

TOWN OF SWAMPSCOTT Select Board

FISCAL YEAR 2020

Tax Classification Hearing

Wednesday, November 20th, 2019



Agenda

- A. Review of FY 2019 Tax Rate Recap
- B. Selection of a FY 2020 C.I.P. Factor
 - a) Option #1, Establish a Single Tax Rate
 - b) Option #2, Establish a Split Tax Rate
 - c) Selection of a C.I.P. Factor
- C. Residential Exemption
- D. Small Commercial Exemption
- E. Review of FY 2020 Tax Rate Recap

Class Code	Description	FY 2019 Parcel Count	FY 2019 Assessed Value	FY 2020 Parcel Count	FY 2020 Assessed Value	Assessed Value Diff	Assessed Value % Diff
101	Single Family	3,459	2,052,999,200	3,462	2,178,519,500	125,520,300	6.1%
102	Condominiums	1,116	369,550,600	1,121	409,628,300	40,077,700	10.8%
MISC 103,109	Miscellaneous Residential	12	9,741,100	12	11,781,200	2,040,100	20.9%
104	Two - Family	426	206,261,500	424	222,752,300	16,490,800	8.0%
105	Three - Family	53	31,447,700	54	34,422,300	2,974,600	9.5%
111-125	Apartment	18	103,508,600	20	116,796,100	13,287,500	12.8%
130-32,106	Vacant / Accessory Land	209	17,679,400	205	16,948,400	-731,000	-4.1%
300-393	Commercial	89	142,593,000	90	151,060,200	8,467,200	5.9%
400-442	Industrial	26	14,445,800	26	17,089,100	2,643,300	18.3%
CH 61B LAND	Recreational	5	2,423,564	5	2,423,564	0	0.0%
012-043	Multi-use - Residential	39	11,699,068	39	12,515,331	816,263	7.0%
012-043	Multi-use - Commercial	0	10,443,502	0	11,136,639	693,137	6.6%
EXEMPT VALUE	Exempt Property	116	119,083,750	122	125,542,650	6,458,900	5.4%
Total Class 1	TOTAL RESIDENTIAL	5,332	2,802,887,168	5,337	3,003,363,431	200,476,263	7.2%
Total Class 3	TOTAL COMMERCIAL	99	155,460,066	95	164,620,403	9,160,337	5.9%
Total Class 4	TOTAL INDUSTRIAL	26	14,445,800	26	17,089,100	2,643,300	18.3%
Total Class 5	TOTAL PERSONAL PROPERTY	345	43,214,220	347	46,692,900	3,478,680	8.0%
Total Taxable	TOTAL REAL & PERSONAL	5,802	3,016,007,254	5,805	3,231,765,834	215,758,580	7.2%

FY2020 INTERIM ADJUSTMENT OF VALUES COMPARING 2019 v. 2020

FY2019 Tax Rate Recap:



I. TAX RATE SUMMARY

Ia. Total amount to be raised (from IIe)	67,483,237.11
Ib. Total estimated receipts and other revenue sources (from IIIe)	19,063,134.01
Ic. Tax Levy (Ia minus Ib)	48,420,103.10
Id. Distribution of Tax Rates and levies	

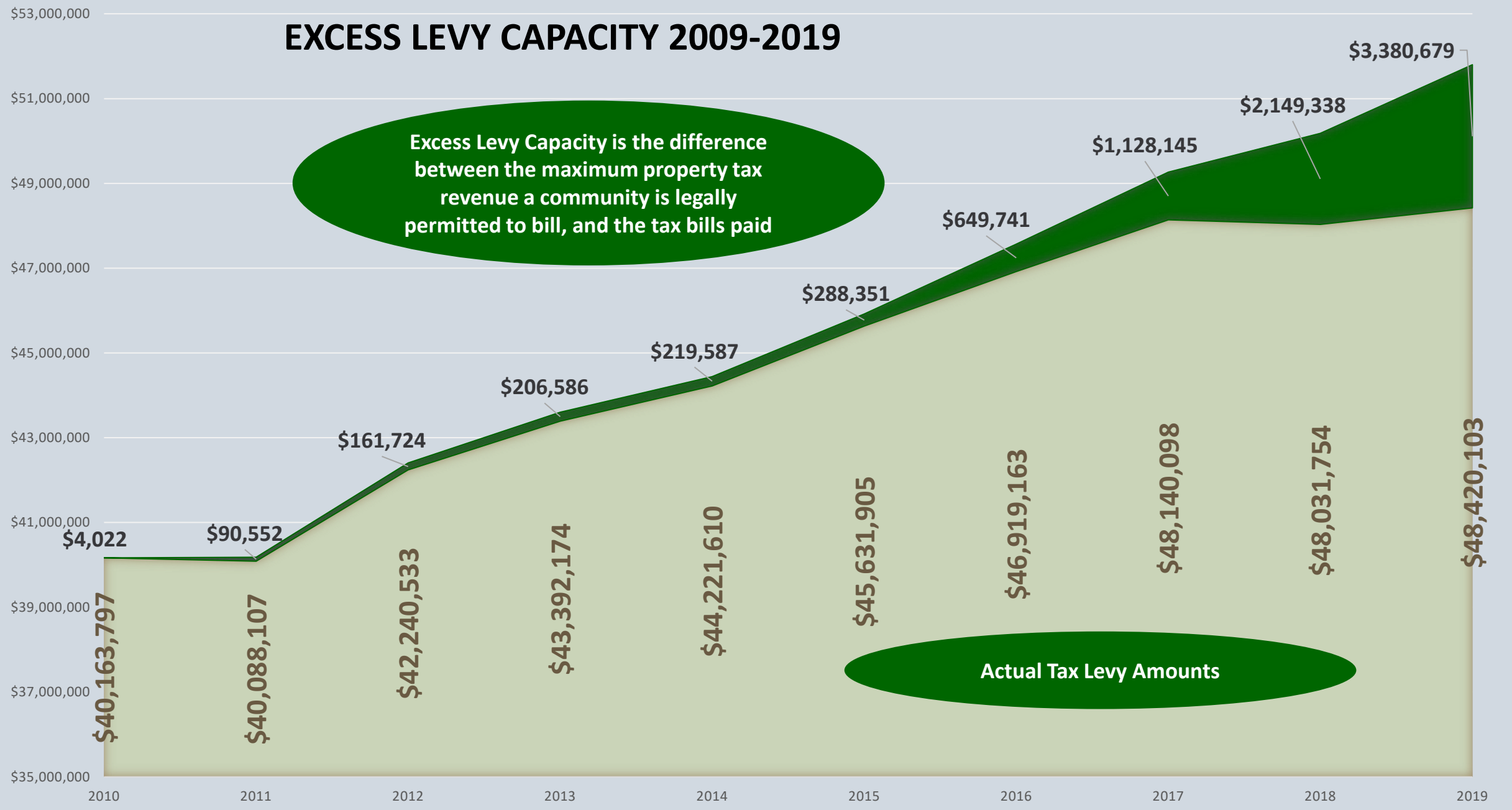
Represented
170% C.I.P.
Shift Last Year

CLASS	(b) Levy percentage (from LA5)	(c) Ic above times each percent in col (b)	(d) Valuation by class (from LA-5)	(e) Tax Rates (c) / (d) x 1000	(f) Levy by class (d) x (e) / 1000
Residential	87.9873	42,603,541.37	2,802,887,168.00	15.20	42,603,884.95
Net of Exempt Open Space	0.0000	0.00	0.00	0.00	0.00
Commercial	8.7626	4,242,859.95	155,460,066.00		
Net of Exempt			154,475,952.00	27.45	4,240,364.88
Industrial	0.8143	394,284.90	14,445,800.00	27.45	396,537.21
SUBTOTAL	97.5642		2,972,793,034.00		47,240,787.04
Personal	2.4358	1,179,416.87	43,214,220.00	27.29	1,179,316.06
TOTAL	100.0000		3,016,007,254.00		48,420,103.10

EXCESS LEVY CAPACITY 2009-2019

Excess Levy Capacity is the difference between the maximum property tax revenue a community is legally permitted to bill, and the tax bills paid

