.8402	100.0000	1,864,027	0	135,546	86,636	39,110	2,125,319	1.86		2.24	2.24	2.24
1.19	97.7902	87.6016	0.0000	6.4317	4.1109	1.8558	100.0000	1,861,813	0	136,694	87,370	39,442	2,125,319	1.86		2.26	2.26	2.26
1.20	97.6739	87.4974	0.0000	6.4858	4.1455	1.8714	100.0000	1,859,599	0	137,843	88,104	39,773	2,125,319	1.86		2.28	2.28	2.28
1.21	97.5576	87.3932	0.0000	6.5398	4.1800	1.8870	100.0000	1,857,384	0	138,992	88,838	40,105	2,125,319	1.85		2.30	2.30	2.30
1.22	97.4413	87.2890	0.0000	6.5938	4.2145	1.9026	100.0000	1,855,170	0	140,140	89,573	40,436	2,125,319	1.85		2.32	2.32	2.32
1.23	97.3250	87.1848	0.0000	6.6479	4.2491	1.9182	100.0000	1,852,956	0	141,289	90,307	40,768	2,125,319	1.85		2.34	2.34	2.34
1.24	97.2087	87.0806	0.0000	6.7019	4.2836	1.9338	100.0000	1,850,741	0	142,438	91,041	41,099	2,125,319	1.85		2.36	2.36	2.36
1.25	97.0923	86.9764	0.0000	6.7560	4.3182	1.9494	100.0000	1,848,527	0	143,586	91,775	41,431	2,125,319	1.84		2.38	2.38	2.38

Fire District #1 (cont'd)

