

A white gazebo with a green roof stands in a park. The ground is covered with fallen yellow and orange leaves. There are several trees with autumn foliage in the background. Two wooden benches with black metal frames are visible in the foreground. The scene is captured in a slightly overcast, natural light.

**TOWN OF SWAMPSCOTT**  
**Select Board**

**FISCAL YEAR 2024**

**PRELIMINARY REVIEW OF**  
**Tax Classification**



- 
- A. Values and Changes, yearly trends, comparisons**
- B. FY23/24 Budget Review**
- C. Review Next Steps**

# PROCESS

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## Board of Assessors Determines the Assessed Values

Board was scheduled to approve values on Nov. 20th; Vote was completed on Nov 27th.

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The Assessing Department is also responsible for determining New Growth

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New Growth and the budget all play into determining the levy

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The Assessed Values allocate the taxes to each individual taxable property in Swampscott. There are 19 individual classifications in Swampscott.

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The Select Board, at their discretion, can allocate a portion of the levy off of residential properties and on to commercial, industrial and personal property by classifying the tax rate.

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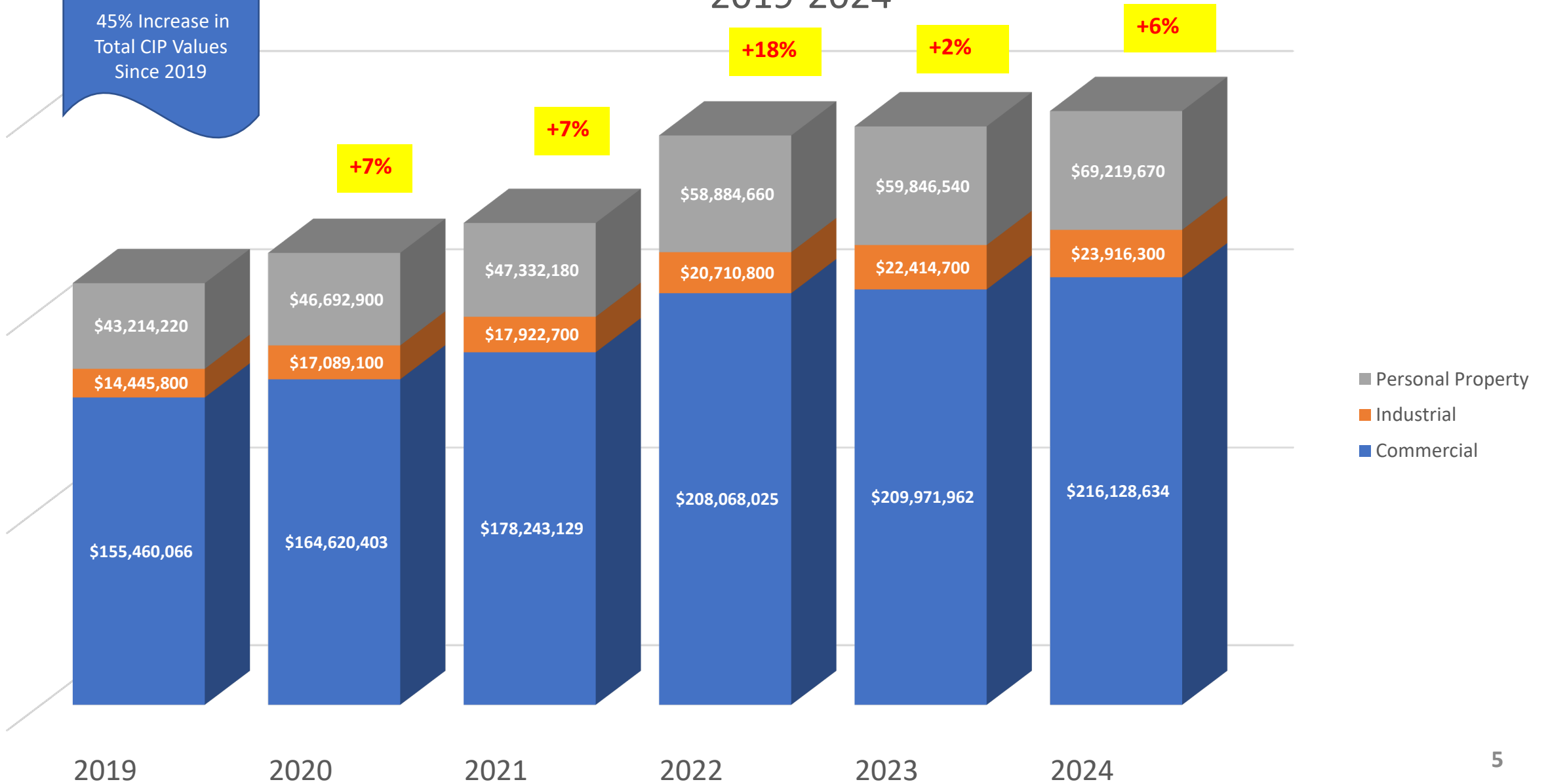
The Select Board also has the option of allocating taxes within the residential levy and the commercial levy by granting the Residential Exemption and the Small Commercial Exemption.

# FY2024 Certification of Values: Comparing 2023 to 2024

Property Type	Description	FY 2023 Parcel Count	FY2023 Assessed Value	FY2024 Parcel Count	FY2024 Assessed Value	Parcel Diff.	Parcel % Diff.	Assessed Value Diff.	Assessed Value % Diff.
101	Single Family	3,467	\$2,857,657,400	3465	3,106,885,100	-2	-0.06%	\$249,227,700	8.72%
102	Condominiums	1,206	\$617,122,100	1208	674,739,300	2	0.17%	\$57,617,200	9.34%
MISC 103,109	Miscellaneous Residential	12	\$10,790,300	14	16,281,200	2	16.67%	\$5,490,900	50.89%
104	Two-Family	411	\$295,453,100	409	313,687,400	-2	-0.49%	\$18,234,300	6.17%
105	Three-Family	52	\$44,807,500	52	47,890,200	0	0.00%	\$3,082,700	6.88%
111-125	Apartments	18	\$146,119,800	18	164,653,400	0	0.00%	\$18,533,600	12.68%
130-32, 106	Vacant/Accessory Land	203	\$25,679,700	159	25,720,800	-44	-21.67%	\$41,100	0.16%
300-393	Commercial	89	\$195,158,200	89	199,778,800	0	0.00%	\$4,620,600	2.37%
400-442	Industrial	26	\$22,414,700	26	23,916,300	0	0.00%	\$1,501,600	6.70%
CH 61B LAND	Recreational	5	\$2,361,713	5	2,747,324	0	0.00%	\$385,611	16.33%
012-043	Multi-use - Residential		\$15,816,401		18,242,090			\$2,425,689	15.34%
012-043	Multi-use - Commercial	38	\$13,738,949	39	13,598,510	1	2.63%	(\$140,439)	-1.02%
501	Individuals/Partnerships	208	\$3,294,090	212	2,933,285	4	1.92%	(\$360,805)	-10.95%
502	Corporations	130	\$4,657,210	123	4,314,101	-7	-5.38%	(\$343,109)	-7.37%
503	Manufacturing	2	\$33,120	2	33,120	0	0.00%	\$0	0.00%
504	Public Utilities	2	\$40,667,700	2	45,369,951	0	0.00%	\$4,702,251	11.56%
505	Centrally Valued Telephone	4	\$3,286,200	4	3,474,700	0	0.00%	\$188,500	5.74%
506	Centrally Valued Pipelines	1	\$11,272,600	1	11,376,300	0	0.00%	\$103,700	0.92%
508	Wireless Telephone	4	\$1,517,400	3	1,718,213	-1	-25.00%	\$200,813	13.23%
<b>EXEMPT VALUE</b>	<b>Exempt Property</b>	<b>125</b>	<b>189,913,250</b>	<b>169</b>	<b>198,904,400</b>	<b>44</b>	<b>35.20%</b>	<b>\$8,991,150</b>	<b>4.73%</b>
Total Class 1	TOTAL RESIDENTIAL	5,407	4,013,446,301	5364	4,368,099,490	-43	-0.80%	\$354,653,189	8.84%
Total Class 3	TOTAL COMMERCIAL	94	211,258,862	94	216,124,634	0	0.00%	\$4,865,772	2.30%
Total Class 4	TOTAL INDUSTRIAL	26	22,414,700	26	23,916,300	0	0.00%	\$1,501,600	6.70%
Total Class 5	TOTAL PERSONAL PROPERTY	351	64,728,320	347	69,219,670	-4	-1.14%	\$4,491,350	6.94%
<b>Total Taxable</b>		<b>5,878</b>	<b>4,311,848,183</b>	<b>5831</b>	<b>4,677,360,094</b>	<b>-47</b>	<b>-0.80%</b>	<b>\$365,511,911</b>	<b>8.48%</b>

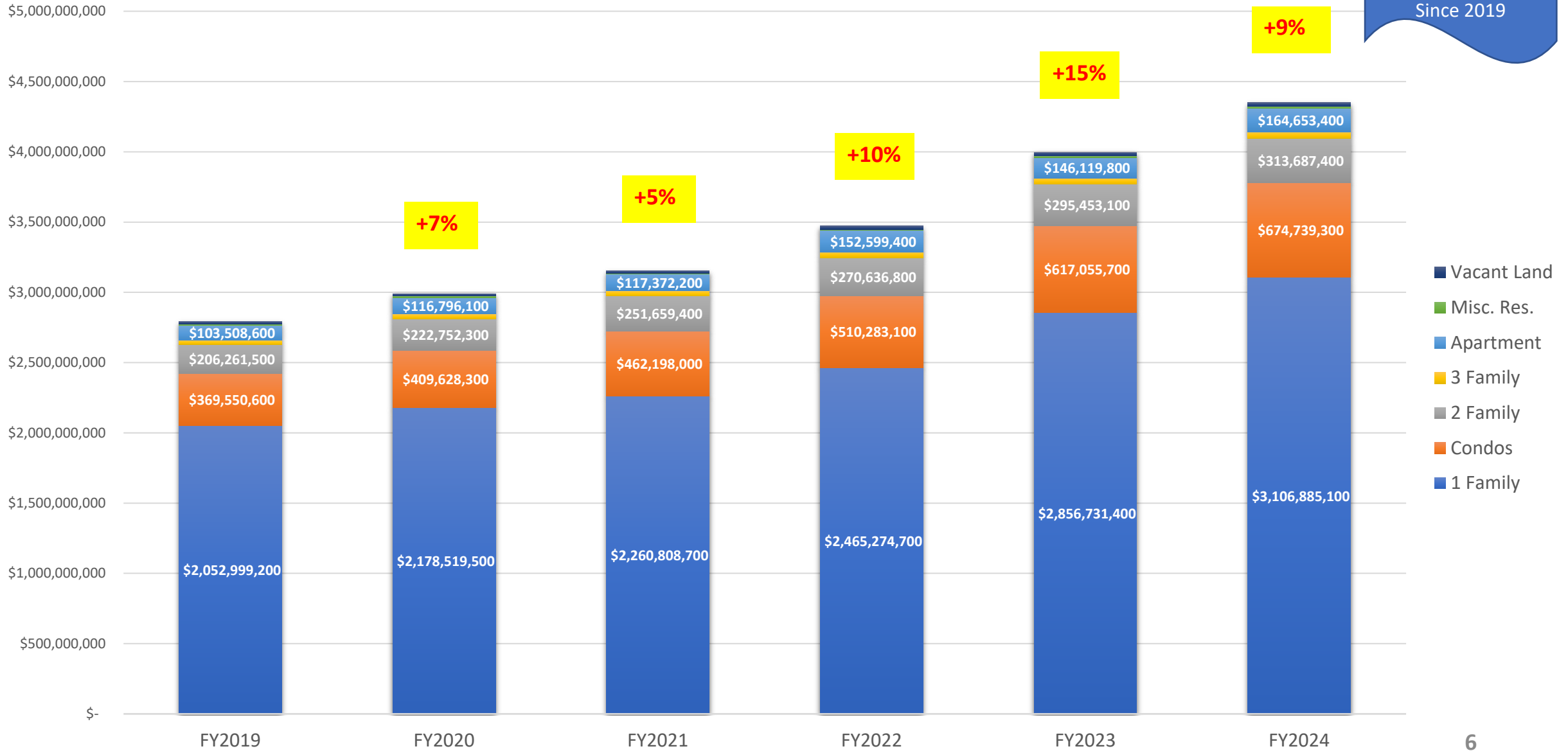
# Commercial, Industrial and Personal Property Values 2019-2024