Actual Tax Levy Amounts

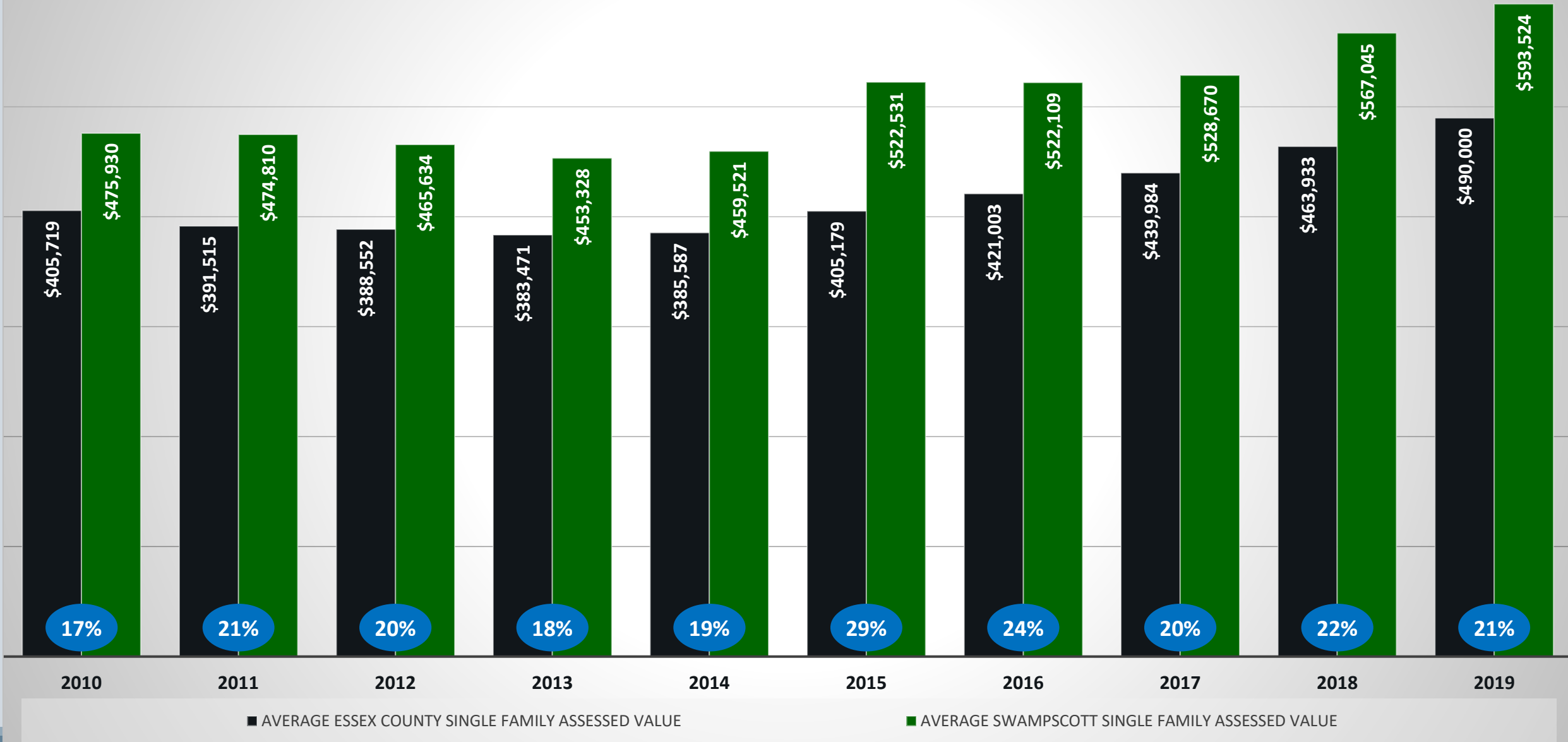


SWAMPSCOTT AVERAGE SINGLE-FAMILY TAX BILLS

FISCAL YEAR	AVERAGE ESSEX COUNTY SINGLE FAMILY ASSESSED VALUE	AVERAGE ESSEX COUNTY SINGLE FAMILY TAX BILL	AVERAGE SWAMPSCOTT SINGLE FAMILY ASSESSED VALUE	AVERAGE SWAMPSCOTT SINGLE FAMILY TAX BILL	Variance Avg. Swampscott Single Family vs. Essex County
2010	\$405,719	\$5,429	\$475,930	\$7,843	\$2,414
2011	\$391,515	\$5,591	\$473,934	\$7,881	\$2,290
2012	\$388,552	\$5,777	\$465,634	\$8,376	\$2,599
2013	\$383,471	\$5,935	\$453,328	\$8,540	\$2,605
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

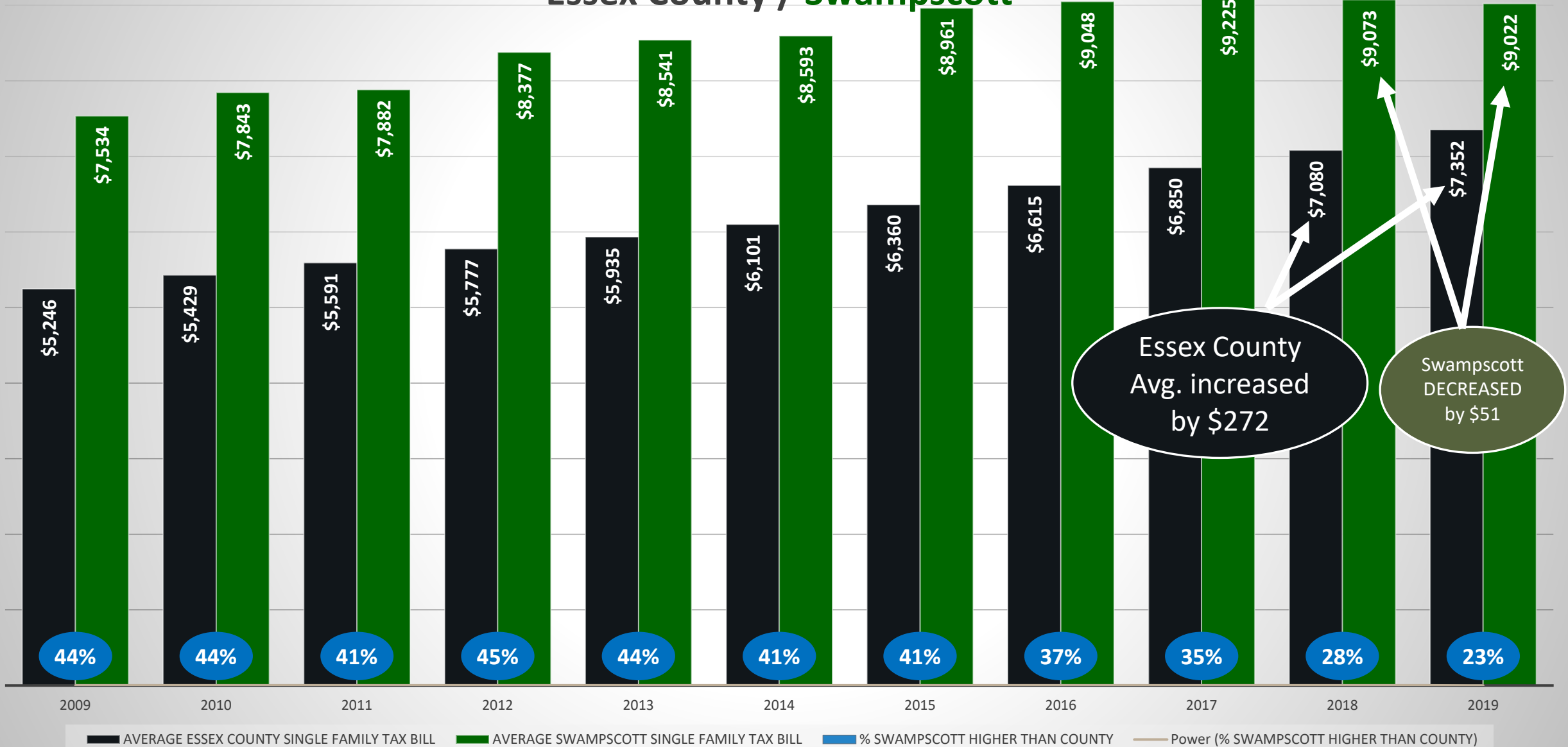
Average Assessed Single Family Home Value 2010-2019

