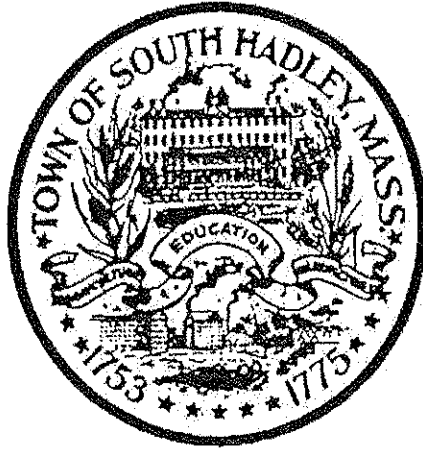


11/24/2008



Fiscal 2009 Tax Classification

**PUBLIC HEARING ON
CLASSIFICATION OF PROPERTY
TUESDAY, DECEMBER 16, 2008 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**

Packet Contents:

1. Overview of Classification
 - Overview
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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: \$ 12.56

Open Space Class Tax Rate: \$ 9.42

Residential Exemption

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

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

$$\begin{array}{rcl}
 \underline{\$ 1,432,874,625} & / & 6,752 = \underline{\$ 212,215} \\
 \text{Class 1 Value} & \text{Parcels} & \text{Avg. Cl. 1 Value} \\
 \\
 \underline{\$ 212,215} & \times 20\% = & \underline{\$ 42,443} \\
 \text{Avg. Cl. 1 Value} & & \text{Max Residential Exemption}
 \end{array}$$

The approximate number of owner-occupied primary residences is $6,752 \times \$ 42,443 = \$ 286,575,136$. The granting of the Residential Exemption does not change the burden of the levy on the Residential Class. Therefore, the tax rate within the Residential Class will be increased accordingly. The effect is to increase the taxes on vacant land and accessory land to the primary residences, as well as non-owner occupied homes. The effect to the tax rate would be as follows:

<u>Property Class</u>	<u>Exemption</u>	<u>Value</u>	<u>Tax Rate</u>
Class 1 Residential -	286,575,136	1,146,299,489	15.70
Class 2 Open Space -	None		12.56
Class 3 Commercial -	None		
Class 4 Industrial -	None		
Class 5 Personal -	None		

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

An **owner occupied** primary residence valued at \$100,000 would go from \$ 1,256 to \$ 903.64 which would be a decrease of (\$ 352.36).

A **non owner occupied** residence valued at \$100,000 would go from \$ 1,256 to \$ 1,570 which would be an increase of \$ 314.

A **vacant parcel** of land valued at \$50,000 would go from \$ 628.00 to \$ 785.00. which would be an increase of \$ 157.00.

An **accessory parcel** of land valued at \$20,000 would go from \$ 251.20 to \$ 314. which would be an increase of \$ 62.80.

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)
- \$1,000,000 value minimum
- 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 2009

<u>PROPOSED Tax Rates:</u>	<u>Rate</u>	<u>% inc. or decr.</u>
Town	\$12.56	2.45 %
FD #1	\$ 1.62	4.52 %
FD #2	\$ 2.33	15.92 %
<i>ESTIMATED New Growth</i>	\$ 332,903	
<i>Maximum Allowable Levy Limit</i>	\$ 19,889,773.00	
<i>Tax Levy</i>	\$ 19,887,706.90	
<i>Excess Levy Capacity</i>	\$ 2,066.10	
<i>MRF = 94.7555%</i>	<i>Rate \$ 12.56</i>	<i>R&O 90.5069% CIP 9.4931%</i>

<u>%</u>	<u>R&O</u>	<u>CIP</u>	<u>Res Factor</u>
100-----	12.56	12.26	100.000%
110-----	12.43	13.82	98.9511%
120-----	12.22	15.07	97.3056%
130-----	12.16	16.33	96.8534%
140-----	12.03	17.58	95.8045%
150-----	11.90	18.84	94.7555%

Example: \$100,000 property value

<u>%</u>	<u>Res tax (decr)</u>	<u>Comm (+ incr)</u>
100-----	1,256 (-0-)	1,256 (-0-)
110-----	1,243 (-13)	1,382 +126
120-----	1,222 (-34)	1,507 +251
130-----	1,216 (-40)	1,633 +377
140-----	1,203 (-53)	1,758 +502
150-----	1,190 (-66)	1,884 +628