45% Increase in  
Total CIP Values  
Since 2019

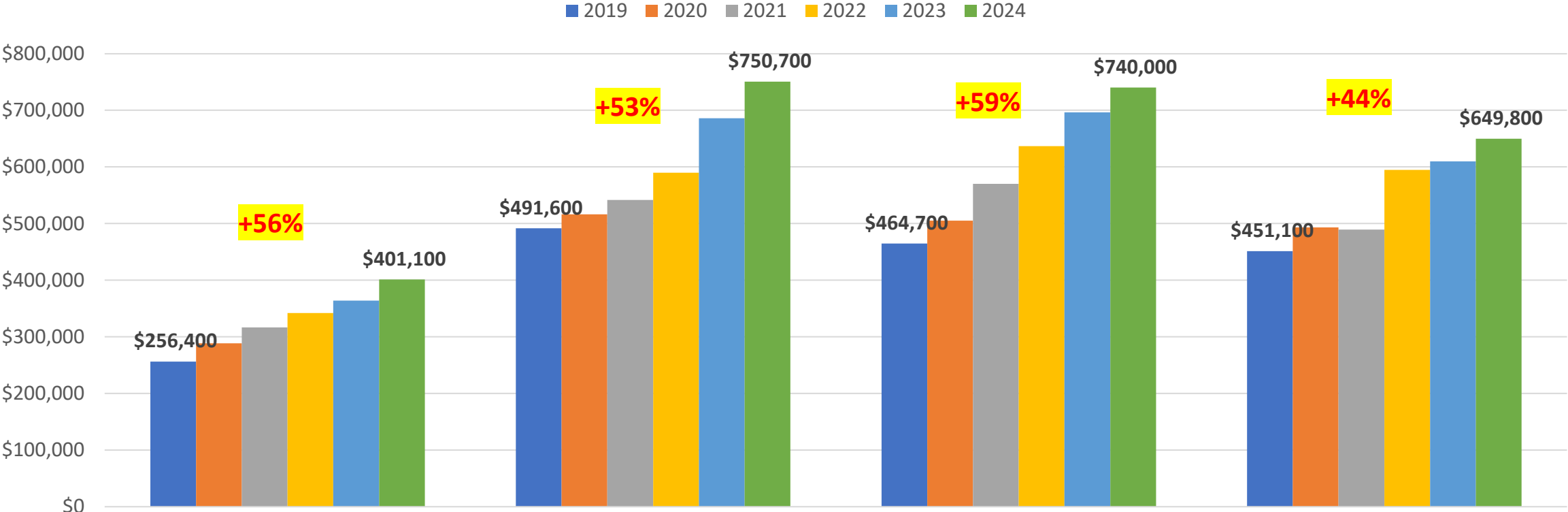


# Residential Values 2019-2024

55% Increase in  
Total Residential  
Values  
Since 2019



# Median Assessed Values 2019-2024



**Median Condo Assessment up 56% since 2019**

2019 Value: \$256,400  
2024 Value: \$401,100

**Median Single-Family Assessment up 53% since 2019**

2019 Value: \$491,600  
2024 Value: \$750,700

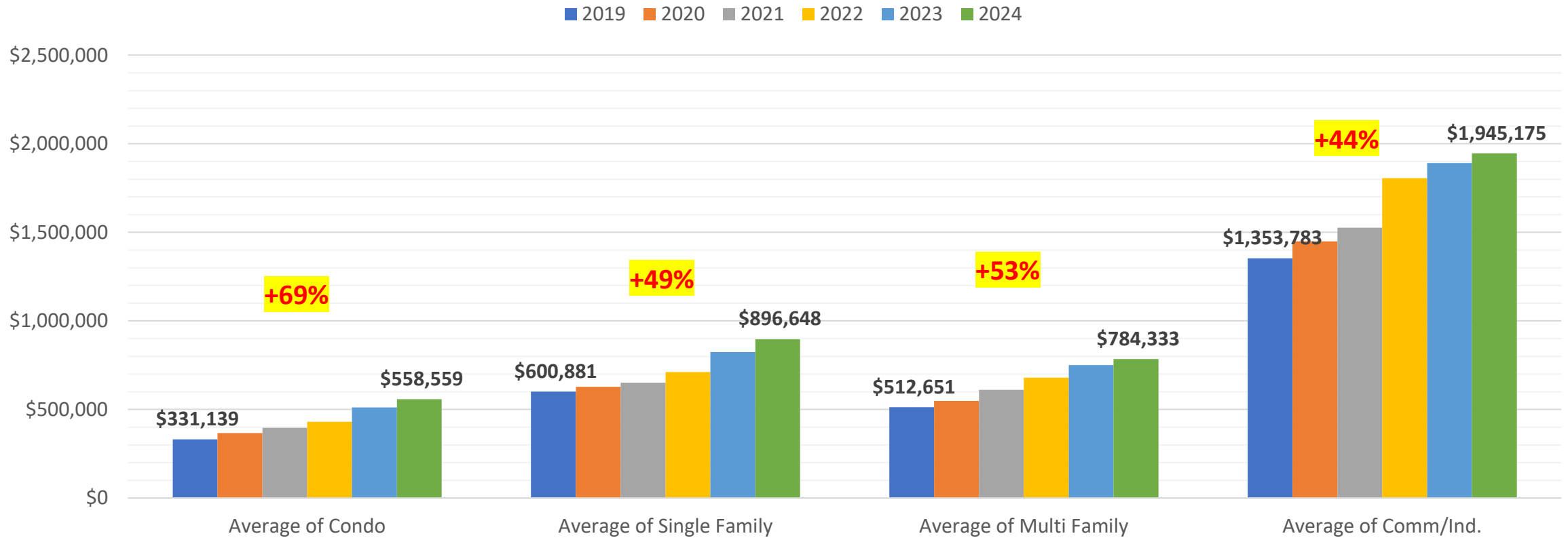
**Median Multi-Family Assessment up 59% since 2019**

2019 Value: \$464,700  
2024 Value: \$740,000

**Median Comm/Indust Assessment up 44% since 2019**

2019 Value: \$451,100  
2024 Value: \$649,800

# Average Assessed Values 2019-2024



**Average Condo Assessment up 69% since 2019**

2019 Value: \$331,139  
2024 Value: \$558,559

**Average Single-Family Assessment up 49% since 2019**

2019 Value: \$600,881  
2024 Value: \$896,648

**Average Multi-Family Assessment up 53% since 2019**

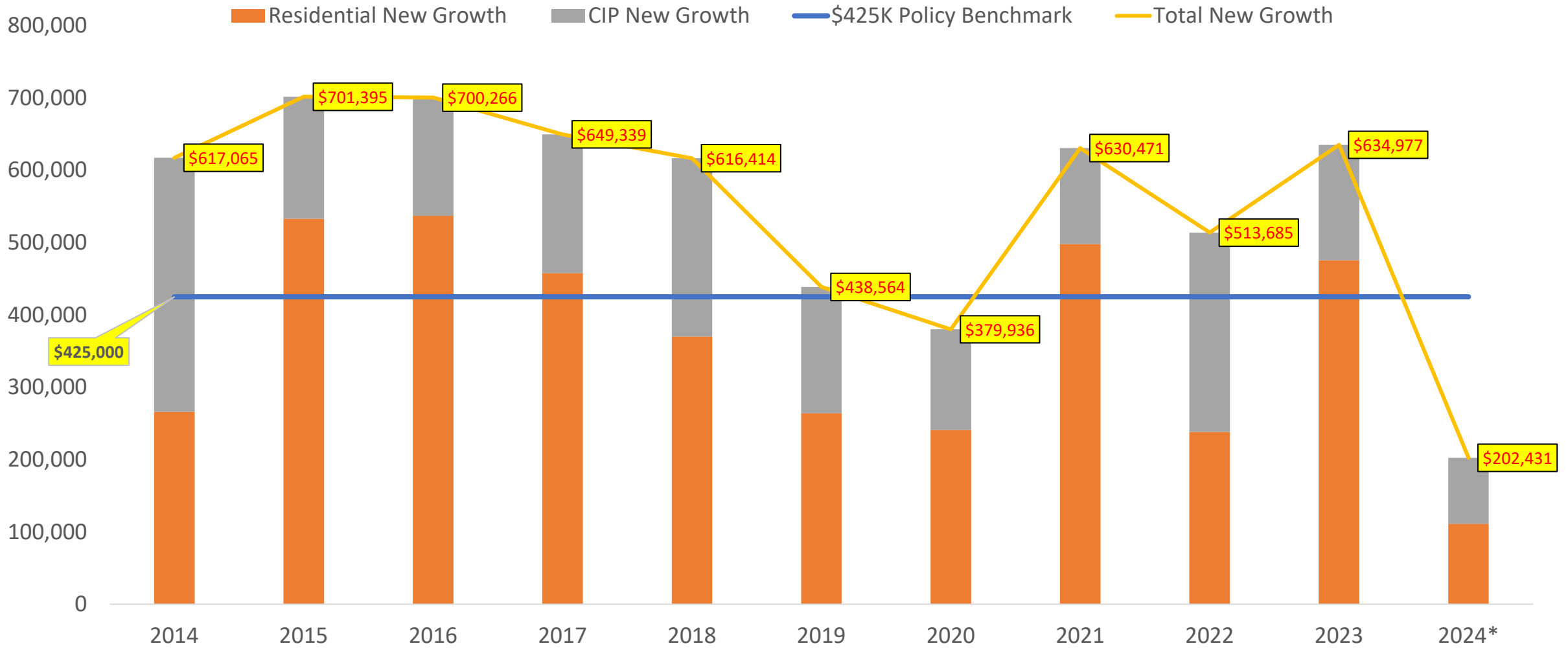
2019 Value: \$512,651  
2024 Value: \$784,333