Essex County / Swampscott



Average Assessed Single Family Tax Bill 2010-2019

Essex County / Swampscott

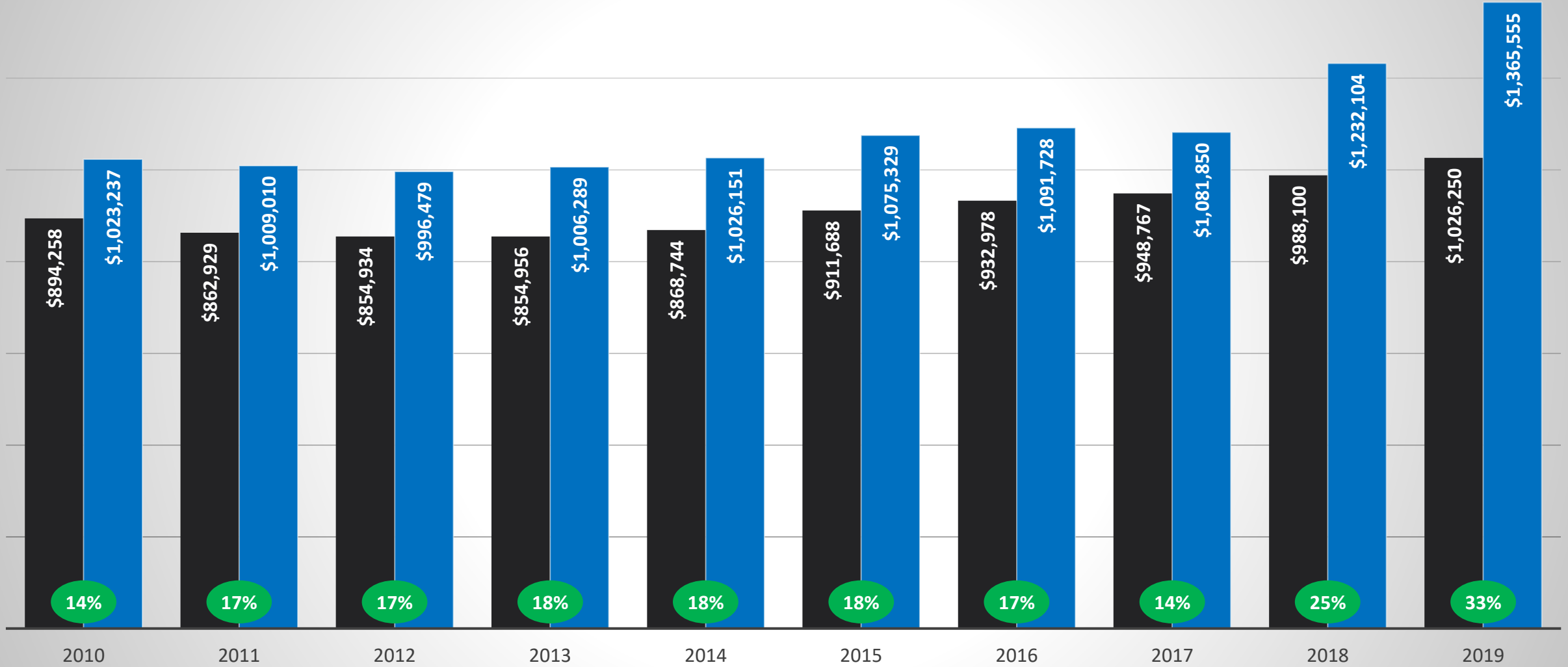


Swampscott Average Commercial/Industrial Tax Bill

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 Avg. Swampscott Commercial vs. Essex County
2010	\$894,258	\$18,937	\$1,023,237	\$34,120	\$15,184
2011	\$862,929	\$19,559	\$1,009,010	\$33,972	\$14,414
2012	\$854,934	\$20,229	\$996,479	\$36,235	\$16,006
2013	\$854,956	\$21,029	\$1,006,289	\$38,366	\$17,337
2014	\$868,744	\$21,862	\$1,026,151	\$38,677	\$16,815
2015	\$911,688	\$22,592	\$1,075,329	\$37,107	\$14,515
2016	\$932,978	\$23,217	\$1,091,728	\$38,022	\$14,805
2017	\$948,767	\$23,527	\$1,081,850	\$37,917	\$14,390
2018	\$988,100	\$24,208	\$1,232,104	\$38,279	\$14,071
2019	\$1,026,250	\$24,884	\$1,365,555	\$40,332	\$15,447

Average Assessed Commercial/Industrial Value 2010-2019

Essex County / Swampscott



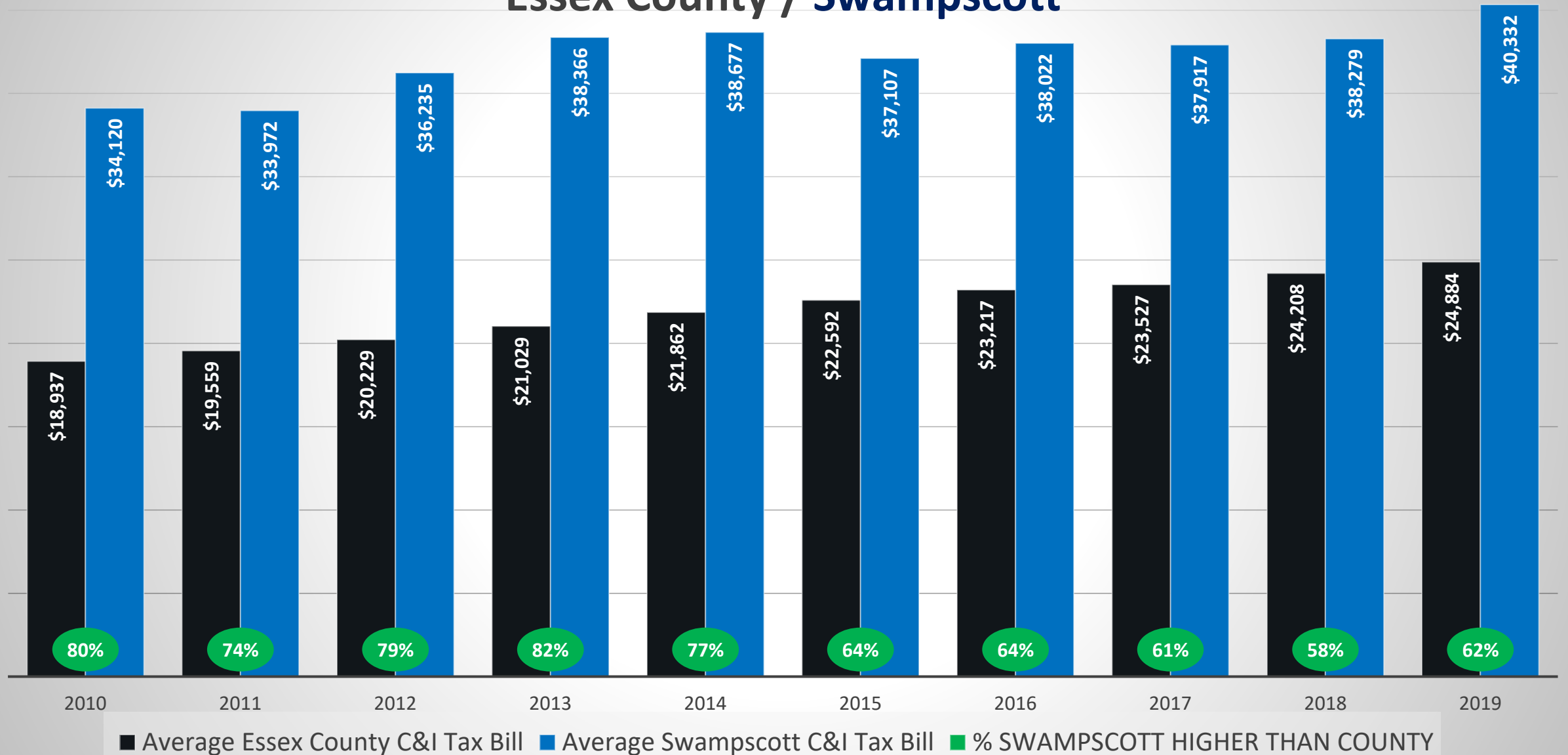
■ Average Essex County C&I Assessed Value