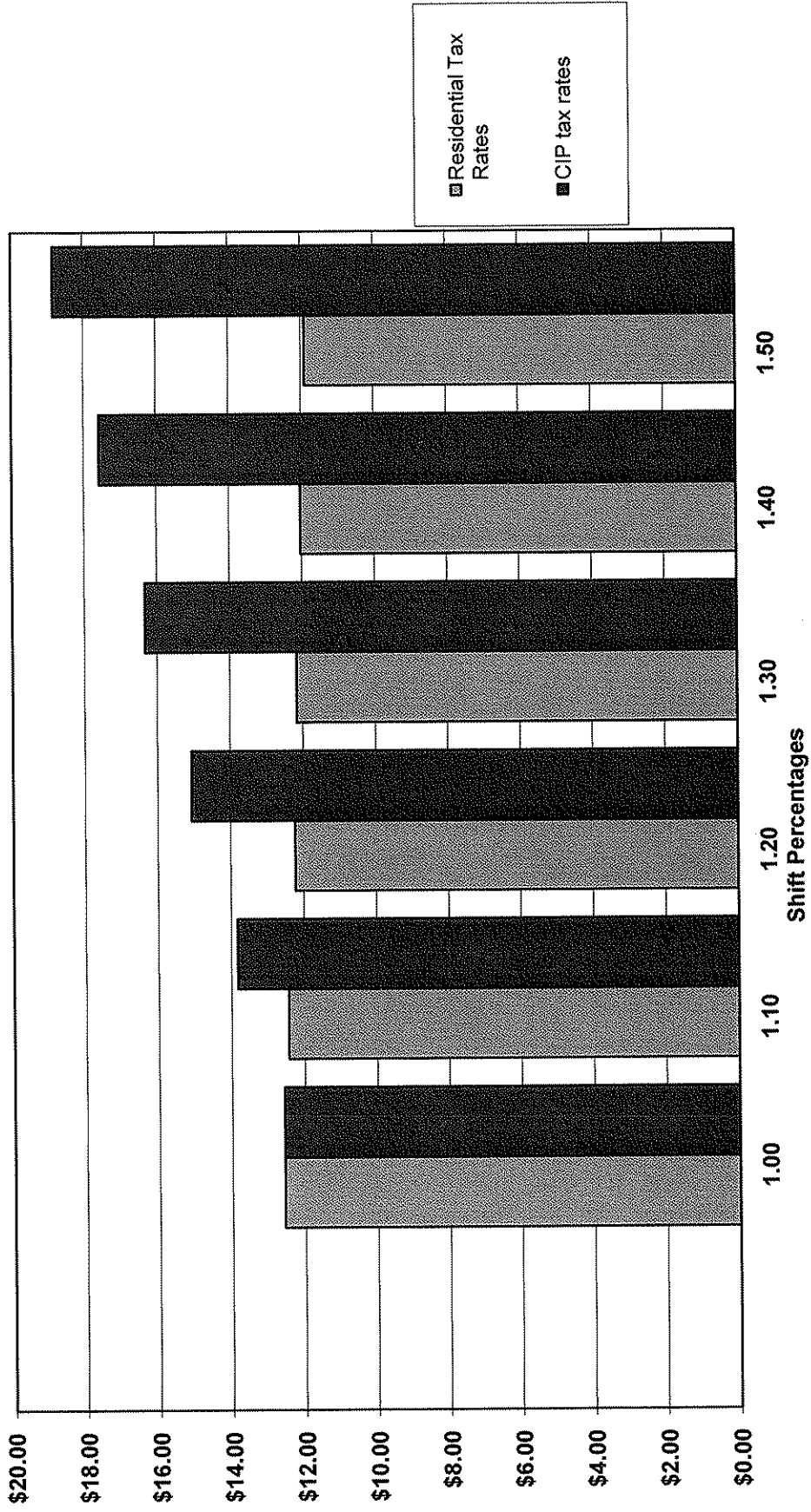
Maximum decrease on a residential \$100,000 property \$ -66

Maximum increase on a commercial/industrial \$100,000 property \$ +628

(The average value of a commercial/industrial property is \$421,000)

Tax Rate Alternatives -- Town of South Hadley

Tax Rates per 1,000



Town

What If... Scenario Worksheet

CLASS	VALUE	%
Res	1,432,874,625	90.4926%
O S	227,100	0.0143%
Com	77,770,275	4.9116%
Ind	41,524,100	2.6224%
PP	31,020,054	1.9591%
Total	1,583,416,154	100.0000%

R & O % **90.5070%**
 C I P % **9.4930%**

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CLASSIFICATION OPTIONS

Residential Exempt	
Small Commercial Exemption	

LEVY

Estimated Levy	\$19,887,707
Single Tax Rate	12.56

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	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	99.8951	0.0143	4.9607	2.6487	1.9786	100.0000	17,978,029	2,849	986,563	526,758	393,508	19,887,707	12.55	12.55	12.69	12.69	12.69
1.02	99.7902	0.0143	5.0098	2.6749	1.9982	100.0000	17,959,152	2,846	996,331	531,974	397,404	19,887,707	12.53	12.53	12.81	12.81	12.81
1.03	99.6853	0.0143	5.0589	2.7011	2.0178	100.0000	17,940,276	2,843	1,006,098	537,189	401,300	19,887,707	12.52	12.52	12.94	12.94	12.94
1.04	99.5805	0.0143	5.1080	2.7273	2.0374	100.0000	17,921,399	2,840	1,015,866	542,404	405,196	19,887,707	12.51	12.51	13.06	13.06	13.06
1.05	99.4756	0.0143	5.1571	2.7536	2.0570	100.0000	17,902,523	2,837	1,025,634	547,620	409,092	19,887,707	12.49	12.49	13.19	13.19	13.19
1.06	99.3707	0.0143	5.2062	2.7798	2.0766	100.0000	17,883,646	2,834	1,035,402	552,835	412,989	19,887,707	12.48	12.48	13.31	13.31	13.31
1.07	99.2658	0.0142	5.2554	2.8060	2.0962	100.0000	17,864,770	2,831	1,045,170	558,051	416,885	19,887,707	12.47	12.47	13.44	13.44	13.44
1.08	99.1609	0.0142	5.3045	2.8322	2.1158	100.0000	17,845,893	2,828	1,054,938	563,266	420,781	19,887,707	12.45	12.45	13.56	13.56	13.56
1.09	99.0560	0.0142	5.3536	2.8585	2.1354	100.0000	17,827,017	2,825	1,064,706	568,482	424,677	19,887,707	12.44	12.44	13.69	13.69	13.69