**Average Comm/Indust Assessment up 44% since 2019**

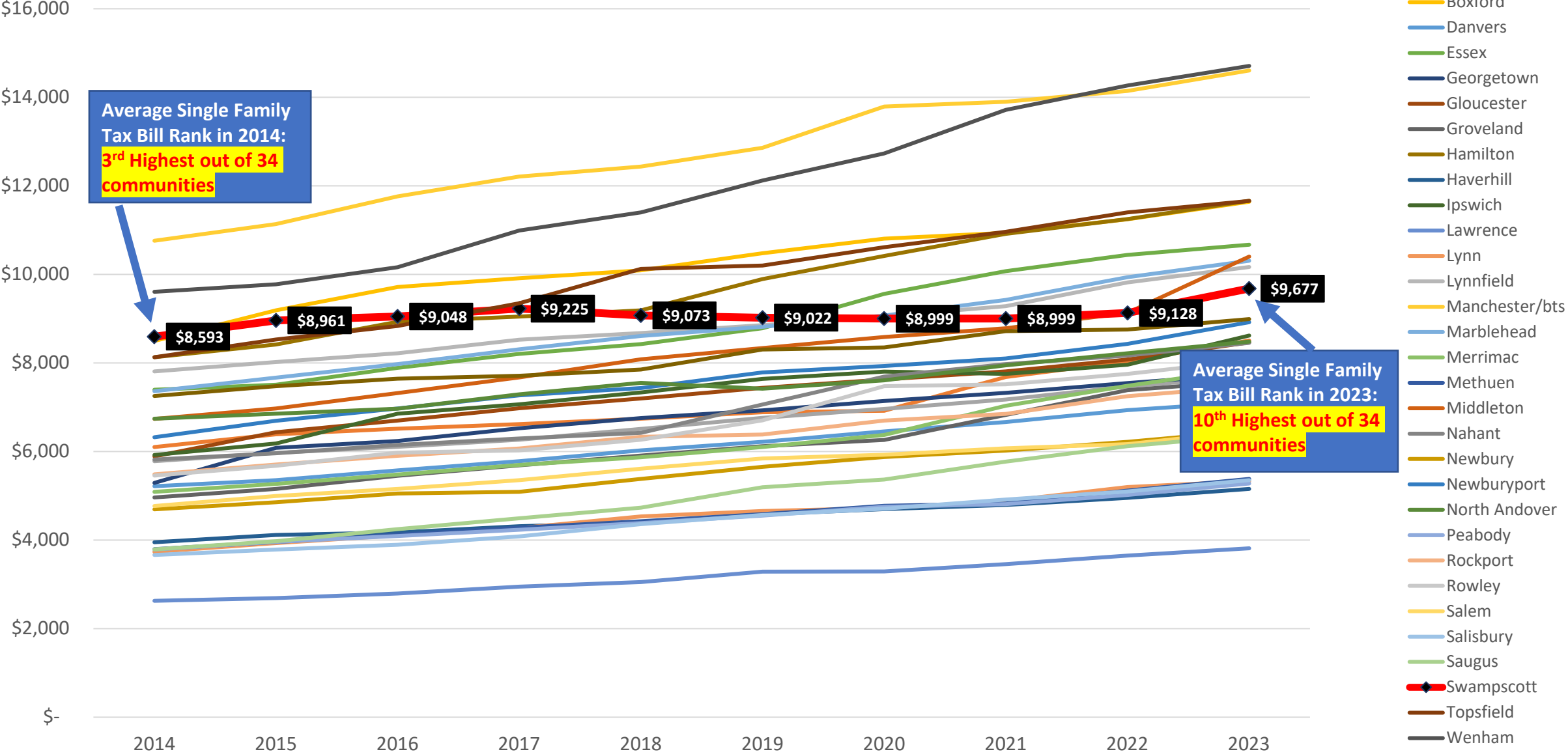
2019 Value: \$1,353,783  
2024 Value: \$1,945,175



# Swampscott New Growth 2014-2024\*



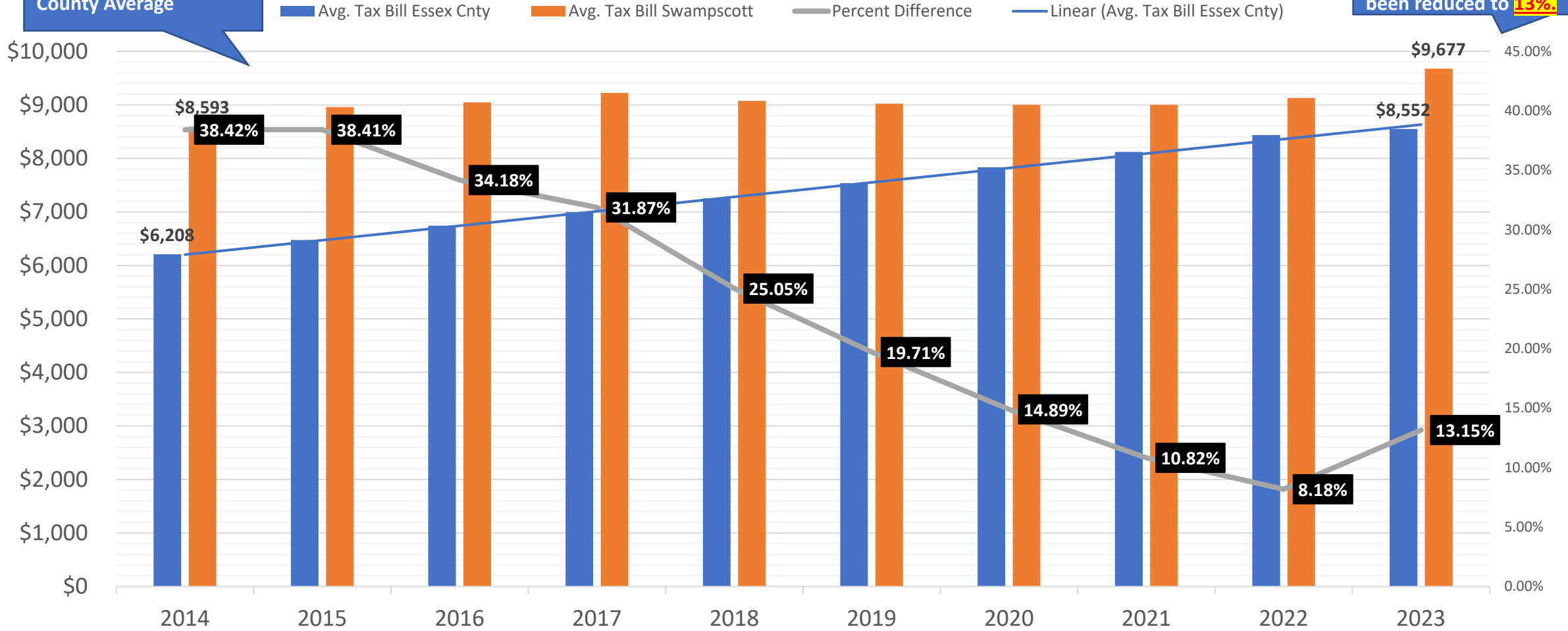
# Average Single Family Tax Bills by Community Essex County, 2014-2023



# Average Single Family Tax Bill, 2014-2023 Essex County & Swampscott

In 2014, the Average Single Family Tax Bill in Swampscott was **38%** higher than the Essex County Average

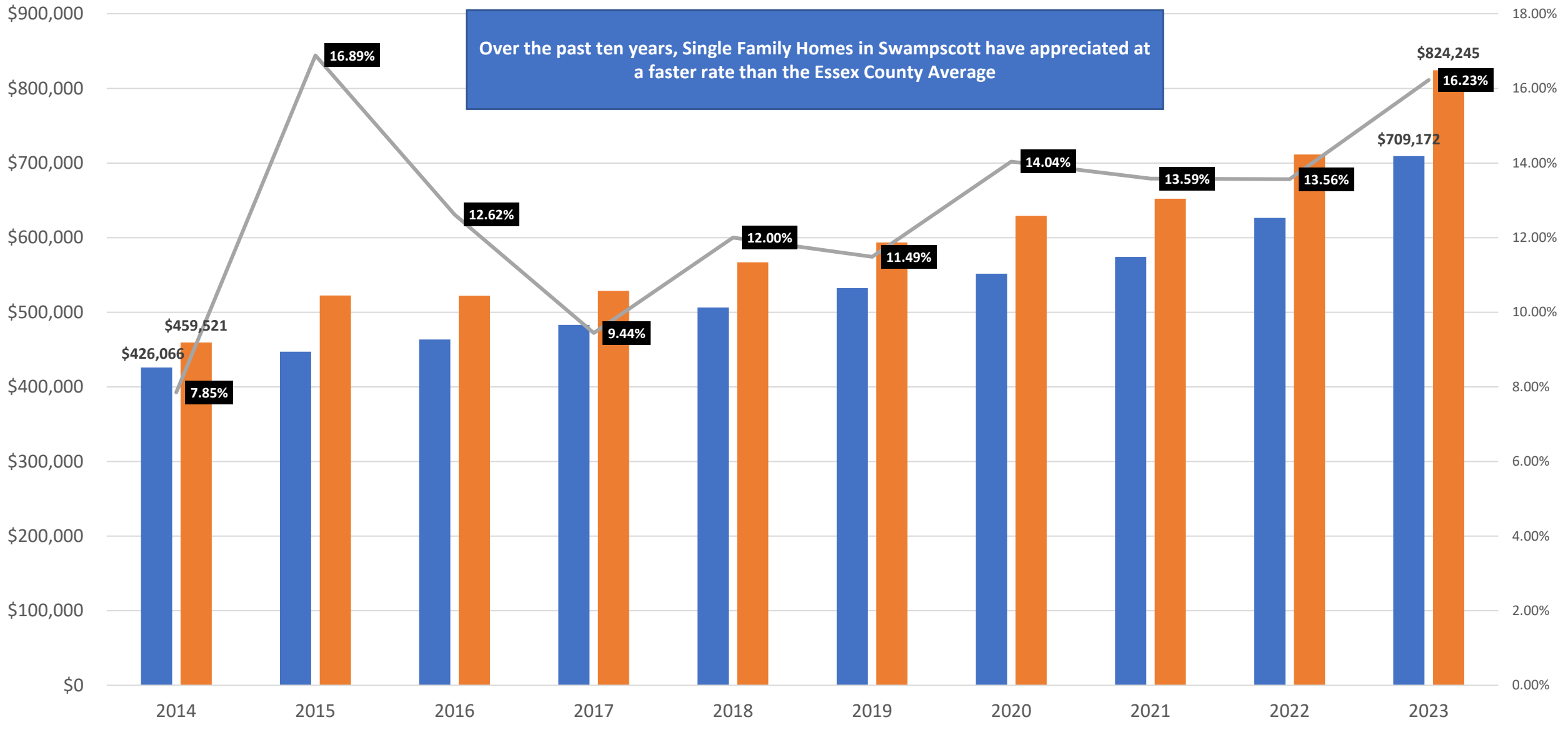
Ten years later, the gap between Average Single Family Bill in the County and Swampscott has been reduced to **13%**.