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	96.9760	86.8723	0.0000	6.8100	4.3527	1.9650	100.0000	1,846,312	0	144,735	92,509	41,762	2,125,319	1.84		2.39	2.39	2.39
1.27	96.8597	86.7681	0.0000	6.8641	4.3873	1.9806	100.0000	1,844,098	0	145,884	93,244	42,093	2,125,319	1.84		2.41	2.41	2.41
1.28	96.7434	86.6639	0.0000	6.9181	4.4218	1.9962	100.0000	1,841,884	0	147,032	93,978	42,425	2,125,319	1.84		2.43	2.43	2.43
1.29	96.6271	86.5597	0.0000	6.9722	4.4564	2.0118	100.0000	1,839,669	0	148,181	94,712	42,756	2,125,319	1.84		2.45	2.45	2.45
1.30	96.5108	86.4555	0.0000	7.0262	4.4909	2.0274	100.0000	1,837,455	0	149,330	95,446	43,088	2,125,319	1.83		2.47	2.47	2.47
1.31	96.3945	86.3513	0.0000	7.0803	4.5255	2.0429	100.0000	1,835,241	0	150,479	96,180	43,419	2,125,319	1.83		2.49	2.49	2.49
1.32	96.2782	86.2471	0.0000	7.1343	4.5600	2.0585	100.0000	1,833,026	0	151,627	96,915	43,751	2,125,319	1.83		2.51	2.51	2.51
1.33	96.1619	86.1429	0.0000	7.1884	4.5945	2.0741	100.0000	1,830,812	0	152,776	97,649	44,082	2,125,319	1.83		2.53	2.53	2.53
1.34	96.0456	86.0387	0.0000	7.2424	4.6291	2.0897	100.0000	1,828,598	0	153,925	98,383	44,414	2,125,319	1.82		2.55	2.55	2.55
1.35	95.9293	85.9346	0.0000	7.2965	4.6636	2.1053	100.0000	1,826,383	0	155,073	99,117	44,745	2,125,319	1.82		2.57	2.57	2.57
1.36	95.8130	85.8304	0.0000	7.3505	4.6982	2.1209	100.0000	1,824,169	0	156,222	99,851	45,076	2,125,319	1.82		2.58	2.58	2.58
1.37	95.6967	85.7262	0.0000	7.4046	4.7327	2.1365	100.0000	1,821,955	0	157,371	100,586	45,408	2,125,319	1.82		2.60	2.60	2.60
1.38	95.5804	85.6220	0.0000	7.4586	4.7673	2.1521	100.0000	1,819,740	0	158,519	101,320	45,739	2,125,319	1.82		2.62	2.62	2.62
1.39	95.4641	85.5178	0.0000	7.5127	4.8018	2.1677	100.0000	1,817,526	0	159,668	102,054	46,071	2,125,319	1.81		2.64	2.64	2.64
1.40	95.3478	85.4136	0.0000	7.5667	4.8364	2.1833	100.0000	1,815,312	0	160,817	102,788	46,402	2,125,319	1.81		2.66	2.66	2.66
1.41	95.2314	85.3094	0.0000	7.6208	4.8709	2.1989	100.0000	1,813,097	0	161,965	103,522	46,734	2,125,319	1.81		2.68	2.68	2.68
1.42	95.1151	85.2052	0.0000	7.6748	4.9055	2.2145	100.0000	1,810,883	0	163,114	104,257	47,065	2,125,319	1.81		2.70	2.70	2.70
1.43	94.9988	85.1011	0.0000	7.7289	4.9400	2.2301	100.0000	1,808,669	0	164,263	104,991	47,397	2,125,319	1.80		2.72	2.72	2.72
1.44	94.8825	84.9969	0.0000	7.7829	4.9746	2.2457	100.0000	1,806,454	0	165,412	105,725	47,728	2,125,319	1.80		2.74	2.74	2.74
1.45	94.7662	84.8927	0.0000	7.8370	5.0091	2.2613	100.0000	1,804,240	0	166,560	106,459	48,059	2,125,319	1.80		2.76	2.76	2.76
1.46	94.6499	84.7885	0.0000	7.8910	5.0436	2.2769	100.0000	1,802,026	0	167,709	107,193	48,391	2,125,319	1.80		2.77	2.77	2.77
1.47	94.5336	84.6843	0.0000	7.9450	5.0782	2.2925	100.0000	1,799,811	0	168,858	107,928	48,722	2,125,319	1.80		2.79	2.79	2.79
1.48	94.4173	84.5801	0.0000	7.9991	5.1127	2.3081	100.0000	1,797,597	0	170,006	108,662	49,054	2,125,319	1.79		2.81	2.81	2.81
1.49	94.3010	84.4759	0.0000	8.0531	5.1473	2.3237	100.0000	1,795,383	0	171,155	109,396	49,385	2,125,319	1.79		2.83	2.83	2.83
1.50	94.1847	84.3717	0.0000	8.1072	5.1818	2.3393	100.0000	1,793,168	0	172,304	110,130	49,717	2,125,319	1.79		2.85	2.85	2.85


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
2.51
2.78
2.50
3.04
2.48
3.29
2.47
3.54
2.45
3.80
1.00
1.10
1.20
1.30
1.40
1.50
Shift Percentages
Residential Tax Rates
CIP tax rates

Fire District #2 Classification Options

What If...Scenario Worksheet

CLASS	VALUE	%	
Res	350,283,085	94.2708%	R & O %
O S	124,800	0.0336%	94.3044%
Com	12,469,540	3.3559%	
Ind	451,675	0.1216%	C I P %
PP	8,241,983	2.2181%	5.6956%
Total	371,571,083	100.0000%	