■ Average Swampscott C&I Assessed Value

■ % SWAMPSCOTT HIGHER THAN COUNTY

Average Commercial/Industrial Tax Bill 2010-2019

Essex County / Swampscott



SWAMPSCOTT PEER GROUP

Swampscott

Population: 14,563

Median Home Value: \$450,600

Commercial Assessment: 5%

Rockport

Population: 7,184

Median Home Value: \$471,800

Commercial Assessment: 5%

Distance: 19.5 miles

Winthrop

Population: 18,391

Median Home Value: \$387,200

Commercial Assessment: 5%

Distance: 7.7 miles

Ipswich

Population: 13,810

Median Home Value: \$452,400

Commercial Assessment: 5%

Distance: 14.6 miles

Georgetown

Population: 8,569

Median Home Value: \$431,700

Commercial Assessment: 4%

Distance: 17.9 miles

Middleton

Population: 9,656

Median Home Value: \$461,500

Commercial Assessment: 11%

Distance: 9.8 miles

Hamilton

Population: 7,991

Median Home Value: \$519,200

Commercial Assessment: 4%

Distance: 11.7 miles

Hull

Population: 10,402

Median Home Value: \$377,000

Commercial Assessment: 3%

Distance: 13.2 miles

Newburyport

Population: 17,890

Median Home Value: \$479,100

Commercial Assessment: 8%

Distance: 23.4 miles

North Reading

Population: 15,598

Median Home Value: \$469,200

Commercial Assessment: 7%

Distance: 12.0 miles

Scituate

Population: 18,491

Median Home Value: \$537,200

Commercial Assessment: 3%

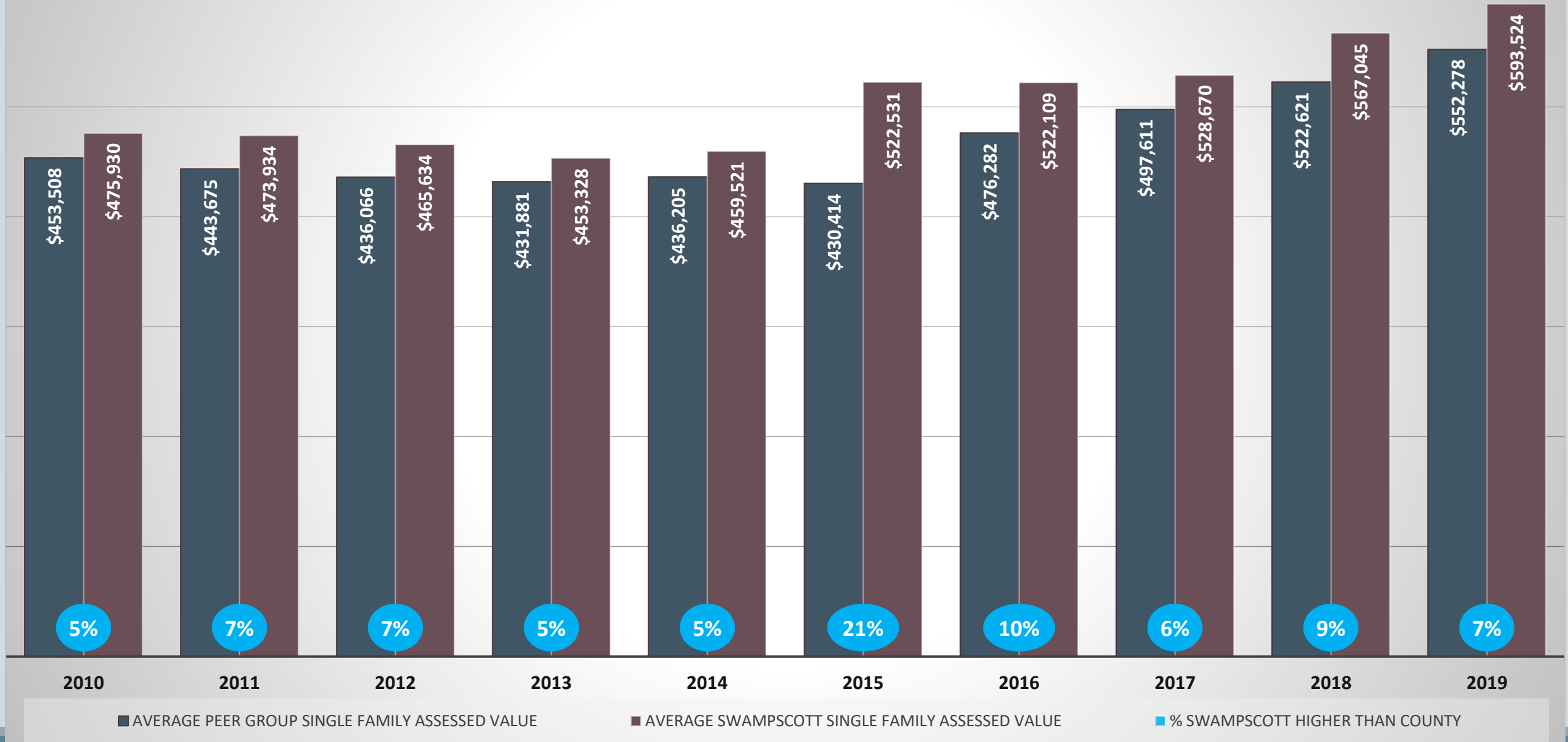
Distance: 20.4 miles

SWAMPSCOTT AVERAGE SINGLE-FAMILY TAX BILLS

FISCAL YEAR	AVERAGE PEER GROUP SINGLE FAMILY ASSESSED VALUE	AVERAGE PEER GROUP SINGLE FAMILY TAX BILL	AVERAGE SWAMPSCOTT SINGLE FAMILY ASSESSED VALUE	AVERAGE SWAMPSCOTT SINGLE FAMILY TAX BILL	Variance Avg. Swampscott Single Family vs. PEER GROUP
2010	\$453,508	\$5,326	\$475,930	\$7,843	\$2,517
2011	\$443,675	\$5,522	\$473,934	\$7,881	\$2,360
2012	\$436,066	\$5,716	\$465,634	\$8,376	\$2,661
2013	\$431,881	\$5,924	\$453,328	\$8,540	\$2,617
2014	\$436,205	\$6,142	\$459,521	\$8,593	\$2,451
2015	\$430,414	\$6,461	\$522,531	\$8,961	\$2,500
2016	\$476,282	\$6,844	\$522,109	\$9,048	\$2,204
2017	\$497,611	\$7,075	\$528,670	\$9,225	\$2,150
2018	\$522,621	\$7,316	\$567,045	\$9,073	\$1,706
2019	\$552,278	\$7,585	\$593,524	\$9,022	\$1,437