In Essex County, the Average Single Family Tax Bill has **increased +37.75% over last 10 years**

The Swampscott Average Single Family Tax Bill has **increased +12.6% over the last 10 years**

# Average Single Family Value 2014-2023, Essex County & Swampscott



Over the past ten years, Single Family Homes in Swampscott have appreciated at a faster rate than the Essex County Average

■ Avg. Assessed Value Essex County    
 ■ Avg. Assessed Value Swampscott    
 — Percent Difference



**ESSEX COUNTY COMPARED TO THE SWAMPSCOTT AVERAGE SINGLE-FAMILY TAX BILLS**

	AVERAGE ESSEX COUNTY SINGLE	AVERAGE ESSEX COUNTY	AVERAGE SWAMPSCOTT SINGLE	AVERAGE SWAMPSCOTT SINGLE	Varance Avg. Swampscott
FISCAL YEAR	FAMILY ASSESSED VALUE	SINGLE FAMILY TAX BILL	FAMILY ASSESSED VALUE	FAMILY TAX BILL	Single Family vs. Essex
					County
2014	\$385,587	\$6,101	\$459,521	\$8,593	\$2,492
2015	\$405,179	\$6,360	\$522,531	\$8,961	\$2,601
2016	\$421,003	\$6,615	\$522,109	\$9,048	\$2,433
2017	\$439,984	\$6,850	\$528,670	\$9,225	\$2,375
2018	\$463,933	\$7,080	\$567,045	\$9,073	\$1,993
2019	\$490,000	\$7,352	\$593,524	\$9,022	\$1,670
2020	\$551,791	\$7,536	\$629,266	\$8,999	\$1,463
2021	\$574,100	\$7,815	\$652,094	\$8,999	\$1,184
2022	\$641,109	\$8,438	\$711,479	\$9,128	\$690
2023	\$657,484	\$8,554	\$824,276	\$9,677	\$1,113

# SWAMPSCOTT PEER GROUP

## SWAMPSCOTT

Population: 15,111\*

Average Home Value: \$726,758

Commercial Assessment: 13%

### Rockport

Population: 6,992

Average Home Value: \$791,920

Commercial Assessment: 5%

Distance 19.5 Miles

### Winthrop

Population: 19,316

Average Home Value: \$624,982

Commercial Assessment: 6%

Distance 7.7 miles

### Ipswich

Population: 13,785

Average Home Value: \$704,834

Commercial Assessment: 10%

Distance 14.6 miles

### Georgetown

Population: 7,545

Average Home Value: \$596,851

Commercial Assessment: 9%

Distance 17.9 miles

### Middleton

Population 9,799

Average Home Value: \$808,346

Commercial Assessment: 17%

Distance 9.8 Miles

### Hamilton

Population: 11,249

Average Home Value: \$713,728

Commercial Assessment: 4%

Distance 11.7 miles

### Hull

Population: 10,072

Average Home Value: \$573,792

Commercial Assessment: 4%

Distance 13.2 miles

### Newburyport

Population: 18,289

Average Home Value: \$830,521

Commercial Assessment: 11%

Distance 23.4 miles

### Marblehead

Population: 20,441

Average Home Value: \$1,030,466

Commercial Assessment: 5%

Adjacent Community

### Manchester by the Sea

Population: 5,395

Average Home Value: \$1,400,141

Commercial Assessment: 6%

Distance 11 miles

### Scituate

Population: 19,063

Average Home Value: \$822,087

Commercial Assessment: 4%

Distance 20.4 miles

### Lynnfield

Population: 13,000

Average Home Value: \$899,564

Commercial Assessment: 12%

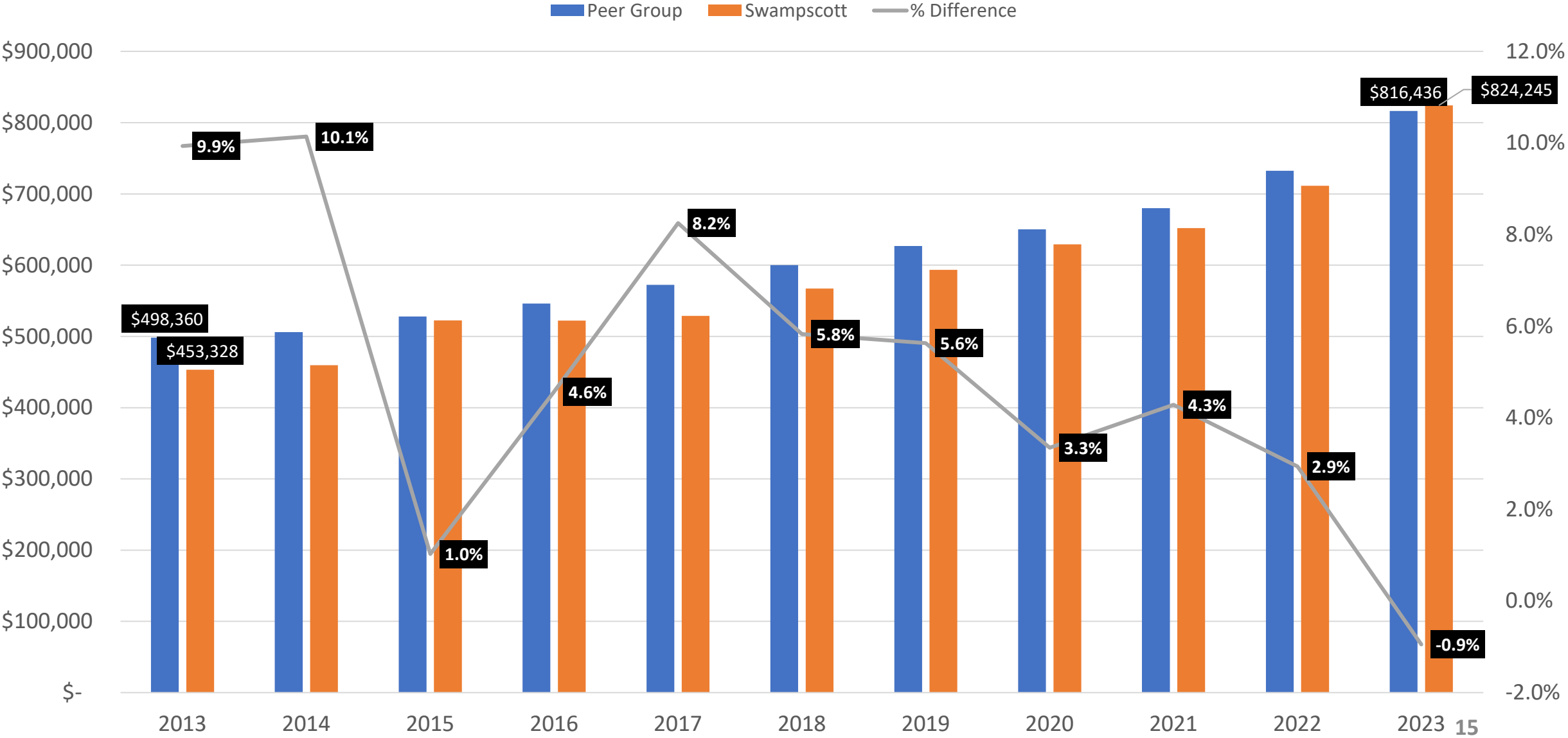
Distance 8.4 miles

\* All population figures are taken from the 2020 census.

Average Values are as of FY2023.

# Single Family Assessed Values, 2014-2023

## Peer Group & Swampscott

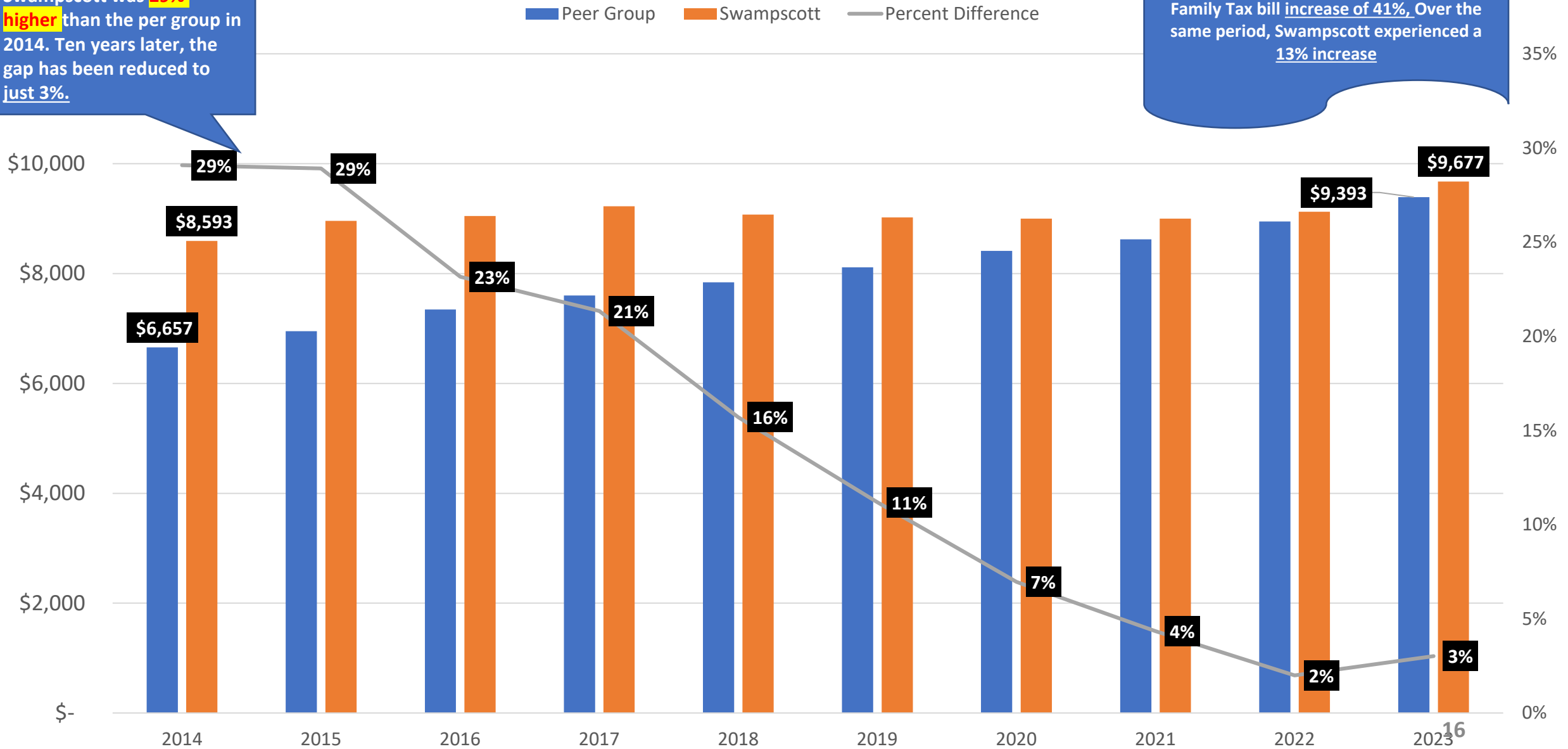


# Average Single Family Tax Bill, 2014-2023

## Peer Group & Swampscott

The Average Tax Bill in Swampscott was **29%** higher than the per group in 2014. Ten years later, the gap has been reduced to just 3%.