PAGE DOWN TO COMPLETE DATA ENTRY

CLASSIFICATION OPTIONS

Residential Exempt

Small Commercial Exemption

LEVY

$940,075	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	99.9396	94.2139	0.0336	3.3895	0.1228	2.2403	100.0000	885,681	316	31,863	1,154	21,061	940,075	2.53	2.53	2.56	2.56	2.56
1.02	99.8792	94.1569	0.0335	3.4230	0.1240	2.2625	100.0000	885,146	315	32,179	1,166	21,269	940,075	2.53	2.53	2.58	2.58	2.58
1.03	99.8188	94.1000	0.0335	3.4566	0.1252	2.2847	100.0000	884,611	315	32,494	1,177	21,478	940,075	2.53	2.53	2.61	2.61	2.61
1.04	99.7584	94.0431	0.0335	3.4901	0.1264	2.3069	100.0000	884,075	315	32,810	1,188	21,686	940,075	2.52	2.52	2.63	2.63	2.63
1.05	99.6980	93.9861	0.0335	3.5237	0.1276	2.3291	100.0000	883,540	315	33,125	1,200	21,895	940,075	2.52	2.52	2.66	2.66	2.66
1.06	99.6376	93.9292	0.0335	3.5573	0.1289	2.3512	100.0000	883,005	315	33,441	1,211	22,103	940,075	2.52	2.52	2.68	2.68	2.68
1.07	99.5772	93.8723	0.0334	3.5908	0.1301	2.3734	100.0000	882,470	314	33,756	1,223	22,312	940,075	2.52	2.52	2.71	2.71	2.71
1.08	99.5168	93.8153	0.0334	3.6244	0.1313	2.3956	100.0000	881,934	314	34,072	1,234	22,520	940,075	2.52	2.52	2.73	2.73	2.73
1.09	99.4564	93.7584	0.0334	3.6579	0.1325	2.4178	100.0000	881,399	314	34,387	1,246	22,729	940,075	2.52	2.52	2.76	2.76	2.76
1.10	99.3960	93.7015	0.0334	3.6915	0.1337	2.4400	100.0000	880,864	314	34,703	1,257	22,937	940,075	2.51	2.51	2.78	2.78	2.78
1.11	99.3356	93.6445	0.0334	3.7250	0.1349	2.4621	100.0000	880,329	314	35,018	1,268	23,146	940,075	2.51	2.51	2.81	2.81	2.81
1.12	99.2752	93.5876	0.0333	3.7586	0.1361	2.4843	100.0000	879,793	313	35,334	1,280	23,354	940,075	2.51	2.51	2.83	2.83	2.83
1.13	99.2149	93.5306	0.0333	3.7922	0.1374	2.5065	100.0000	879,258	313	35,649	1,291	23,563	940,075	2.51	2.51	2.86	2.86	2.86
1.14	99.1545	93.4737	0.0333	3.8257	0.1386	2.5287	100.0000	878,723	313	35,965	1,303	23,772	940,075	2.51	2.51	2.88	2.88	2.88
1.15	99.0941	93.4168	0.0333	3.8593	0.1398	2.5509	100.0000	878,188	313	36,280	1,314	23,980	940,075	2.51	2.51	2.91	2.91	2.91
1.16	99.0337	93.3598	0.0333	3.8928	0.1410	2.5730	100.0000	877,653	313	36,596	1,326	24,189	940,075	2.51	2.51	2.93	2.93	2.93
1.17	98.9733	93.3029	0.0332	3.9264	0.1422	2.5952	100.0000	877,117	313	36,911	1,337	24,397	940,075	2.50	2.50	2.96	2.96	2.96
1.18	98.9129	93.2460	0.0332	3.9600	0.1434	2.6174	100.0000	876,582	312	37,227	1,348	24,606	940,075	2.50	2.50	2.99	2.99	2.99
1.19	98.8525	93.1890	0.0332	3.9935	0.1447	2.6396	100.0000	876,047	312	37,542	1,360	24,814	940,075	2.50	2.50	3.01	3.01	3.01
1.20	98.7921	93.1321	0.0332	4.0271	0.1459	2.6618	100.0000	875,512	312	37,858	1,371	25,023	940,075	2.50	2.50	3.04	3.04	3.04
1.21	98.7317	93.0752	0.0332	4.0606	0.1471	2.6840	100.0000	874,976	312	38,173	1,383	25,231	940,075	2.50	2.50	3.06	3.06	3.06
1.22	98.6713	93.0182	0.0331	4.0942	0.1483	2.7061	100.0000	874,441	312	38,488	1,394	25,440	940,075	2.50	2.50	3.09	3.09	3.09
1.23	98.6109	92.9613	0.0331	4.1278	0.1495	2.7283	100.0000	873,906	311	38,804	1,406	25,648	940,075	2.49	2.49	3.11	3.11	3.11
1.24	98.5505	92.9044	0.0331	4.1613	0.1507	2.7505	100.0000	873,371	311	39,119	1,417	25,857	940,075	2.49	2.49	3.14	3.14	3.14
1.25	98.4901	92.8474	0.0331	4.1949	0.1519	2.7727	100.0000	872,835	311	39,435	1,428	26,065	940,075	2.49	2.49	3.16	3.16	3.16