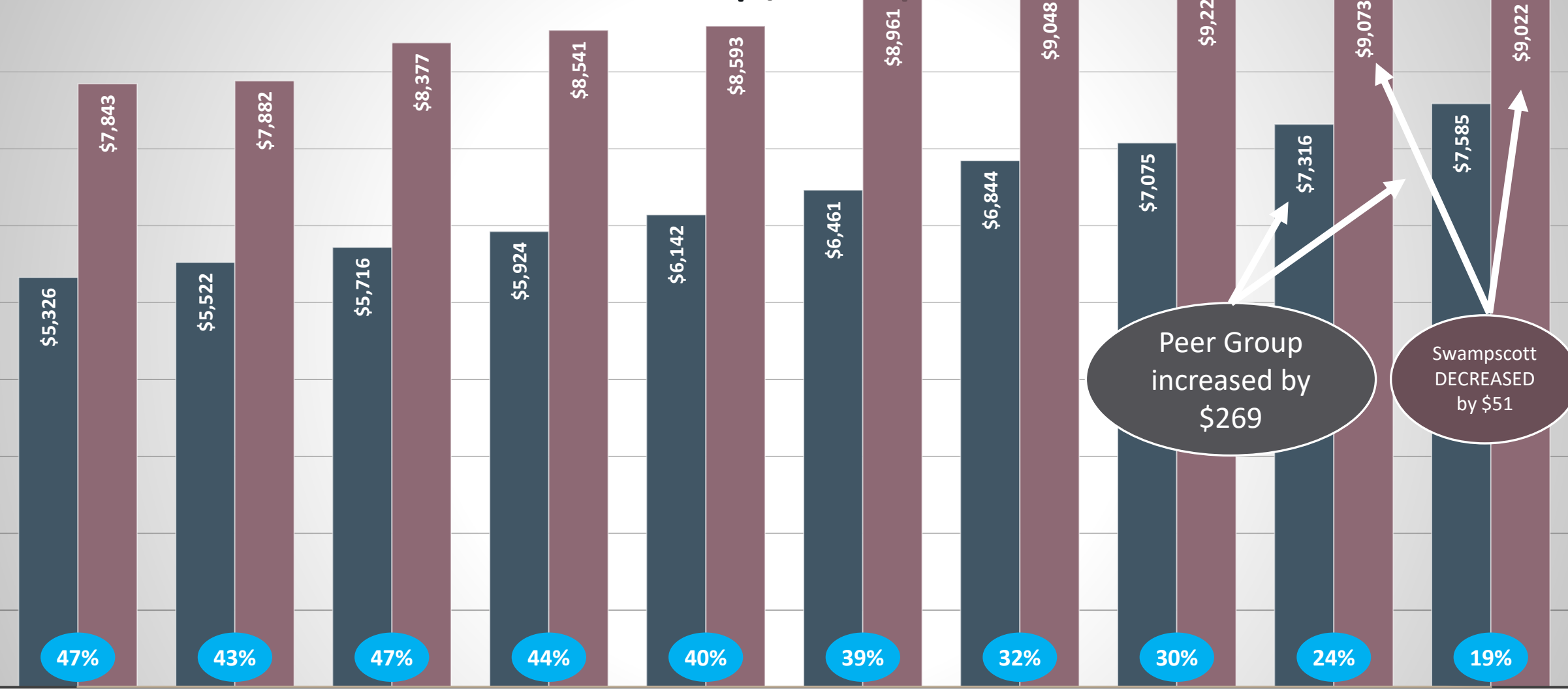
Average Assessed Single Family Home Value 2010-2019

Peer Group/ Swampscott



Average Assessed Single Family Tax Bill 2010-2019

Peer Group / Swampscott



Peer Group increased by \$269

Swampscott DECREASED by \$51

■ AVERAGE PEER GROUP SINGLE FAMILY TAX BILL
 ■ AVERAGE SWAMPSCOTT SINGLE FAMILY TAX BILL
 ■ % SWAMPSCOTT HIGHER THAN COUNTY
 — Power (% SWAMPSCOTT HIGHER THAN COUNTY)

SWAMPSCOTT LEVY ANALYSIS 2010-2019

FISCAL YEAR	MAXIMUM TAX LEVY	ACTUAL TAX LEVY	EXCESS LEVY CAPACITY	BUDGETED TAX LEVY	DIFFERENCE	FREE CASH USED TO REDUCE TAX LEVY
2010	\$40,167,819	\$40,163,797	\$4,022	\$40,145,733	\$18,064	\$350,000
2011	\$40,178,659	\$40,088,107	\$90,552	\$41,147,475	-\$1,059,368	\$539,000
2012	\$42,402,257	\$42,240,533	\$161,724	\$42,165,249	\$75,284	\$1,460,000
2013	\$43,598,760	\$43,392,174	\$206,586	\$43,392,175	-\$1	\$315,000
2014	\$44,441,197	\$44,221,610	\$219,587	\$44,039,276	\$182,334	\$160,000
2015	\$45,920,256	\$45,631,905	\$288,351	\$45,382,630	\$249,275	\$1,200,000
2016	\$47,568,904	\$46,919,163	\$649,741	\$46,919,163	\$0	\$300,000
2017	\$49,268,243	\$48,140,098	\$1,128,145	\$48,983,904	-\$843,806	\$300,000
2018	\$50,181,192	\$48,031,754	\$2,149,438	\$49,315,561	-\$1,283,807	\$1,000,000
2019	\$51,800,782	\$48,420,103	\$3,380,679	\$49,492,594	-\$1,072,491	\$1,000,000

SUMMARY AS
OF END OF
FY2019:

The Town was approximately \$3.3 million under its tax levy limit.

71.7% of the cost of running the town was funded with local property tax revenue.

Residential properties carried 87.98% of the tax burden of paying taxes.

FY 2020 TAX CLASSIFICATION REVIEW



Option #1: CALCULATION OF A SINGLE TAX RATE

Class	Full and Fair Cash Valuation	Percentage Share
1. Residential	\$3,003,363,431	92.9326%
2. Open Space	0	0.00%
3. Commercial	\$164,620,403	5.0938%
4. Industrial	\$17,089,100	0.5288%
5. Personal Prop.	\$46,692,900	1.4448%
TOTALS	\$3,231,765,834	100.00%

C.I.P. Total
Percentage
Share =
7.0674%

(Tax Levy / Total Value) * 1,000 = Single Tax Rate per \$1000 in Value
(\$49,813,505/ \$3,231,765,834) * 1000 =
\$15.41 per \$1000 in Assessed Value


Option #2: ESTABLISH A SPLIT TAX RATE


Selection of a C.I.P. factor of more than 1.00 will shift some of the tax burden from the Residential taxpayers to the C.I.P. property taxpayers.

The shift works by taking the percentage share of the C.I.P. properties and increasing it by any percentage between 100% - 175%, decreasing the Residential percentage share proportionally, and assess taxes to the respective classes of real estate and personal property based on the percentage share, as adjusted.

Option #2:


ESTABLISHING A SPLIT TAX RATE-EFFECT ON TAX RATES


C.I.P. SHIFT	Res. %	CIP %	Res. TAX RATE	C.I.P. TAX RATE	Est. Average S.F. FY 20 Tax Bill	Incr./ (Decr.) vs. FY19	Average Condo Tax Bill	Incr./ (Decr.) vs. FY19
1.00	92.9236%	7.0674%	\$15.41	\$15.41	\$9,697	\$675	\$5,631	\$598
 1.70	87.9854%	12.0146%	\$14.59	\$26.20	\$9,181	\$159	\$5,331	\$298
1.71	87.9147%	12.0853%	\$14.58	\$26.36	\$9,175	\$153	\$5,328	\$295
1.72	87.8441%	12.1559%	\$14.57	\$26.51	\$9,168	\$146	\$5,324	\$291
1.73	87.7734%	12.2266%	\$14.56	\$26.67	\$9,162	\$140	\$5,320	\$287
1.74	87.7027%	12.2973%	\$14.55	\$26.82	\$9,156	\$134	\$5,317	\$284
1.75	87.6320%	12.3680%	\$14.53	\$26.97	\$9,143	\$121	\$5,309	\$276

 = Policy from prior two fiscal years

Option #2:

ESTABLISHING A SPLIT TAX RATE-EFFECT ON TAX RATES

C.I.P. SHIFT	Res. %	CIP %	Res. TAX RATE	C.I.P. TAX RATE	Est. Average FY 19 Comm. Tax Bill	Incr./((Decr.) vs. FY18
1.00	92.9236%	7.0674%	\$15.41	\$15.41	\$22,338	(\$15,146)
 1.70	87.9854%	12.0146%	\$14.59	\$26.20	\$37,979	\$495
1.71	87.9147%	12.0853%	\$14.58	\$26.36	\$38,210	\$726
1.72	87.8441%	12.1559%	\$14.57	\$26.51	\$38,428	\$944
1.73	87.7734%	12.2266%	\$14.56	\$26.67	\$38,660	\$1,176
1.74	87.7027%	12.2973%	\$14.55	\$26.82	\$38,877	\$2,157
1.75	87.6320%	12.3680%	\$14.53	\$26.97	\$39,095	\$2,413

 = Policy from prior two fiscal years

FY2020 Tax Rate Recap:



I. TAX RATE SUMMARY

Ia. Total amount to be raised (from IIe)	69,729,661.47
Ib. Total estimated receipts and other revenue sources (from IIIe)	19,916,156.47
Ic. Tax Levy (Ia minus Ib)	49,813,505.00
Id. Distribution of Tax Rates and levies	

Represents
170% C.I.P.
Shift

CLASS	(b) Levy percentage (from LA5)	(c) Ic above times each percent in col (b)	(d) Valuation by class (from LA-5)	(e) Tax Rates (c) / (d) x 1000	(f) Levy by class (d) x (e) / 1000
Residential	87.9854	43,828,611.63	3,003,363,431.00	14.59	43,819,072.46
Net of Exempt Open Space	0.0000	0.00	0.00	0.00	0.00
Commercial	8.6595	4,313,600.47	164,620,403.00	26.20	4,313,054.56
Net of Exempt Industrial	0.8989	447,773.60	17,089,100.00	26.20	447,734.42
SUBTOTAL	97.5438		3,185,072,934.00		48,579,861.44
Personal	2.4562	1,223,519.31	46,692,900.00	26.20	1,223,353.98
TOTAL	100.0000		3,231,765,834.00		49,803,215.42

FY2020 Comparison Analysis:

CIP SHIFT: 170%	FY2020 ANALYSIS				FY2019 vs. FY2020 COMPARISON ANALYSIS			
Description	FY 2020 Assessed Value	FY 2020 Average Assessed Value	FY2020 Average Tax Bill	FY2019 Class Percentage	Assessed Value Diff	Assessed Value % Diff	Average Tax Bill Diff	Average Tax Bill % Diff
Single Family	\$2,178,519,500	\$629,266	\$9,181	67.41%	125,520,300	6.1%	\$159	1.8%
Condominiums	\$409,628,300	\$365,413	\$5,331	12.68%	40,077,700	10.8%	\$298	5.9%
Miscellaneous Residential	\$11,781,200	\$981,767	\$14,324	0.36%	2,040,100	20.9%	\$1,985	16.1%
Two - Family	\$222,752,300	\$525,359	\$7,665	6.89%	16,490,800	8.0%	\$305	4.2%
Three - Family	\$34,422,300	\$637,450	\$9,300	1.07%	2,974,600	9.5%	\$281	3.1%
Apartment	\$116,796,100	\$5,839,805	\$85,203	3.61%	13,287,500	12.8%	-\$2,205	-2.5%
Vacant / Accessory Land	\$16,948,400	\$82,675	\$1,206	0.52%	-731,000	-4.1%	-\$80	-6.2%
Multi-use - Residential	\$12,515,331	\$320,906	\$4,682	0.39%	816,263	7.0%	\$122	2.7%
TOTAL RESIDENTIAL	\$3,003,363,431	\$562,744	\$8,210	92.9326%	200,476,263	7.2%	\$220	2.8%
			\$14.59					
Commercial	\$151,060,200	\$1,678,447	\$43,975	4.67%	8,467,200	5.9%	-\$4	0.0%
Multi-use - Commercial	\$11,136,639	\$285,555	\$7,482	0.34%	693,137	6.6%	\$131	1.8%
Recreational	\$2,423,564	\$484,713	\$12,699	0.07%	0	0.0%	-\$606	-4.6%
Industrial	\$17,089,100	\$657,273	\$17,221	0.53%	2,643,300	18.3%	\$1,969	12.9%
Individuals / Partnerships / Associations / Trusts / LLC	\$2,559,910	\$12,864	\$337	0.08%	-15,560	-0.6%	-\$16	-4.6%
Corporations	\$5,359,870	\$39,123	\$1,025	0.17%	-343,020	-6.0%	-\$128	-11.1%
Manufacturing	\$33,120	\$16,560	\$434	0.00%	0	0.0%	-\$18	-4.0%
Public Utilities	\$22,784,760	\$11,392,380	\$298,480	0.71%	3,473,770	18.0%	\$34,982	13.3%
Centrally Valued Telephone	\$3,429,500	\$1,714,750	\$44,926	0.11%	3,600	0.1%	-\$1,820	-3.9%
Centrally Valued Pipelines	\$11,390,200	\$11,390,200	\$298,423	0.35%	118,900	1.1%	-\$9,171	-3.0%
Wireless Telephone	\$1,135,540	\$283,885	\$7,438	0.04%	240,990	26.9%	\$1,335	21.9%
TOTAL COMMERCIAL	\$164,620,403	\$1,732,846	\$45,401	5.09%	9,160,337	5.9%	\$2,296	5.3%
			\$26.20					
TOTAL INDUSTRIAL	\$17,089,100	\$657,273	\$17,221	0.53%	2,643,300	18.3%	\$1,969	12.9%
			\$26.20					
TOTAL PERSONAL PROPERTY	\$46,692,900	\$134,562	\$3,526	1.44%	3,478,680	8.0%	\$107	3.1%
			\$26.20					
TOTAL C.I.P.	\$228,402,403	\$39,346		7.0674%	15,282,317	7.2%		

FY2020 Tax Rate Recap:



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Ib. Total estimated receipts and other revenue sources (from IIIe)	19,916,156.47
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Id. Distribution of Tax Rates and levies	

Represents
175% C.I.P.
Shift

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Residential	87.6320	43,652,570.70	3,003,363,431.00	14.53	43,638,870.65
Net of Exempt Open Space	0.0000	0.00	0.00	0.00	0.00
Commercial	8.9142	4,440,475.46	164,620,403.00	26.97	4,439,812.27
Net of Exempt Industrial	0.9254	460,974.18	17,089,100.00	26.97	460,893.03
SUBTOTAL	97.4716		3,185,072,934.00		48,539,575.95
Personal	2.5284	1,259,484.66	46,692,900.00	26.97	1,259,307.51
TOTAL	100.0000		3,231,765,834.00		49,798,883.46

FY2020 Comparison Analysis:

CIP SHIFT: 175%	FY2020 ANALYSIS				FY2019 vs. FY2020 COMPARISON ANALYSIS			
Description	FY 2020 Assessed Value	FY 2020 Average Assessed Value	FY2020 Average Tax Bill	FY2019 Class Percentage	Assessed Value Diff	Assessed Value % Diff	Average Tax Bill Diff	Average Tax Bill % Diff
Single Family	\$2,178,519,500	\$629,266	\$9,143	67.41%	125,520,300	6.1%	\$122	1.3%
Condominiums	\$409,628,300	\$365,413	\$5,309	12.68%	40,077,700	10.8%	\$276	5.5%
Miscellaneous Residential	\$11,781,200	\$981,767	\$14,265	0.36%	2,040,100	20.9%	\$1,926	15.6%
Two - Family	\$222,752,300	\$525,359	\$7,633	6.89%	16,490,800	8.0%	\$274	3.7%
Three - Family	\$34,422,300	\$637,450	\$9,262	1.07%	2,974,600	9.5%	\$243	2.7%
Apartment	\$116,796,100	\$5,839,805	\$84,852	3.61%	13,287,500	12.8%	-\$2,555	-2.9%
Vacant / Accessory Land	\$16,948,400	\$82,675	\$1,201	0.52%	-731,000	-4.1%	-\$85	-6.6%
Multi-use - Residential	\$12,515,331	\$320,906	\$4,663	0.39%	816,263	7.0%	\$103	2.3%
TOTAL RESIDENTIAL	\$3,003,363,431	\$562,744	\$8,177	92.9326%	200,476,263	7.2%	\$186	2.3%
			\$14.53					
Commercial	\$151,060,200	\$1,678,447	\$45,268	4.67%	8,467,200	5.9%	\$1,288	2.9%
Multi-use - Commercial	\$11,136,639	\$285,555	\$7,701	0.34%	693,137	6.6%	\$351	4.8%
Recreational	\$2,423,564	\$484,713	\$13,073	0.07%	0	0.0%	-\$233	-1.7%
Industrial	\$17,089,100	\$657,273	\$17,727	0.53%	2,643,300	18.3%	\$2,475	16.2%
Individuals / Partnerships / Associations / Trusts / LLC	\$2,559,910	\$12,864	\$347	0.08%	-15,560	-0.6%	-\$6	-1.8%
Corporations	\$5,359,870	\$39,123	\$1,055	0.17%	-343,020	-6.0%	-\$98	-8.5%
Manufacturing	\$33,120	\$16,560	\$447	0.00%	0	0.0%	-\$5	-1.2%
Public Utilities	\$22,784,760	\$11,392,380	\$307,252	0.71%	3,473,770	18.0%	\$43,754	16.6%
Centrally Valued Telephone	\$3,429,500	\$1,714,750	\$46,247	0.11%	3,600	0.1%	-\$500	-1.1%
Centrally Valued Pipelines	\$11,390,200	\$11,390,200	\$307,194	0.35%	118,900	1.1%	-\$400	-0.1%
Wireless Telephone	\$1,135,540	\$283,885	\$7,656	0.04%	240,990	26.9%	\$1,553	25.5%
TOTAL COMMERCIAL	\$164,620,403	\$1,732,846	\$46,735	5.09%	9,160,337	5.9%	\$3,630	8.4%
			\$26.97					
TOTAL INDUSTRIAL	\$17,089,100	\$657,273	\$17,727	0.53%	2,643,300	18.3%	\$2,475	16.2%
			\$26.97					
TOTAL PERSONAL PROPERTY	\$46,692,900	\$134,562	\$3,629	1.44%	3,478,680	8.0%	\$211	6.2%
			\$26.97					
TOTAL C.I.P.	\$228,402,403	\$39,346		7.0674%	15,282,317	7.2%		