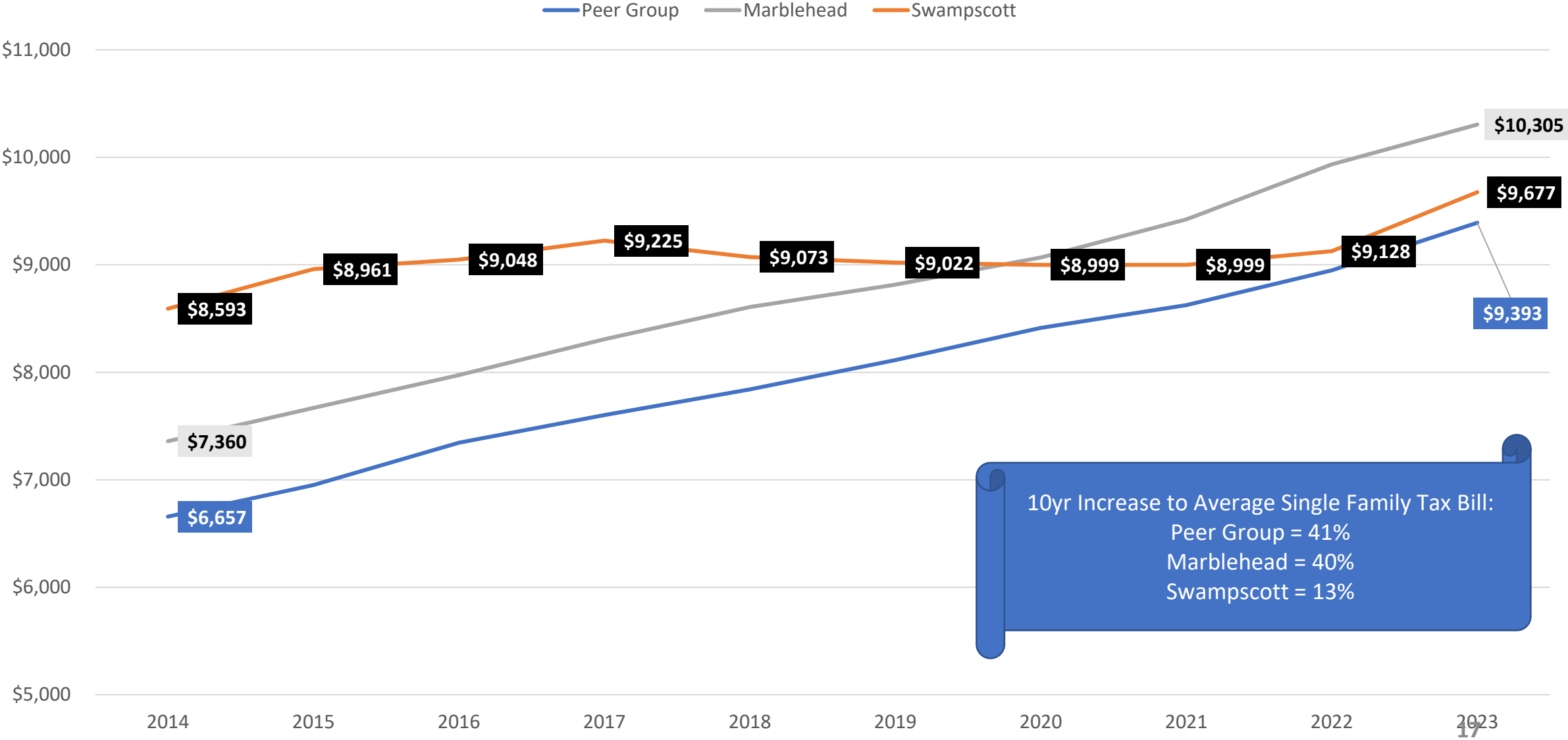
Over the past ten years, communities in the Peer Group experience an Average Single Family Tax bill increase of 41%. Over the same period, Swampscott experienced a 13% increase





# Average Single Family Tax Bill, 2014-2023

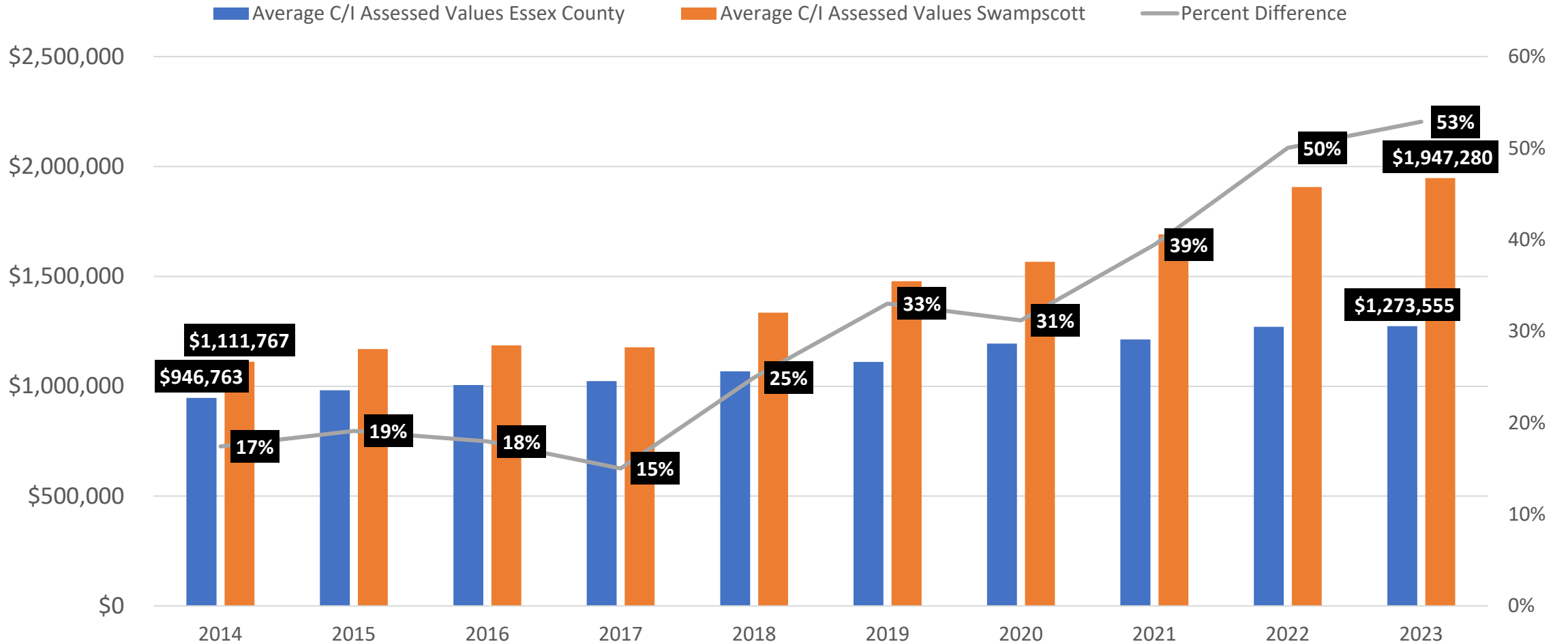
## Peer Group, Marblehead, & Swampscott



10yr Increase to Average Single Family Tax Bill:  
Peer Group = 41%  
Marblehead = 40%  
Swampscott = 13%

# Average Commercial & Industrial Values, 2014-2023

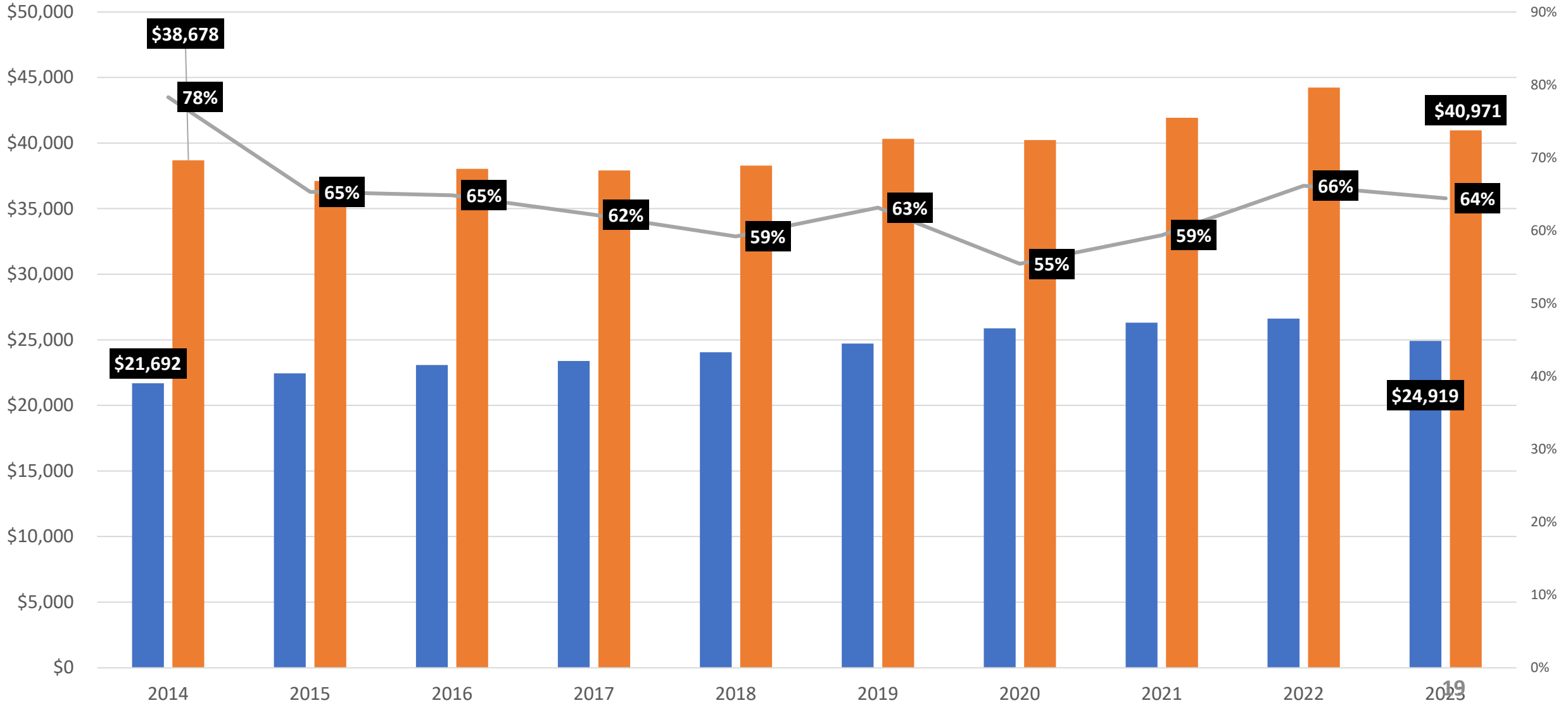
## Essex County & Swampscott



# Average Commercial/Industrial Tax Bill, 2014-2023

## Essex County & Swampscott

Average C/I Tax Essex County    Average C/I Tax Swampscott    % Difference



SWAMPSCOTT AVERAGE COMMERCIAL/INDUSTRIAL TAX BILL

FISCAL YEAR	AVERAGE ESSEX COUNTY COMMERCIAL/INDUSTRIAL ASSESSED VALUE	AVERAGE ESSEX COUNTY COMMERCIAL/INDUSTRIAL TAX BILL	AVERAGE SWAMPSCOTT COMMERCIAL/INDUSTRIAL ASSESSED VALUE	AVERAGE SWAMPSCOTT COMMERCIAL/INDUSTRIAL TAX BILL	VARIANCE AVERAGE SWAMPSCOTT COMMERCIAL VS. ESSEX COUNTY COMMERCIAL
2014	\$946,763	\$21,692	\$1,111,767	\$38,678	\$16,986
2015	\$981,801	\$22,448	\$1,169,461	\$37,107	\$14,659
2016	\$1,005,153	\$23,070	\$1,185,779	\$38,028	\$14,958
2017	\$1,023,634	\$23,380	\$1,177,477	\$37,915	\$14,535
2018	\$1,068,084	\$24,051	\$1,334,699	\$38,283	\$14,232
2019	\$1,110,586	\$24,717	\$1,477,442	\$40,321	\$15,604
2020	\$1,193,947	\$25,877	\$1,566,461	\$40,224	\$14,347
2021	\$1,212,583	\$26,313	\$1,691,085	\$41,933	\$15,620
2022	\$1,270,654	\$26,622	\$1,906,490	\$44,231	\$17,609
2023	\$1,273,555	\$24,919	\$1,947,280	\$40,971	\$16,052