1.10	98.9511	0.0142	5.4027	2.8847	2.1550	100.0000	17,808,140	2,822	1,074,474	573,697	428,573	19,887,707	12.43	12.43	13.82	13.82	13.82
1.11	98.8462	0.0142	5.4518	2.9109	2.1746	100.0000	17,789,264	2,819	1,084,242	578,912	432,469	19,887,707	12.42	12.42	13.94	13.94	13.94
1.12	98.7414	0.0142	5.5009	2.9371	2.1941	100.0000	17,770,387	2,816	1,094,010	584,128	436,365	19,887,707	12.40	12.40	14.07	14.07	14.07
1.13	98.6365	0.0141	5.5501	2.9634	2.2137	100.0000	17,751,511	2,813	1,103,778	589,343	440,261	19,887,707	12.39	12.39	14.19	14.19	14.19
1.14	98.5316	0.0141	5.5992	2.9896	2.2333	100.0000	17,732,634	2,810	1,113,546	594,559	444,158	19,887,707	12.38	12.38	14.32	14.32	14.32
1.15	98.4267	0.0141	5.6483	3.0158	2.2529	100.0000	17,713,758	2,807	1,123,314	599,774	448,054	19,887,707	12.36	12.36	14.44	14.44	14.44
1.16	98.3218	0.0141	5.6974	3.0420	2.2725	100.0000	17,694,881	2,805	1,133,082	604,990	451,950	19,887,707	12.35	12.35	14.57	14.57	14.57
1.17	98.2169	0.0141	5.7465	3.0683	2.2921	100.0000	17,676,005	2,802	1,142,850	610,205	455,846	19,887,707	12.34	12.34	14.70	14.70	14.70
1.18	98.1120	0.0141	5.7956	3.0945	2.3117	100.0000	17,657,128	2,799	1,152,618	615,420	459,742	19,887,707	12.32	12.32	14.82	14.82	14.82
1.19	98.0071	0.0141	5.8447	3.1207	2.3313	100.0000	17,638,252	2,796	1,162,386	620,636	463,638	19,887,707	12.31	12.31	14.95	14.95	14.95
1.20	97.9023	0.0140	5.8939	3.1469	2.3509	100.0000	17,619,375	2,793	1,172,154	625,851	467,534	19,887,707	12.30	12.30	15.07	15.07	15.07
1.21	97.7974	0.0140	5.9430	3.1731	2.3705	100.0000	17,600,499	2,790	1,181,922	631,067	471,430	19,887,707	12.28	12.28	15.20	15.20	15.20
1.22	97.6925	0.0140	5.9921	3.1994	2.3901	100.0000	17,581,622	2,787	1,191,690	636,282	475,326	19,887,707	12.27	12.27	15.32	15.32	15.32
1.23	97.5876	0.0140	6.0412	3.2256	2.4096	100.0000	17,562,746	2,784	1,201,457	641,498	479,223	19,887,707	12.26	12.26	15.45	15.45	15.45
1.24	97.4827	0.0140	6.0903	3.2518	2.4292	100.0000	17,543,869	2,781	1,211,225	646,713	483,119	19,887,707	12.24	12.24	15.57	15.57	15.57
1.25	97.3778	0.0140	6.1394	3.2780	2.4488	100.0000	17,524,993	2,778	1,220,993	651,928	487,015	19,887,707	12.23	12.23	15.70	15.70	15.70