Alternative Option #1: CALCULATION OF A SINGLE TAX RATE


Class	Full and Fair Cash Valuation	Percentage Share
1. Residential	\$3,003,363,431	92.9326%
2. Open Space	0	0.00%
3. Commercial	\$164,620,403	5.0938%
4. Industrial	\$17,089,100	0.5288%
5. Personal Prop.	\$46,692,900	1.4448%
TOTALS	\$3,231,765,834	100.00%

Includes \$1 million offset from Free Cash

C.I.P. Total Percentage Share = 7.0674%

$(\text{Tax Levy} / \text{Total Value}) * 1,000 = \text{Single Tax Rate per } \1000 in Value
 $(\$48,813,505 / \$3,231,765,834) * 1000 =$
\$15.10 per \$1000 in Assessed Value

Alternative Option #2: ESTABLISH A SPLIT TAX RATE



Includes
\$1 million
offset from
Free Cash

Selection of a C.I.P. factor of more than 1.00 will shift some of the tax burden from the Residential taxpayers to the C.I.P. property taxpayers.

The shift works by taking the percentage share of the C.I.P. properties and increasing it by any percentage between 100% - 175%, decreasing the Residential percentage share proportionally, and assess taxes to the respective classes of real estate and personal property based on the percentage share, as adjusted.

Option #2:

ESTABLISHING A SPLIT TAX RATE-EFFECT ON TAX RATES
with \$1 million in Free Cash off-setting the tax levy

C.I.P. SHIFT	Res. %	CIP %	Res. TAX RATE	C.I.P. TAX RATE	Est. Average S.F. FY 20 Tax Bill	Incr./ (Decr.) vs. FY19	Average Condo Tax Bill	Incr./ (Decr.) vs. FY19
1.00	92.9236%	7.0674%	\$15.10	\$15.10	\$9,502	\$480	\$5,518	\$484
➔ 1.70	87.9854%	12.0146%	\$14.30	\$25.68	\$8,999	(\$23)	\$5,225	\$192
1.71	87.9147%	12.0853%	\$14.29	\$25.83	\$8,992	(\$29)	\$5,222	\$188
1.72	87.8441%	12.1559%	\$14.28	\$25.98	\$8,986	(\$36)	\$5,218	\$185
1.73	87.7734%	12.2266%	\$14.27	\$26.13	\$8,980	(\$42)	\$5,214	\$181
1.74	87.7027%	12.2973%	\$14.25	\$26.28	\$8,967	(\$55)	\$5,207	\$174
1.75	87.6320%	12.3680%	\$14.24	\$26.43	\$8,961	(\$61)	\$5,203	\$170

➔ = Policy from prior two fiscal years

Option #2:

ESTABLISHING A SPLIT TAX RATE-EFFECT ON TAX RATES

With \$1 million in Free Cash offsetting the tax levy

C.I.P. SHIFT	Res. %	CIP %	Res. TAX RATE	C.I.P. TAX RATE	Est. Average FY 19 Comm. Tax Bill	Incr./((Decr.) vs. FY18
1.00	92.9236%	7.0674%	\$15.10	\$15.10	\$25,345	(\$18,635)
➔ 1.70	87.9854%	12.0146%	\$14.30	\$25.68	\$43,103	(\$877)
1.71	87.9147%	12.0853%	\$14.29	\$25.83	\$43,354	(\$625)
1.72	87.8441%	12.1559%	\$14.28	\$25.98	\$43,606	(\$373)
1.73	87.7734%	12.2266%	\$14.27	\$26.13	\$43,858	(\$122)
1.74	87.7027%	12.2973%	\$14.25	\$26.28	\$44,110	\$130
1.75	87.6320%	12.3680%	\$14.24	\$26.43	\$44,361	\$382

➔ = Policy from prior two fiscal years

FY2020 Tax Rate Recap:

includes \$1 million from Free Cash



I. TAX RATE SUMMARY

Ia. Total amount to be raised (from IIe)	69,729,661.47
Ib. Total estimated receipts and other revenue sources (from IIIe)	20,916,156.47
Ic. Tax Levy (Ia minus Ib)	48,813,505.00
Id. Distribution of Tax Rates and levies	



CLASS	(b) Levy percentage (from LA5)	(c) Ic above times each percent in col (b)	(d) Valuation by class (from LA-5)	(e) Tax Rates (c) / (d) x 1000	(f) Levy by class (d) x (e) / 1000
Residential	87.9854	42,948,757.63	3,003,363,431.00	14.30	42,948,097.06
Net of Exempt					
Open Space	0.0000	0.00	0.00	0.00	0.00
Commercial	8.6595	4,227,005.47	164,620,403.00	25.68	4,227,451.95
Net of Exempt					
Industrial	0.8989	438,784.60	17,089,100.00	25.68	438,848.09
SUBTOTAL	97.5438		3,185,072,934.00		47,614,397.10
Personal	2.4562	1,198,957.31	46,692,900.00	25.68	1,199,073.67
TOTAL	100.0000		3,231,765,834.00		48,813,470.77

FY2020 Comparison Analysis:

CIP SHIFT: 170% (with \$1 million in Free Cash)	FY2020 ANALYSIS				FY2019 vs. FY2020 COMPARISON ANALYSIS			
Description	FY 2020 Assessed Value	FY 2020 Average Assessed Value	FY2020 Average Tax Bill	FY2019 Class Percentage	Assessed Value Diff	Assessed Value % Diff	Average Tax Bill Diff	Average Tax Bill % Diff
Single Family	2,178,519,500	\$629,266	\$8,999	67.41%	125,520,300	6.1%	-\$23	-0.3%
Condominiums	409,628,300	\$365,413	\$5,225	12.68%	40,077,700	10.8%	\$192	3.8%
Miscellaneous Residential	11,781,200	\$981,767	\$14,039	0.36%	2,040,100	20.9%	\$1,701	13.8%
Two - Family	222,752,300	\$525,359	\$7,513	6.89%	16,490,800	8.0%	\$153	2.1%
Three - Family	34,422,300	\$637,450	\$9,116	1.07%	2,974,600	9.5%	\$97	1.1%
Apartment	116,796,100	\$5,839,805	\$83,509	3.61%	13,287,500	12.8%	-\$3,898	-4.5%
Vacant / Accessory Land	16,948,400	\$82,675	\$1,182	0.52%	-731,000	-4.1%	-\$104	-8.1%
Multi-use - Residential	12,515,331	\$320,906	\$4,589	0.39%	816,263	7.0%	\$29	0.6%
TOTAL RESIDENTIAL	3,003,363,431	\$562,744	\$8,047	92.9326%	200,476,263	7.2%	\$57	0.7%
Tax Rate/\$1,000:			\$14.30					
Commercial	151,060,200	\$1,678,447	\$43,103	4.67%	8,467,200	5.9%	-\$877	-2.0%
Multi-use - Commercial	11,136,639	\$285,555	\$7,333	0.34%	693,137	6.6%	-\$18	-0.2%
Recreational	2,423,564	\$484,713	\$12,447	0.07%	0		-\$858	-6.4%
Industrial	17,089,100	\$657,273	\$16,879	0.53%	2,643,300	18.3%	\$1,627	10.7%
Individuals / Partnerships / Associations / Trusts / LLC	2,559,910	\$12,864	\$330	0.08%	-15,560	-0.6%	-\$23	-6.5%
Corporations	5,359,870	\$39,123	\$1,005	0.17%	-343,020	-6.0%	-\$148	-12.9%
Manufacturing	33,120	\$16,560	\$425	0.00%	0		-\$27	-5.9%
Public Utilities	22,784,760	\$11,392,380	\$292,556	0.71%	3,473,770	18.0%	\$29,058	11.0%
Centrally Valued Telephone	3,429,500	\$1,714,750	\$44,035	0.11%	3,600	0.1%	-\$2,712	-5.8%
Centrally Valued Pipelines	11,390,200	\$11,390,200	\$292,500	0.35%	118,900	1.1%	-\$15,093	-4.9%
Wireless Telephone	1,135,540	\$283,885	\$7,290	0.04%	240,990	26.9%	\$1,187	19.5%
TOTAL COMMERCIAL	164,620,403	\$1,732,846	\$44,499	5.09%	9,160,337	5.9%	\$1,395	3.2%
Tax Rate/\$1,000:			\$25.68					
TOTAL INDUSTRIAL	17,089,100	\$657,273	\$16,879	0.53%	2,643,300	18.3%	\$1,627	10.7%
Tax Rate/\$1,000:			\$25.68					
TOTAL PERSONAL PROPERTY	46,692,900	\$134,562	\$3,456	1.44%	3,478,680	8.0%	\$37	1.1%
Tax Rate/\$1,000:			\$25.68					
TOTAL C.I.P.	228,402,403	\$556,721		7.0674%	15,282,317	7.2%		

FY2020 Tax Rate Recap:

includes \$1 million from Free Cash



I. TAX RATE SUMMARY

Ia. Total amount to be raised (from IIe)	69,729,661.47
Ib. Total estimated receipts and other revenue sources (from IIIe)	20,916,156.47
Ic. Tax Levy (Ia minus Ib)	48,813,505.00
Id. Distribution of Tax Rates and levies	

Represents
175% C.I.P.
Shift

CLASS	(b) Levy percentage (from LA5)	(c) Ic above times each percent in col (b)	(d) Valuation by class (from LA-5)	(e) Tax Rates (c) / (d) x 1000	(f) Levy by class (d) x (e) / 1000
Residential	87.6320	42,776,250.70	3,003,363,431.00	14.24	42,767,895.26
Net of Exempt Open Space	0.0000	0.00	0.00	0.00	0.00
Commercial	8.9142	4,351,333.46	164,620,403.00	26.43	4,350,917.25
Net of Exempt Industrial	0.9254	451,720.18	17,089,100.00	26.43	451,664.91
SUBTOTAL	97.4716		3,185,072,934.00		47,570,477.42
Personal	2.5284	1,234,200.66	46,692,900.00	26.43	1,234,093.35
TOTAL	100.0000		3,231,765,834.00		48,804,570.77

FY2020 Comparison Analysis:

CIP SHIFT: 175% (with \$1 million in Free Cash)	FY2020 ANALYSIS				FY2019 vs. FY2020 COMPARISON ANALYSIS			
Description	FY 2020 Assessed Value	FY 2020 Average Assessed Value	FY2020 Average Tax Bill	FY2019 Class Percentage	Assessed Value Diff	Assessed Value % Diff	Average Tax Bill Diff	Average Tax Bill % Diff
Single Family	2,178,519,500	\$629,266	\$8,961	67.41%	125,520,300	6.1%	-\$61	-0.7%
Condominiums	409,628,300	\$365,413	\$5,203	12.68%	40,077,700	10.8%	\$170	3.4%
Miscellaneous Residential	11,781,200	\$981,767	\$13,980	0.36%	2,040,100	20.9%	\$1,642	13.3%
Two - Family	222,752,300	\$525,359	\$7,481	6.89%	16,490,800	8.0%	\$122	1.7%
Three - Family	34,422,300	\$637,450	\$9,077	1.07%	2,974,600	9.5%	\$58	0.6%
Apartment	116,796,100	\$5,839,805	\$83,159	3.61%	13,287,500	12.8%	-\$4,248	-4.9%
Vacant / Accessory Land	16,948,400	\$82,675	\$1,177	0.52%	-731,000	-4.1%	-\$108	-8.4%
Multi-use - Residential	12,515,331	\$320,906	\$4,570	0.39%	816,263	7.0%	\$10	0.2%
TOTAL RESIDENTIAL	3,003,363,431	\$562,744	\$8,013	92.9326%	200,476,263	7.2%	\$23	0.3%
	Tax Rate/\$1000:		\$14.24					
Commercial	151,060,200	\$1,678,447	\$44,361	4.67%	8,467,200	5.9%	\$382	0.9%
Multi-use - Commercial	11,136,639	\$285,555	\$7,547	0.34%	693,137	6.6%	\$197	2.7%
Recreational	2,423,564	\$484,713	\$12,811	0.07%	0	0%	-\$494	-3.7%
Industrial	17,089,100	\$657,273	\$17,372	0.53%	2,643,300	18.3%	\$2,120	13.9%
Individuals / Partnerships / Associations / Trusts / LLC	2,559,910	\$12,864	\$340	0.08%	-15,560	-0.6%	-\$13	-3.7%
Corporations	5,359,870	\$39,123	\$1,034	0.17%	-343,020	-6.0%	-\$119	-10.3%
Manufacturing	33,120	\$16,560	\$438	0.00%	0		-\$14	-3.2%
Public Utilities	22,784,760	\$11,392,380	\$301,101	0.71%	3,473,770	18.0%	\$37,602	14.3%
Centrally Valued Telephone	3,429,500	\$1,714,750	\$45,321	0.11%	3,600	0.1%	-\$1,426	-3.0%
Centrally Valued Pipelines	11,390,200	\$11,390,200	\$301,043	0.35%	118,900	1.1%	-\$6,551	-2.1%
Wireless Telephone	1,135,540	\$283,885	\$7,503	0.04%	240,990	26.9%	\$1,400	22.9%
TOTAL COMMERCIAL	164,620,403	\$1,732,846	\$45,799	5.09%	9,160,337	5.9%	\$2,694	6.3%
	Tax Rate/\$1000:		\$26.43					
TOTAL INDUSTRIAL	17,089,100	\$657,273	\$17,372	0.53%	2,643,300	18.3%	\$2,120	13.9%
	Tax Rate/\$1000:		\$26.43					
TOTAL PERSONAL PROPERTY	46,692,900	\$134,562	\$3,556	1.44%	3,478,680	8.0%	\$138	4.0%
	Tax Rate/\$1000:		\$26.43					
TOTAL C.I.P.	228,402,403	\$556,721		7.0674%	215,758,580	7.2%		

NEXT STEPS

Final Classification hearing and vote (11/20):

- MOTION #1: I move that the board select a Residential Factor of 0.946766 (a CIP Shift of 170%) for the Fiscal Year 2020 Tax Levy; and in order to effect this policy, the Board hereby authorizes Sean Fitzgerald, Town Administrator, to electronically sign on behalf of the Select Board on the Massachusetts Department of Revenue's Gateway System. (or choose to adopt a Residential Factor of 0.942964 (a CIP Shift of 175%))
- MOTION #2: I move that the board choose to not adopt a Residential Exemption for Fiscal Year 2020.
- MOTION #3: I move that the board adopt a Small Commercial Exemption of 10% of the value of qualifying parcels for FY2020. (or choose to not adopt a Small Commercial Exemption)

Mass. DOR Review of Tax Rate Recap and Final Certification of Tax Rates (mid. Dec.)

Mail FY2020 3rd Quarter Actual Tax Bills (Dec 31st)

Abatement applications period (Dec 31st – Feb 1st)

Abatement applications due February 1, 2020.