# TAX POLICY OPTIONS

## Five Major Components of Tax Policy

1. Setting the Town Budget
2. Estimating Local Receipts
3. Small Business Exemption / Residential Exemption
4. Application of Free Cash/Reserves to mitigate tax increases
5. Split Tax Rate

# FY2024 Appropriations

DOR TAX RATE RECAP FORM (PAGE 4)



APPROPRIATIONS							
City/Town Council or Town Meeting Dates	FY*	(a) Total Appropriations Of Each Meeting	(b) ** From Raise and Appropriate	(c) From Free Cash (See B-1)	(d) From Other Available Funds (See B-2)	(e) From Offset Receipts (See A-1)	(f) From Enterprise Funds (See A-2)
05/15/2023	2024	76,823,317.00	69,598,035.00	0.00	350,000.00	0.00	6,875,282.00
05/15/2023	2023	321,696.72	0.00	314,974.72	6,722.00	0.00	0.00
	<b>Total</b>	<b>77,145,013.72</b>	<b>69,598,035.00</b>	<b>314,974.72</b>	<b>356,722.00</b>	<b>0.00</b>	<b>6,875,282.00</b>

Actual Appropriations Voted Since Last Tax Rate Set



# FY2024 State

## Charges:

**\$1,929,500**



State Charges:  
(primarily MBTA and  
Charter Schools)

State Charges are added to amount  
to be raised by taxation

### B. STATE ASSESSMENTS AND CHARGES:

Retired Employees Health Insurance	0
Retired Teachers Health Insurance	0
Mosquito Control Projects	25,033
Air Pollution Districts	6,111
Metropolitan Area Planning Council	8,783
Old Colony Planning Council	0
RMV Non-Renewal Surcharge	10,560
<b>Sub-Total, State Assessments:</b>	<b>50,487</b>

### C. TRANSPORTATION AUTHORITIES:

MBTA	367,562
Boston Metro. Transit District	0
Regional Transit	0
<b>Sub-Total, Transportation Assessments:</b>	<b>367,562</b>

### D. ANNUAL CHARGES AGAINST RECEIPTS:

Multi-Year Repayment Program	0
Special Education	0
<b>Sub-Total, Annual Charges Against Receipts:</b>	<b>0</b>

### E. TUITION ASSESSMENTS:

School Choice Sending Tuition	188,230
Charter School Sending Tuition	1,323,221
<b>Sub-Total, Tuition Assessments:</b>	<b>1,511,451</b>

### F. TOTAL ESTIMATED CHARGES:

**1,929,500**

**+\$90,608 Compared to FY23**

# FY2024 Estimated Revenue to be Raised:

## II. Amounts to be raised

IIa. Appropriations (col.(b) through col.(g) from page 4)

77,145,013.72

IIb. Other amounts to be raised

1. Amounts certified for tax title purposes

0.00

2. Debt and interest charges not included on page 4

0.00

3. Final Awards

0.00

4. Retained Earnings Deficit

0.00

Aid to Libraries

5. Total cherry sheet offsets (see cherry sheet 1-ER)

36,023.00

6. Revenue deficits

3,992.00

7. Offset receipts deficits Ch. 44, Sec. 53E

0.00

8. CPA other unappropriated/unreserved

0.00

9. Snow and ice deficit Ch. 44, Sec. 31D

0.00

10. Other :

0.00

TOTAL IIb (Total lines 1 through 10)

40,015.00

IIc. State and county cherry sheet charges (C.S. 1-EC)

1,929,500.00

IIId. Allowance for abatements and exemptions (overlay)

Overlay is an estimate needed to pay for abatements

0.00

IIe. Total amount to be raised (Total IIa through IIId)

79,114,528.72

This is the estimated amount of revenue needed to be raised in FY24 from all sources

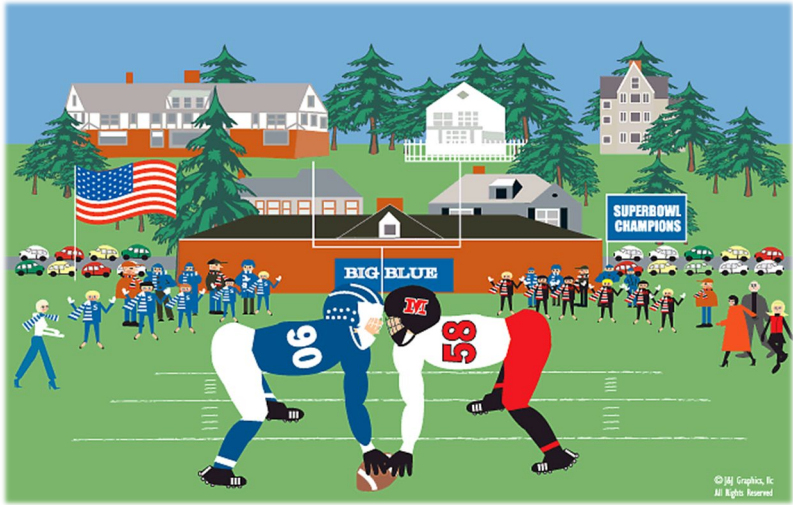
# FY2024

## State Aid:

# \$6,993,327

Typically referred to as "Cherry Sheet" by state & local officials.

State Aid is broken out into education aid and general aid



### A. EDUCATION

#### Distributions and Reimbursements

Chapter 70	5,114,454
School Transportation	0
Charter Tuition Reimbursement	273,623
Smart Growth School Reimbursement	0
<b>Offset Items - Reserve for Direct Expenditure:</b>	
School Choice Receiving Tuition	0
<b>Sub-Total, All Education Items:</b>	<b>5,388,077</b>

Presentation last saved: Just now

### B. GENERAL GOVERNMENT:

#### Distributions and Reimbursements

Unrestricted General Government Aid	1,547,423
Local Share of Racing Taxes	0
Regional Public Libraries	0
Veterans Benefits	18,943
Exemp: VBS and Elderly	0
State Owned Land	2,861
<b>Offset Items - Reserve for Direct Expenditure:</b>	
Public Libraries	36,023
<b>Sub-Total, All General Government:</b>	<b>1,605,250</b>