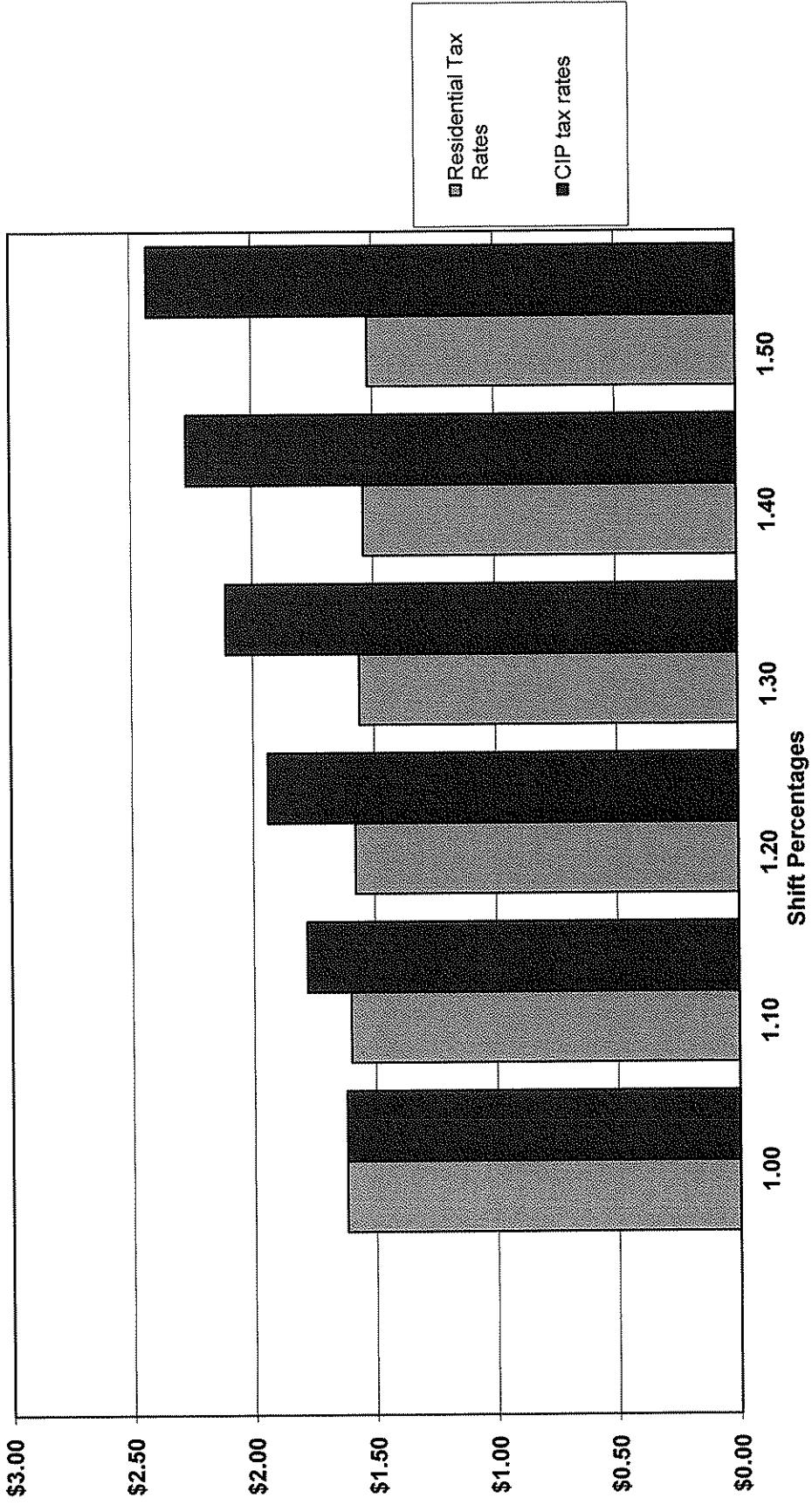
Town

What if...Scenario Worksheet

Vr Shift	Vr Factor	Share Percentages					Levy Amounts					Estimated Tax Rates				
		Res	O.S	Com	Ind	PP	Res	O.S	Com	Ind	PP	Res	O.S	Com	Ind	PP
1.26	97.2729	88.0248	0.0140	6.1886	3.3043	2.4684	17,506,116	2,775	1,230,761	857,144	490,911	12.22	12.22	15.83	15.83	15.83
1.27	97.1680	87.9299	0.0139	6.2377	3.3305	2.4880	17,487,240	2,772	1,240,529	662,359	494,807	12.20	12.20	15.95	15.95	15.95
1.28	97.0632	87.8350	0.0139	6.2868	3.3567	2.5076	17,468,363	2,769	1,250,297	667,575	498,703	12.19	12.19	16.08	16.08	16.08
1.29	96.9583	87.7401	0.0139	6.3359	3.3829	2.5272	17,449,487	2,766	1,260,065	672,790	502,599	12.18	12.18	16.20	16.20	16.20
1.30	96.8534	87.6451	0.0139	6.3850	3.4092	2.5468	17,430,610	2,763	1,269,833	678,006	506,495	12.16	12.16	16.33	16.33	16.33
1.31	96.7485	87.5502	0.0139	6.4341	3.4354	2.5664	17,411,734	2,760	1,279,601	683,221	510,392	12.15	12.15	16.45	16.45	16.45
1.32	96.6436	87.4553	0.0139	6.4832	3.4616	2.5860	17,392,857	2,757	1,289,369	688,436	514,288	12.14	12.14	16.58	16.58	16.58
1.33	96.5387	87.3604	0.0138	6.5324	3.4878	2.6055	17,373,981	2,754	1,299,137	693,652	518,184	12.13	12.13	16.70	16.70	16.70
1.34	96.4338	87.2655	0.0138	6.5815	3.5141	2.6251	17,355,104	2,751	1,308,905	698,867	522,080	12.11	12.11	16.83	16.83	16.83
1.35	96.3289	87.1706	0.0138	6.6306	3.5403	2.6447	17,336,228	2,748	1,318,673	704,083	525,976	12.10	12.10	16.96	16.96	16.96
1.36	96.2241	87.0757	0.0138	6.6797	3.5665	2.6643	17,317,351	2,745	1,328,441	709,298	529,872	12.09	12.09	17.08	17.08	17.08
1.37	96.1192	86.9807	0.0138	6.7288	3.5927	2.6839	17,298,475	2,742	1,338,209	714,513	533,768	12.07	12.07	17.21	17.21	17.21
1.38	96.0143	86.8858	0.0138	6.7779	3.6190	2.7035	17,279,598	2,739	1,347,977	719,729	537,664	12.06	12.06	17.33	17.33	17.33
1.39	95.9094	86.7909	0.0138	6.8271	3.6452	2.7231	17,260,722	2,736	1,357,745	724,944	541,561	12.05	12.05	17.46	17.46	17.46
1.40	95.8045	86.6960	0.0137	6.8762	3.6714	2.7427	17,241,845	2,733	1,367,513	730,160	545,457	12.03	12.03	17.58	17.58	17.58
1.41	95.6996	86.6011	0.0137	6.9253	3.6976	2.7623	17,222,969	2,730	1,377,280	735,375	549,353	12.02	12.02	17.71	17.71	17.71
1.42	95.5947	86.5062	0.0137	6.9744	3.7239	2.7819	17,204,092	2,727	1,387,048	740,591	553,249	12.01	12.01	17.84	17.84	17.84
1.43	95.4898	86.4112	0.0137	7.0235	3.7501	2.8015	17,185,216	2,724	1,396,816	745,806	557,145	11.99	11.99	17.96	17.96	17.96
1.44	95.3850	86.3163	0.0137	7.0726	3.7763	2.8210	17,166,339	2,721	1,406,584	751,021	561,041	11.98	11.98	18.09	18.09	18.09
1.45	95.2801	86.2214	0.0137	7.1217	3.8025	2.8406	17,147,463	2,718	1,416,352	756,237	564,937	11.97	11.97	18.21	18.21	18.21
1.46	95.1752	86.1265	0.0137	7.1709	3.8288	2.8602	17,128,586	2,715	1,426,120	761,452	568,833	11.95	11.95	18.34	18.34	18.34
1.47	95.0703	86.0316	0.0136	7.2200	3.8550	2.8798	17,109,710	2,712	1,435,888	766,668	572,729	11.94	11.94	18.46	18.46	18.46
1.48	94.9654	85.9367	0.0136	7.2691	3.8812	2.8994	17,090,833	2,709	1,445,656	771,893	576,626	11.93	11.93	18.59	18.59	18.59
1.49	94.8605	85.8418	0.0136	7.3182	3.9074	2.9190	17,071,957	2,706	1,455,424	777,099	580,522	11.91	11.91	18.71	18.71	18.71
1.50	94.7556	85.7468	0.0136	7.3673	3.9337	2.9386	17,053,080	2,703	1,465,192	782,314	584,418	11.90	11.90	18.84	18.84	18.84