What If...Scenario Worksheet

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
1.26	98.4297	92.7905	0.0331	4.2284	0.1532	2.7949	100.0000	872,300	311	39,750	1,440	26,274	940,075	2.49	2.49	3.19	3.19	3.19
1.27	98.3693	92.7336	0.0330	4.2620	0.1544	2.8170	100.0000	871,765	311	40,066	1,451	26,482	940,075	2.49	2.49	3.21	3.21	3.21
1.28	98.3089	92.6766	0.0330	4.2955	0.1556	2.8392	100.0000	871,230	310	40,381	1,463	26,691	940,075	2.49	2.49	3.24	3.24	3.24
1.29	98.2485	92.6197	0.0330	4.3291	0.1568	2.8614	100.0000	870,694	310	40,697	1,474	26,899	940,075	2.49	2.49	3.26	3.26	3.26
1.30	98.1881	92.5627	0.0330	4.3627	0.1580	2.8836	100.0000	870,159	310	41,012	1,486	27,108	940,075	2.48	2.48	3.29	3.29	3.29
1.31	98.1277	92.5058	0.0330	4.3962	0.1592	2.9058	100.0000	869,624	310	41,328	1,497	27,316	940,075	2.48	2.48	3.31	3.31	3.31
1.32	98.0673	92.4489	0.0329	4.4298	0.1605	2.9280	100.0000	869,089	310	41,643	1,508	27,525	940,075	2.48	2.48	3.34	3.34	3.34
1.33	98.0069	92.3919	0.0329	4.4633	0.1617	2.9501	100.0000	868,553	309	41,959	1,520	27,733	940,075	2.48	2.48	3.36	3.36	3.36
1.34	97.9465	92.3350	0.0329	4.4969	0.1629	2.9723	100.0000	868,018	309	42,274	1,531	27,942	940,075	2.48	2.48	3.39	3.39	3.39
1.35	97.8861	92.2781	0.0329	4.5305	0.1641	2.9945	100.0000	867,483	309	42,590	1,543	28,150	940,075	2.48	2.48	3.42	3.42	3.42
1.36	97.8257	92.2211	0.0329	4.5640	0.1653	3.0167	100.0000	866,948	309	42,905	1,554	28,359	940,075	2.47	2.47	3.44	3.44	3.44
1.37	97.7654	92.1642	0.0328	4.5976	0.1665	3.0389	100.0000	866,413	309	43,221	1,566	28,568	940,075	2.47	2.47	3.47	3.47	3.47
1.38	97.7050	92.1073	0.0328	4.6311	0.1678	3.0610	100.0000	865,877	308	43,536	1,577	28,776	940,075	2.47	2.47	3.49	3.49	3.49
1.39	97.6446	92.0503	0.0328	4.6647	0.1690	3.0832	100.0000	865,342	308	43,852	1,588	28,985	940,075	2.47	2.47	3.52	3.52	3.52
1.40	97.5842	91.9934	0.0328	4.6983	0.1702	3.1054	100.0000	864,807	308	44,167	1,600	29,193	940,075	2.47	2.47	3.54	3.54	3.54
1.41	97.5238	91.9365	0.0328	4.7318	0.1714	3.1276	100.0000	864,272	308	44,483	1,611	29,402	940,075	2.47	2.47	3.57	3.57	3.57
1.42	97.4634	91.8795	0.0327	4.7654	0.1726	3.1498	100.0000	863,736	308	44,798	1,623	29,610	940,075	2.47	2.47	3.59	3.59	3.59
1.43	97.4030	91.8226	0.0327	4.7989	0.1738	3.1719	100.0000	863,201	308	45,114	1,634	29,819	940,075	2.46	2.46	3.62	3.62	3.62
1.44	97.3426	91.7656	0.0327	4.8325	0.1750	3.1941	100.0000	862,666	307	45,429	1,646	30,027	940,075	2.46	2.46	3.64	3.64	3.64
1.45	97.2822	91.7087	0.0327	4.8660	0.1763	3.2163	100.0000	862,131	307	45,745	1,657	30,236	940,075	2.46	2.46	3.67	3.67	3.67
1.46	97.2218	91.6518	0.0327	4.8996	0.1775	3.2385	100.0000	861,595	307	46,060	1,668	30,444	940,075	2.46	2.46	3.69	3.69	3.69
1.47	97.1614	91.5948	0.0326	4.9332	0.1787	3.2607	100.0000	861,060	307	46,375	1,680	30,653	940,075	2.46	2.46	3.72	3.72	3.72
1.48	97.1010	91.5379	0.0326	4.9667	0.1799	3.2829	100.0000	860,525	307	46,691	1,691	30,861	940,075	2.46	2.46	3.74	3.74	3.74
1.49	97.0406	91.4810	0.0326	5.0003	0.1811	3.3050	100.0000	859,990	306	47,006	1,703	31,070	940,075	2.46	2.46	3.77	3.77	3.77
1.50	96.9802	91.4240	0.0326	5.0338	0.1823	3.3272	100.0000	859,454	306	47,322	1,714	31,278	940,075	2.45	2.45	3.80	3.80	3.80