### C. TOTAL ESTIMATED RECEIPTS:

6,993,327

Total used to offset revenue needed from taxes

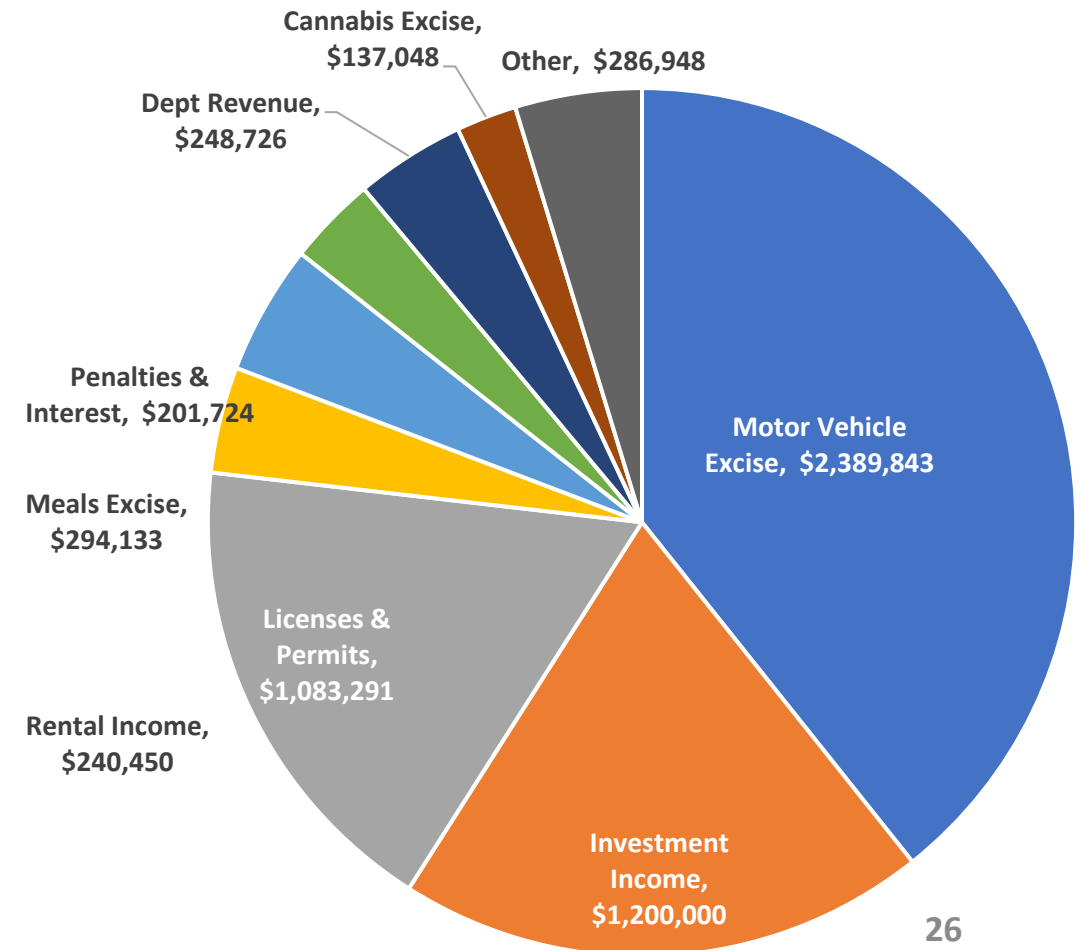
+\$305,775 (+4%) vs LY

# FY23/FY24 Local Receipts Estimates

Category	Estimated Receipts Fiscal 2023	Actual Receipts Fiscal 2023	Variance vs FY23 Estimate	Estimated Receipts Fiscal 2024	Variance vs FY23 Estimate
Motor Vehicle Excise	\$ 2,422,539	\$ 2,417,091.00	-0.22%	\$ 2,389,843	-1.35%
Meals Excise	\$ 374,946	\$ 367,666.00	-1.94%	\$ 294,133	-21.55%
Room Excise	\$ 36,996	\$ 43,205.00	16.78%	\$ 49,686	34.30%
Boat Excise	\$ 4,143	\$ 8,586.00	107.24%	\$ 5,311	28.19%
Cannabis Excise	\$ 80,909	\$ 152,275.00	88.21%	\$ 137,048	69.39%
Penalties/Interest on Taxes & Excise	\$ 240,014	\$ 201,706.00	-15.96%	\$ 201,724	-15.95%
Payments in Lieu of Taxes	\$ 18,000	\$ 21,405.00	18.92%	\$ 18,911	5.06%
Fees	\$ 74,486	\$ 50,101.00	-32.74%	\$ 50,101	-32.74%
Community Impact Fee - Short-Term Rentals	\$ 15,332	\$ 18,395.00	19.98%	\$ 20,235	31.98%
Rentals	\$ 220,068	\$ 234,254.00	6.45%	\$ 240,450	9.26%
Dept Revenue - Libraries	\$ -	\$ 168.00	n/a	\$ -	n/a
Dept Revenue - Cemeteries	\$ 55,173	\$ 53,130.00	-3.70%	\$ 51,053	-7.47%
Dept Revenue - Recreation	\$ 43,010	\$ 43,514.00	1.17%	\$ 46,183	7.38%
Other Dept Revenue	\$ 175,000	\$ 348,027.00	98.87%	\$ 151,490	-13.43%
Building Permits	\$ 887,489	\$ 911,647.00	2.72%	\$ 1,033,291	16.43%
Liquor Licenses	\$ 49,790	\$ 50,323.00	1.07%	\$ 50,000	0.42%
Fines and Forfeits	\$ 29,377	\$ 122,107.00	315.66%	\$ 51,942	76.81%
Investment Income	\$ 1,200,000	\$ 2,649,316.00	120.78%	\$ 1,200,000	0.00%
Misc Recurring Receipts	\$ 4,481	\$ 12,285.00	174.17%	\$ 2,962	-33.90%
Misc Non-Recurring Receipts	\$ 97,130	\$ 279,763.00	188.03%	\$ 87,800	-9.61%
<b>Total Local Receipts</b>	<b>\$ 6,028,883</b>	<b>\$ 7,984,964</b>	<b>32.45%</b>	<b>\$ 6,082,163</b>	<b>0.88%</b>

Tax Levy is reduced by estimated local receipts

FY24 Local Receipts Estimates are +.88% vs FY23 Estimates





# FY2024 Estimated Levy

<b>III. Estimated receipts and other revenue sources</b>		
<b>IIIa. Estimated receipts - State</b>		
1. Cherry sheet estimated receipts (C.S. 1-ER Total)	6,993,327.00	
2. Massachusetts school building authority payments	0.00	
<b>TOTAL IIIa</b>		<b>6,993,327.00</b>
<b>IIIb. Estimated receipts - Local</b>		
1. Local receipts not allocated (page 3, col (b) Line 24)	6,082,162.00	
2. Offset Receipts (Schedule A-1)	0.00	
3. Enterprise Funds (Schedule A-2)	7,828,164.00	
4. Community Preservation Funds (See Schedule A-4)	0.00	
<b>TOTAL IIIb</b>		<b>13,910,326.00</b>
<b>IIIc. Revenue sources appropriated for particular purposes</b>		
1. Free cash (page 4, col (c))	314,974.72	
2. Other available funds (page 4, col (d))	356,722.00	
<b>TOTAL IIIc</b>		<b>671,696.72</b>
<b>IIId. Other revenue sources appropriated specifically to reduce the tax rate</b>		
1a. Free cash..appropriated on or before June 30, 2023	0.00	
1b. Free cash..appropriated on or after July 1, 2023	0.00	
2. Municipal light surplus	0.00	
3. Other source : <input type="text"/>	0.00	
<b>TOTAL IIId</b>		<b>0.00</b>
<b>IIIe. Total estimated receipts and other revenue sources</b> (Total IIIa through IIId)		<b>21,575,349.72</b>
<b>IV. Summary of total amount to be raised and total receipts from all sources</b>		
a. Total amount to be raised (from IIe)		79,114,528.72
b. Total estimated receipts and other revenue sources (from IIIe)	21,575,349.72	
c. Total real and personal property tax levy (from Ic)	57,539,179.00	
d. Total receipts from all sources (total IVb plus IVc)		79,114,528.72

Carried over from prior 2 slides

Water & Sewer Enterprise Fund Est. Revenue

Use of Free Cash/Stabilization to Reduce Tax Levy - TBD

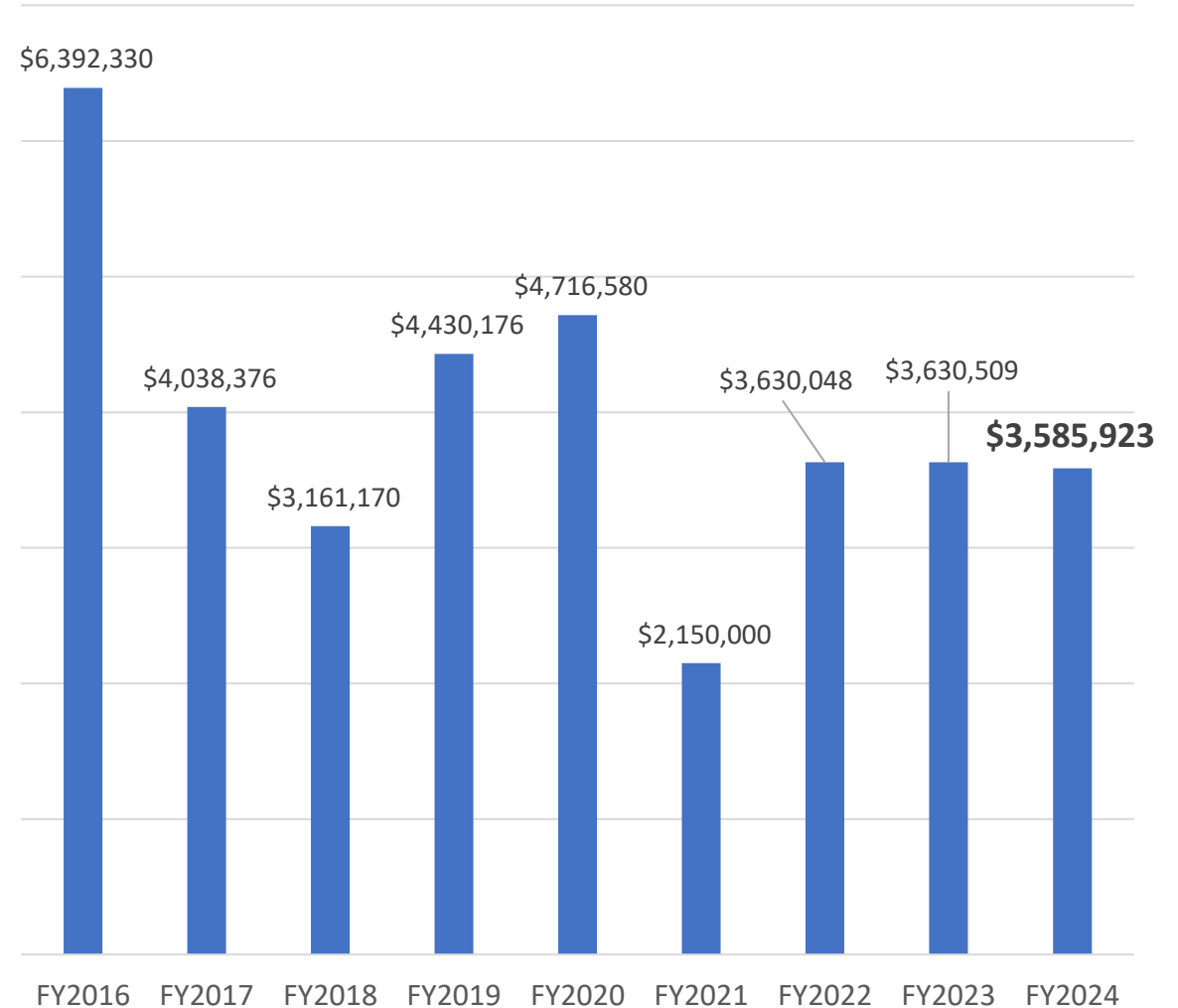
Total Revenue other than property taxes

Est Tax Levy for FY2023 = x% of appropriations

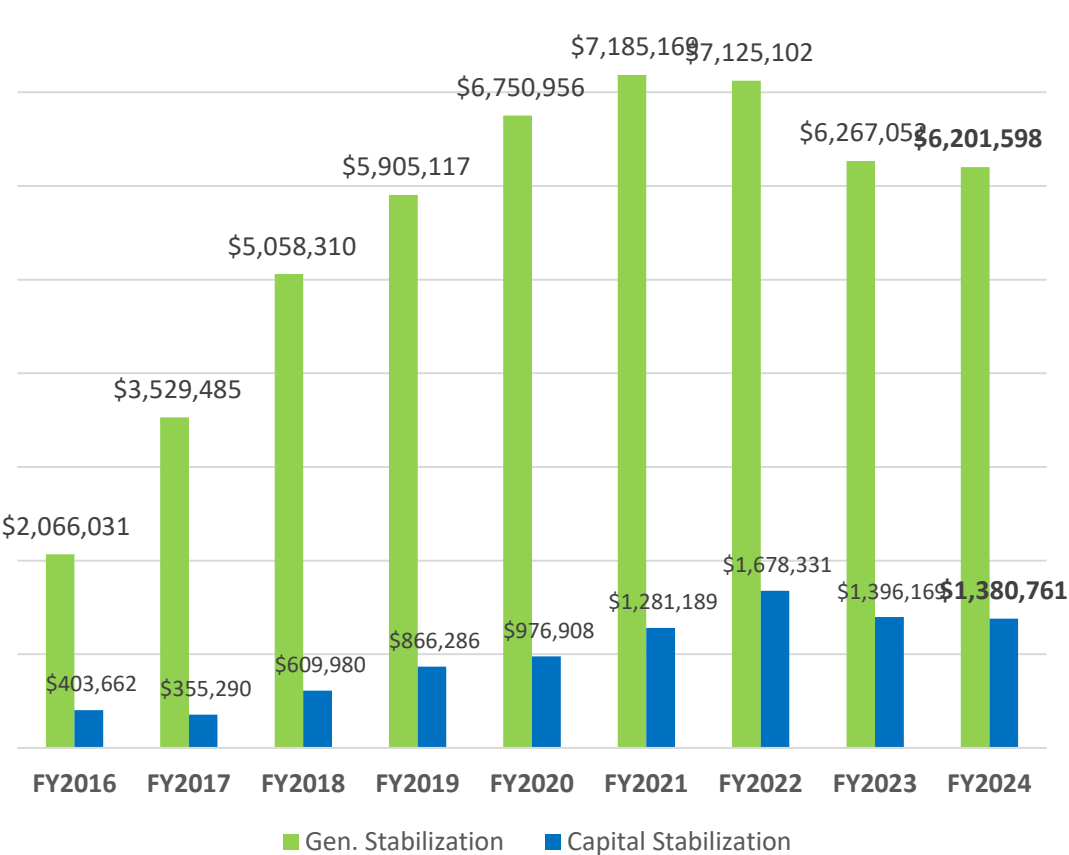


# Free Cash Certification

- Free cash results from revenues in excess of estimates, and expenses below estimates
- Financial Policy requires maintenance of 3-5% of the operating budget in free cash
  - 3% Guideline: \$2,104,613
  - 5% Guideline: \$3,507,688
- Free cash has declined since FY2020 as operating budgets contracts
- Current Year Free Cash is **\$3,585,923**