Tax Rate Alternatives -- Fire District #1

Tax Rates per 1,000



FIRE DISTRICT #1

What If... Scenario Worksheet

CLASS	VALUE	%
Res	1,075,734,265	89.2794% R & O %
O S	0	0.0000% 89.2794%
Com	63,778,235	5.2932%
Ind	41,062,900	3.4080% C I P %
PP	24,331,919	2.0194% 10.7206%
Total	1,204,907,319	100.0000%

▼ PAGE DOWN TO COMPLETE DATA ENTRY ▼

CLASSIFICATION OPTIONS

Residential Exempt
Small Commercial Exemption

LEVY

Estimated Levy	\$1,951,950
Single Tax Rate	1.62

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

C I P 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	99.8799	89.1722	0.0000	5.3461	3.4421	2.0396	100.0000	1,740,597	0	104,354	67,187	39,812	1,951,950	1.62	0	1.64	1.64	1.64	
1.02	99.7598	89.0650	0.0000	5.3991	3.4761	2.0598	100.0000	1,738,504	0	105,387	67,952	40,206	1,951,950	1.62	0	1.65	1.65	1.65	
1.03	99.6398	88.9578	0.0000	5.4520	3.5102	2.0800	100.0000	1,736,412	0	106,420	68,518	40,600	1,951,950	1.61	0	1.67	1.67	1.67	
1.04	99.5197	88.8506	0.0000	5.5049	3.5443	2.1002	100.0000	1,734,319	0	107,454	69,183	40,994	1,951,950	1.61	0	1.68	1.68	1.68	
1.05	99.3996	88.7434	0.0000	5.5579	3.5784	2.1204	100.0000	1,732,226	0	108,487	69,848	41,389	1,951,950	1.61	0	1.70	1.70	1.70	
1.06	99.2795	88.6362	0.0000	5.6108	3.6124	2.1406	100.0000	1,730,134	0	109,520	70,513	41,783	1,951,950	1.61	0	1.72	1.72	1.72	
1.07	99.1594	88.5290	0.0000	5.6637	3.6465	2.1608	100.0000	1,728,041	0	110,553	71,178	42,177	1,951,950	1.61	0	1.73	1.73	1.73	
1.08	99.0394	88.4218	0.0000	5.7167	3.6806	2.1810	100.0000	1,725,949	0	111,586	71,844	42,571	1,951,950	1.60	0	1.75	1.75	1.75	
1.09	98.9193	88.3146	0.0000	5.7696	3.7147	2.2011	100.0000	1,723,856	0	112,620	72,509	42,965	1,951,950	1.60	0	1.77	1.77	1.77	
1.10	98.7992	88.2074	0.0000	5.8225	3.7488	2.2213	100.0000	1,721,763	0	113,653	73,174	43,359	1,951,950	1.60	0	1.78	1.78	1.78	
1.11	98.6791	88.1002	0.0000	5.8755	3.7828	2.2415	100.0000	1,719,671	0	114,686	73,839	43,754	1,951,950	1.60	0	1.80	1.80	1.80	
1.12	98.5591	87.9930	0.0000	5.9284	3.8169	2.2617	100.0000	1,717,578	0	115,719	74,505	44,148	1,951,950	1.60	0	1.81	1.81	1.81	
1.13	98.4390	87.8857	0.0000	5.9813	3.8510	2.2819	100.0000	1,715,486	0	116,752	75,170	44,542	1,951,950	1.59	0	1.83	1.83	1.83	
1.14	98.3189	87.7785	0.0000	6.0343	3.8851	2.3021	100.0000	1,713,393	0	117,786	75,835	44,936	1,951,950	1.59	0	1.85	1.85	1.85	
1.15	98.1988	87.6713	0.0000	6.0872	3.9192	2.3223	100.0000	1,711,300	0	118,819	76,500	45,330	1,951,950	1.59	0	1.86	1.86	1.86	
1.16	98.0787	87.5641	0.0000	6.1401	3.9532	2.3425	100.0000	1,709,208	0	119,852	77,165	45,725	1,951,950	1.59	0	1.88	1.88	1.88	
1.17	97.9587	87.4569	0.0000	6.1931	3.9873	2.3627	100.0000	1,707,115	0	120,885	77,831	46,119	1,951,950	1.59	0	1.90	1.90	1.90	
1.18	97.8386	87.3497	0.0000	6.2460	4.0214	2.3829	100.0000	1,705,023	0	121,918	78,496	46,513	1,951,950	1.58	0	1.91	1.91	1.91	
1.19	97.7185	87.2425	0.0000	6.2989	4.0555	2.4031	100.0000	1,702,930	0	122,952	79,161	46,907	1,951,950	1.58	0	1.93	1.93	1.93	
1.20	97.5984	87.1353	0.0000	6.3518	4.0896	2.4233	100.0000	1,700,837	0	123,985	79,826	47,301	1,951,950	1.58	0	1.94	1.94	1.94	
1.21	97.4783	87.0281	0.0000	6.4048	4.1236	2.4435	100.0000	1,698,745	0	125,018	80,491	47,695	1,951,950	1.58	0	1.96	1.96	1.96	
1.22	97.3583	86.9209	0.0000	6.4577	4.1577	2.4637	100.0000	1,696,652	0	126,051	81,157	48,090	1,951,950	1.58	0	1.98	1.98	1.98	
1.23	97.2382	86.8137	0.0000	6.5106	4.1918	2.4839	100.0000	1,694,560	0	127,085	81,822	48,484	1,951,950	1.58	0	1.99	1.99	1.99	
1.24	97.1181	86.7065	0.0000	6.5636	4.2259	2.5041	100.0000	1,692,467	0	128,118	82,487	48,878	1,951,950	1.57	0	2.01	2.01	2.01	
1.25	96.9980	86.5993	0.0000	6.6165	4.2600	2.5243	100.0000	1,690,374	0	129,151	83,152	49,272	1,951,950	1.57	0	2.03	2.03	2.03	