South Hadley Valuation
Fiscal 2000-2011

	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%
2011	$ 1,331,499,955	$ 394,800	$ 72,928,670	$ 39,093,875	$ 25,308,939	90.7%	9.3%

12/6/2010

Analysis of average single family tax bill.
FY 11(Estimated)
vs.
FY 10(Actual)

PROPOSED	***ESTIMATED***			
Average Single Family Home Value for FY 2011	**Taxes for** **Fiscal 2011** Town $14.36	Average Single Family Home Value for FY 2010	**Actual Taxes for** **Fiscal 2010** Town $13.99	
$ 233,600	$ 3,354.50	$ 232,600	$ 3,254.07	$ 100.42 increase over last fiscal year
	Fiscal 2011 FD #1 $1.90		**Fiscal 2010** FD #1 $1.75	
$ 233,600	$ 443.84	$ 232,600	$ 407.05	$ 36.79 increase over last fiscal year
	Fiscal 2010 FD #2 $2.53		**Fiscal 2010** FD #2 $2.53	
$ 233,600	$ 591.01	$ 232,600	$ 588.48	$ 2.53 increase over last fiscal year

12/6/2010

Analysis of Comm/Ind average tax bill
FY 11(Estimated)
vs.
FY 10 (Actual)

PROPOSED	***ESTIMATED***			
Average Commercial Industrial Value FY11	**Taxes for** **Fiscal 2011** Town $14.36	Average Commercial Industrial Value FY10	**Actual Taxes for** **Fiscal 2010** Town $13.99	
$ 393,100	$ 5,644.92	$ 393,500	$ 5,505.07	$ 139.85 increase over last fiscal year
	Fiscal 2011 FD #1 $1.90		**Fiscal 2010** FD #1 $1.75	
$ 393,100	$ 746.89	$ 393,500	$ 688.63	$ 58.27 increase over last fiscal year
	Fiscal 2011 FD #2 $2.53		**Fiscal 2010** FD #2 $2.53	
$ 393,100	$ 994.54	$ 393,500	$ 995.56	$ (1.01) decrease over last fiscal year