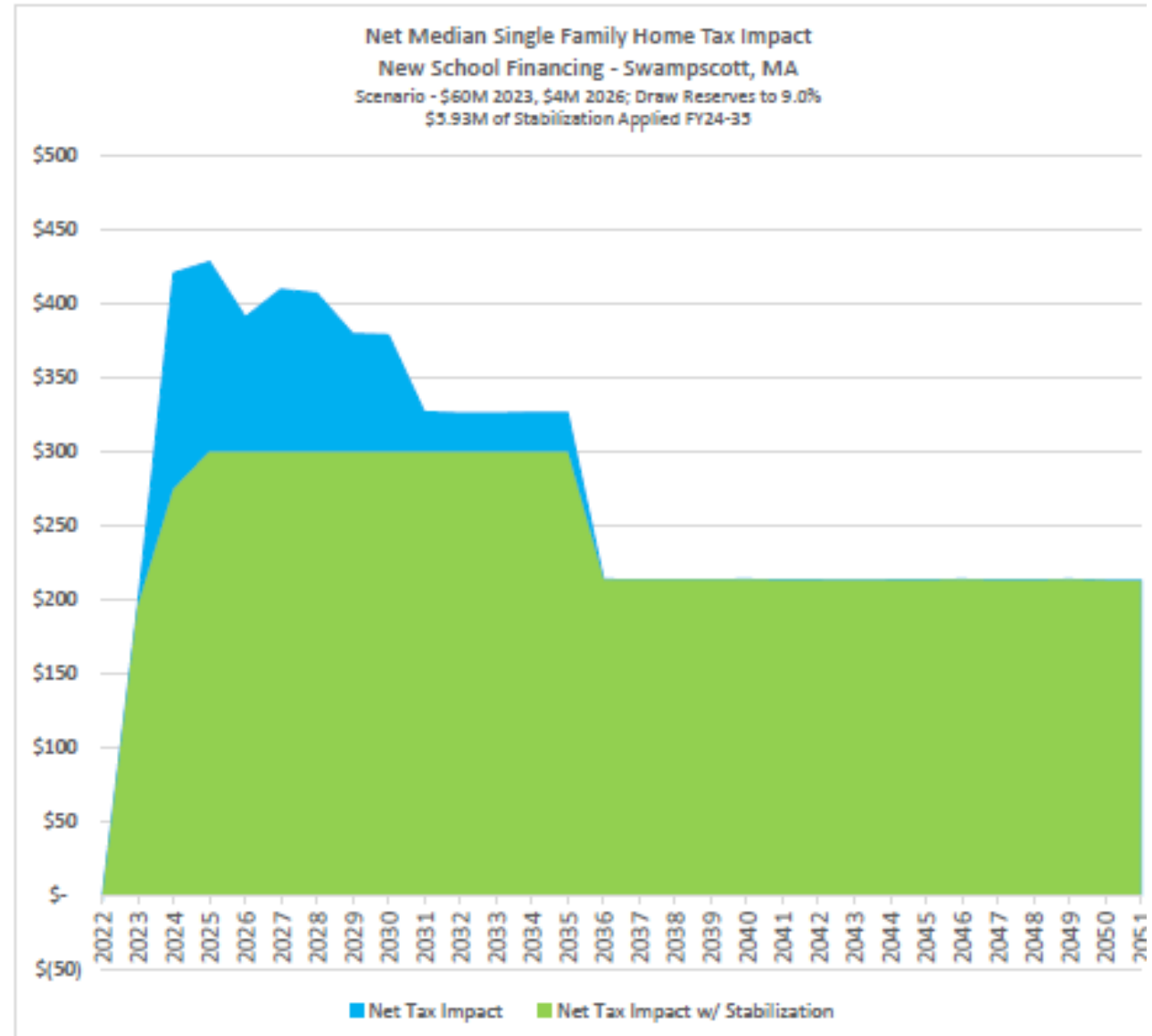
# Other Financial Reserves



- General Stabilization and Capital Stabilization have been built up since 2016
  - The Town utilized \$1M from Gen. Stabilization and \$320K from Cap. Stabilization to reduce tax levy in FY23
    - Drew reserves down to minimum balance required by local policy
  - Financial Policies call for maintenance of 9-10% of the operating budget in the general stabilization fund, and 2-4% in the capital stabilization fund
    - General Stabilization balance is 8.84% of budget
    - Capital Stabilization balance is 1.97% of budget

# New School Debt

- Tax Impact of Construction Project Modeled in June 2021
- Based on assumed \$64,000,000 debt for the local share of the project
- Allocated Reserves to mitigate the impact to tax payers
- Target Net impact to median single-family homeowner was \$300 after application of one-time funds to reduce tax levy



# Model vs. Actual

Bonding was accelerated to March 2022 in order to curtail the impact of rising interest rates

NIC on debt issue was 2.847721%

Model assumed 2.5% so the debt service is higher than originally anticipated

Accelerating the debt issuance saved the town millions over the life of the bonds as rates rose in 2022 and 2023

- Current Median Single Family Home Value is \$750,700
  - +9.45% vs FY23
  - MSFH Value in FY23 was \$685,900
  - MSFH Value in FY21 was \$516,400
  - MSFH Value has increased 45% since FY21 (+\$234,300)
- Residential growth is outpacing Commercial, Industrial, and Personal Property Growth in town
  - Residential property class must pickup a larger share of the levy each year, impacting the tax rate

Description	Amount
New School Debt Service - FY24	\$ 3,020,200.00
Excluded Debt Rolled-Off to Date	\$ (73,670.00)
New School Debt Service - FY24, Net of Roll-Off	\$ 2,946,530.00
Residential Levy Percentage @ 170% Shift	0.887598
Residential Share of New School Debt	\$ 2,615,334.13
FY24 Total Residential Values	\$ 4,366,977,590.00
Residential Tax Rate Impact - New School, per thousand	\$ 0.60
FY24 Median Single-Family Value	\$ 750,700.00
<b>Gross Tax Impact, Excluded Debt - School Construction</b>	<b>\$ 449.59</b>
<b>*One-Time Fund Use, School Construction</b>	<b>\$ 980,367.14</b>
New School Debt Service Net of One Time Funds - FY24	\$ 1,966,162.86
Residential Levy Percentage @ 170% Shift	0.887598
Residential Share of New School Debt, Net of One-Time Funds	\$ 1,745,162.22
FY24 Total Residential Values	\$ 4,366,977,590.00
Residential Tax Rate Impact - New School, per thousand	\$ 0.40
FY24 Median Single-Family Value	\$ 750,700.00
<b>Net Tax Impact, School Construction</b>	<b>\$ 300.00</b>

# FY24 Tax Impacts: New School Construction

- Debt Service for Construction of the New Swampscott Combined Elementary Schools Totals \$3,020,200 in FY24
  - Using Appx. \$980K in one-time funds to reduce the tax levy will mitigate taxpayer impacts from this project in-line with original expectations
  - Debt Service on the project and One-Time funds required for off-set were comparable in FY23 and slightly above original model due to interest rate assumption and timing
- Ability to replenish free cash and reserves is currently weakened as budgeting continues to tighten each year under current tax policy, as well as limited growth in local receipts and long-term unpredictability of new growth
  - New Growth is expected to exceed budget expectations in the 2-5 year timeframe
    - i.e. Elm Place, Glover Residences, Hadley, Pine St.

# Use of One-Time Funds to Reduce Tax Rate

- Last year town meeting voted to apply \$1,000,000 of General Stabilization, \$320,000 of Capital Stabilization, and \$1,250,000 of Free Cash to Reduce the Tax Rate
  - Stabilization accounts were drawn to their minimum balance per financial policy
- This year, the town administrator and finance team recommend utilizing a 175% CIP Shift**

Free Cash Options - 170% Shift										
Actual Levy % Incr	Estimated Levy	CIP Shift	Free Cash Allocated	Estimated Residential Rate	Average Single Fam	Difference v 2023	Difference %	Median Single Fam	Difference v 2023	Difference %
8.13%	\$ 57,739,180	1.7	0	11.73	\$ 10,517.68	\$ 840.68	8.69%	\$ 8,805.71	\$ 753.25	9.35%
7.76%	\$ 57,539,180	1.7	\$ 200,000	11.69	\$ 10,481.82	\$ 804.82	8.32%	\$ 8,775.68	\$ 723.22	8.98%
7.38%	\$ 57,339,180	1.7	\$ 400,000	11.65	\$ 10,445.95	\$ 768.95	7.95%	\$ 8,745.66	\$ 693.20	8.61%
7.01%	\$ 57,139,180	1.7	\$ 600,000	11.61	\$ 10,410.08	\$ 733.08	7.58%	\$ 8,715.63	\$ 663.17	8.24%
6.64%	\$ 56,939,180	1.7	\$ 800,000	11.57	\$ 10,374.22	\$ 697.22	7.20%	\$ 8,685.60	\$ 633.14	7.86%
6.26%	\$ 56,739,180	1.7	\$ 1,000,000	11.53	\$ 10,338.35	\$ 661.35	6.83%	\$ 8,655.57	\$ 603.11	7.49%
5.89%	\$ 56,539,180	1.7	\$ 1,200,000	11.49	\$ 10,302.49	\$ 625.49	6.46%	\$ 8,625.54	\$ 573.08	7.12%
5.51%	\$ 56,339,180	1.7	\$ 1,400,000	11.45	\$ 10,266.62	\$ 589.62	6.09%	\$ 8,595.52	\$ 543.05	6.74%

Free Cash Options - 175% Shift										
Actual Levy % Incr	Estimated Levy	CIP Shift	Free Cash Allocated	Estimated Residential Rate	Average Single Fam	Difference v 2023	Difference %	Median Single Fam	Difference v 2023	Difference %
8.13%	\$ 57,739,180	1.75	0	11.69	\$ 10,481.82	\$ 804.82	8.32%	\$ 8,775.68	\$ 723.22	8.98%
7.76%	\$ 57,539,180	1.75	\$ 200,000	11.65	\$ 10,445.95	\$ 768.95	7.95%	\$ 8,745.66	\$ 693.20	8.61%
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6.26%	\$ 56,739,180	1.75	\$ 1,000,000	11.49	\$ 10,302.49	\$ 625.49	6.46%	\$ 8,625.54	\$ 573.08	7.12%
5.89%	\$ 56,539,180	1.75	\$ 1,200,000	11.45	\$ 10,266.62	\$ 589.62	6.09%	\$ 8,595.52	\$ 543.05	6.74%
5.51%	\$ 56,339,180	1.75	\$ 1,400,000	11.41	\$ 10,230.75	\$ 553.75	5.72%	\$ 8,565.49	\$ 513.03	6.37%

# NEXT STEPS