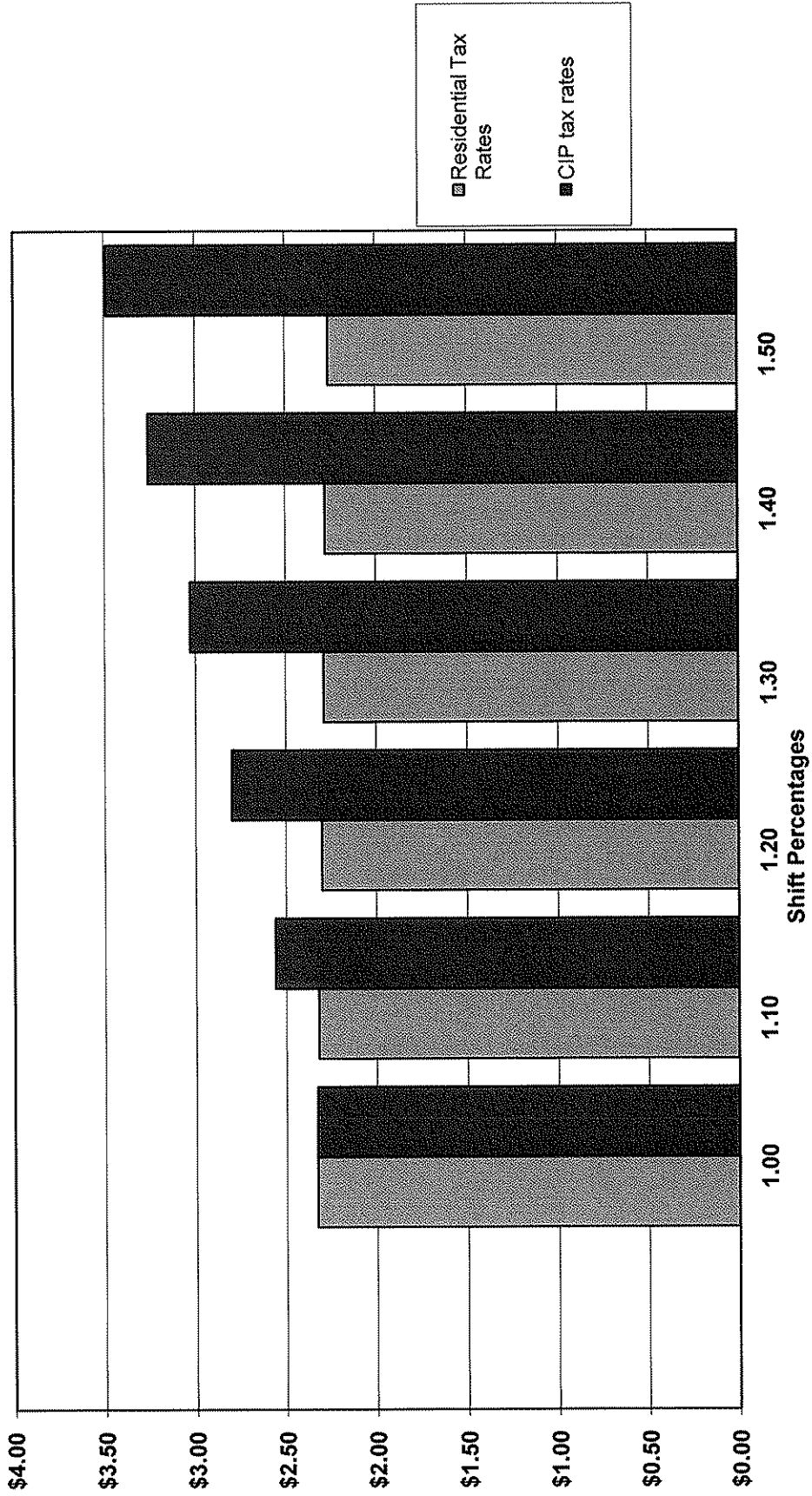
FIRE DISTRICT #1

What if... Scenario Worksheet

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	96.8779	86.4921	0.0000	6.6694	4.2940	2.5444	100.0000	1,688,282	0	130,184	83,818	49,666	1,951,950	1.57	2.04	2.04	2.04	2.04	
1.27	96.7579	86.3849	0.0000	6.7224	4.3281	2.5646	100.0000	1,666,189	0	131,217	84,483	50,080	1,951,950	1.57	2.06	2.06	2.06	2.06	
1.28	96.6378	86.2777	0.0000	6.7763	4.3622	2.5848	100.0000	1,684,097	0	132,251	85,148	50,455	1,951,950	1.57	2.07	2.07	2.07	2.07	
1.29	96.5177	86.1705	0.0000	6.8282	4.3963	2.6050	100.0000	1,682,004	0	133,284	85,813	50,849	1,951,950	1.56	2.09	2.09	2.09	2.09	
1.30	96.3976	86.0632	0.0000	6.8812	4.4304	2.6252	100.0000	1,679,911	0	134,317	86,478	51,243	1,951,950	1.56	2.11	2.11	2.11	2.11	
1.31	96.2776	85.9560	0.0000	6.9341	4.4644	2.6454	100.0000	1,677,819	0	135,350	87,144	51,637	1,951,950	1.56	2.12	2.12	2.12	2.12	
1.32	96.1575	85.8488	0.0000	6.9870	4.4985	2.6656	100.0000	1,675,726	0	136,383	87,809	52,031	1,951,950	1.56	2.14	2.14	2.14	2.14	
1.33	96.0374	85.7416	0.0000	7.0400	4.5326	2.6858	100.0000	1,673,634	0	137,417	88,474	52,426	1,951,950	1.56	2.15	2.15	2.15	2.15	
1.34	95.9173	85.6344	0.0000	7.0929	4.5667	2.7060	100.0000	1,671,541	0	138,450	89,139	52,820	1,951,950	1.55	2.17	2.17	2.17	2.17	
1.35	95.7972	85.5272	0.0000	7.1458	4.6008	2.7262	100.0000	1,669,448	0	139,483	89,805	53,214	1,951,950	1.55	2.19	2.19	2.19	2.19	
1.36	95.6772	85.4200	0.0000	7.1988	4.6348	2.7464	100.0000	1,667,356	0	140,516	90,470	53,608	1,951,950	1.55	2.20	2.20	2.20	2.20	
1.37	95.5571	85.3128	0.0000	7.2517	4.6689	2.7666	100.0000	1,665,263	0	141,549	91,135	54,002	1,951,950	1.55	2.22	2.22	2.22	2.22	
1.38	95.4370	85.2056	0.0000	7.3046	4.7030	2.7868	100.0000	1,663,171	0	142,583	91,800	54,396	1,951,950	1.55	2.24	2.24	2.24	2.24	
1.39	95.3169	85.0984	0.0000	7.3576	4.7371	2.8070	100.0000	1,661,078	0	143,616	92,465	54,791	1,951,950	1.54	2.25	2.25	2.25	2.25	
1.40	95.1968	84.9912	0.0000	7.4105	4.7712	2.8272	100.0000	1,658,985	0	144,649	93,131	55,185	1,951,950	1.54	2.27	2.27	2.27	2.27	
1.41	95.0768	84.8840	0.0000	7.4634	4.8052	2.8474	100.0000	1,656,893	0	145,682	93,796	55,579	1,951,950	1.54	2.28	2.28	2.28	2.28	
1.42	94.9567	84.7768	0.0000	7.5164	4.8393	2.8676	100.0000	1,654,800	0	146,715	94,461	55,973	1,951,950	1.54	2.30	2.30	2.30	2.30	
1.43	94.8366	84.6696	0.0000	7.5693	4.8734	2.8877	100.0000	1,652,708	0	147,749	95,126	56,367	1,951,950	1.54	2.32	2.32	2.32	2.32	
1.44	94.7165	84.5624	0.0000	7.6222	4.9075	2.9079	100.0000	1,650,615	0	148,782	95,792	56,762	1,951,950	1.53	2.33	2.33	2.33	2.33	
1.45	94.5964	84.4552	0.0000	7.6751	4.9416	2.9281	100.0000	1,648,522	0	149,815	96,457	57,156	1,951,950	1.53	2.35	2.35	2.35	2.35	
1.46	94.4764	84.3480	0.0000	7.7281	4.9756	2.9483	100.0000	1,646,430	0	150,848	97,122	57,550	1,951,950	1.53	2.37	2.37	2.37	2.37	
1.47	94.3563	84.2407	0.0000	7.7810	5.0097	2.9685	100.0000	1,644,337	0	151,881	97,787	57,944	1,951,950	1.53	2.38	2.38	2.38	2.38	
1.48	94.2362	84.1335	0.0000	7.8339	5.0438	2.9887	100.0000	1,642,245	0	152,915	98,452	58,338	1,951,950	1.53	2.40	2.40	2.40	2.40	
1.49	94.1161	84.0263	0.0000	7.8869	5.0779	3.0089	100.0000	1,640,152	0	153,948	99,118	58,732	1,951,950	1.52	2.41	2.41	2.41	2.41	
1.50	93.9961	83.9191	0.0000	7.9398	5.1120	3.0291	100.0000	1,638,059	0	154,981	99,783	59,127	1,951,950	1.52	2.43	2.43	2.43	2.43	

Tax Rate Alternatives -- Fire District #2

Tax Rates per 1,000



FIRE DISTRICT #2

What If... Scenario Worksheet

CLASS	VALUE	%
Res	378,901,160	94.6105% R & O %
O S	72,400	0.0181% 94.6286%
Com	13,989,040	3.4930%
Ind	461,200	0.1152% C I P %
PP	7,061,321	1.7632% 5.3714%
Total	400,485,121	100.0000%

PAGE DOWN TO COMPLETE DATA ENTRY

CLASSIFICATION OPTIONS

Residential Exempt
Small Commercial Exemption

LEVY

Estimated Levy
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.

VLT Shift	Factor	Share Percentages				Levy Amounts				Estimated Tax Rates						
		Res	O S	Com	Ind	Res	O S	Com	Ind	Res	O S	Com	Ind	PP		
1.01	99.9432	94.5568	0.0181	3.5280	0.1163	1.7808	100.0000	882,339	169	32,920	1,085	16,617	933,130	2.33	2.35	2.35
1.02	99.8665	94.5031	0.0181	3.5629	0.1175	1.7985	100.0000	881,837	169	33,246	1,086	16,782	933,130	2.33	2.38	2.38
1.03	99.8297	94.4494	0.0180	3.5978	0.1186	1.8161	100.0000	881,336	168	33,572	1,107	16,946	933,130	2.33	2.40	2.40
1.04	99.7729	94.3957	0.0180	3.6327	0.1198	1.8337	100.0000	880,835	168	33,898	1,118	17,111	933,130	2.32	2.42	2.42
1.05	99.7162	94.3420	0.0180	3.6677	0.1209	1.8514	100.0000	880,334	168	34,224	1,128	17,276	933,130	2.32	2.45	2.45
1.06	99.6594	94.2883	0.0180	3.7026	0.1221	1.8690	100.0000	879,833	168	34,550	1,139	17,440	933,130	2.32	2.47	2.47
1.07	99.6027	94.2346	0.0180	3.7375	0.1232	1.8866	100.0000	879,332	168	34,876	1,150	17,605	933,130	2.32	2.49	2.49
1.08	99.5459	94.1809	0.0180	3.7725	0.1244	1.9042	100.0000	878,831	168	35,202	1,161	17,769	933,130	2.32	2.52	2.52
1.09	99.4891	94.1272	0.0180	3.8074	0.1255	1.9219	100.0000	878,330	168	35,528	1,171	17,934	933,130	2.32	2.54	2.54
1.10	99.4324	94.0735	0.0180	3.8423	0.1267	1.9395	100.0000	877,828	168	35,854	1,182	18,098	933,130	2.32	2.56	2.56
1.11	99.3756	94.0198	0.0180	3.8773	0.1278	1.9571	100.0000	877,327	168	36,180	1,193	18,263	933,130	2.32	2.59	2.59
1.12	99.3188	93.9661	0.0180	3.9122	0.1290	1.9748	100.0000	876,826	168	36,506	1,204	18,427	933,130	2.31	2.61	2.61
1.13	99.2621	93.9124	0.0179	3.9471	0.1301	1.9924	100.0000	876,325	167	36,832	1,214	18,592	933,130	2.31	2.63	2.63
1.14	99.2053	93.8587	0.0179	3.9820	0.1313	2.0100	100.0000	875,824	167	37,158	1,225	18,756	933,130	2.31	2.66	2.66
1.15	99.1486	93.8050	0.0179	4.0170	0.1324	2.0277	100.0000	875,323	167	37,484	1,236	18,921	933,130	2.31	2.68	2.68
1.16	99.0918	93.7513	0.0179	4.0519	0.1336	2.0453	100.0000	874,822	167	37,810	1,247	19,085	933,130	2.31	2.70	2.70
1.17	99.0350	93.6976	0.0179	4.0868	0.1347	2.0629	100.0000	874,321	167	38,136	1,257	19,250	933,130	2.31	2.73	2.73
1.18	98.9783	93.6439	0.0179	4.1218	0.1359	2.0806	100.0000	873,819	167	38,461	1,268	19,414	933,130	2.31	2.75	2.75
1.19	98.9215	93.5902	0.0179	4.1567	0.1370	2.0982	100.0000	873,318	167	38,787	1,279	19,579	933,130	2.30	2.77	2.77
1.20	98.8647	93.5365	0.0179	4.1916	0.1382	2.1158	100.0000	872,817	167	39,113	1,290	19,743	933,130	2.30	2.80	2.80
1.21	98.8080	93.4828	0.0179	4.2266	0.1393	2.1335	100.0000	872,316	167	39,439	1,300	19,908	933,130	2.30	2.82	2.82
1.22	98.7512	93.4291	0.0179	4.2615	0.1405	2.1511	100.0000	871,815	167	39,765	1,311	20,073	933,130	2.30	2.84	2.84
1.23	98.6945	93.3754	0.0178	4.2964	0.1416	2.1687	100.0000	871,314	166	40,091	1,322	20,237	933,130	2.30	2.87	2.87
1.24	98.6377	93.3217	0.0178	4.3313	0.1428	2.1864	100.0000	870,813	166	40,417	1,332	20,402	933,130	2.30	2.89	2.89
1.25	98.5809	93.2680	0.0178	4.3663	0.1440	2.2040	100.0000	870,312	166	40,743	1,343	20,566	933,130	2.30	2.91	2.91

FIRE DISTRICT #2

What if... Scenario Worksheet

MT Shift	Rate 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	98.5242	93.2143	0.0178	4.4012	0.1451	2.2216	100.0000	869,810	166	41,068	1,354	20,731	933,130	2.30	2.94	2.94	2.94	2.94	
1.27	98.4674	93.1606	0.0178	4.4381	0.1463	2.2393	100.0000	863,309	166	41,395	1,365	20,895	933,130	2.29	2.96	2.96	2.96	2.96	
1.28	98.4106	93.1068	0.0178	4.4711	0.1474	2.2569	100.0000	868,808	166	41,721	1,375	21,060	933,130	2.29	2.98	2.98	2.98	2.98	
1.29	98.3538	93.0531	0.0178	4.5060	0.1486	2.2745	100.0000	863,307	166	42,047	1,386	21,224	933,130	2.29	3.01	3.01	3.01	3.01	
1.30	98.2971	92.9994	0.0178	4.5409	0.1497	2.2921	100.0000	867,806	166	42,373	1,397	21,389	933,130	2.29	3.03	3.03	3.03	3.03	
1.31	98.2404	92.9457	0.0178	4.5759	0.1509	2.3098	100.0000	867,305	166	42,699	1,408	21,553	933,130	2.29	3.05	3.05	3.05	3.05	
1.32	98.1836	92.8920	0.0177	4.6108	0.1520	2.3274	100.0000	866,804	166	43,025	1,418	21,718	933,130	2.29	3.08	3.08	3.08	3.08	
1.33	98.1268	92.8383	0.0177	4.6457	0.1532	2.3450	100.0000	866,303	166	43,351	1,429	21,882	933,130	2.29	3.10	3.10	3.10	3.10	
1.34	98.0701	92.7846	0.0177	4.6807	0.1543	2.3627	100.0000	865,801	165	43,677	1,440	22,047	933,130	2.29	3.12	3.12	3.12	3.12	
1.35	98.0133	92.7309	0.0177	4.7156	0.1555	2.3803	100.0000	865,300	165	44,003	1,451	22,211	933,130	2.28	3.15	3.15	3.15	3.15	
1.36	97.9565	92.6772	0.0177	4.7505	0.1566	2.3979	100.0000	864,799	165	44,328	1,461	22,376	933,130	2.28	3.17	3.17	3.17	3.17	
1.37	97.8998	92.6235	0.0177	4.7854	0.1578	2.4156	100.0000	864,298	165	44,654	1,472	22,540	933,130	2.28	3.19	3.19	3.19	3.19	
1.38	97.8430	92.5698	0.0177	4.8204	0.1589	2.4332	100.0000	863,797	165	44,980	1,483	22,705	933,130	2.28	3.22	3.22	3.22	3.22	
1.39	97.7863	92.5161	0.0177	4.8553	0.1601	2.4508	100.0000	863,296	165	45,306	1,494	22,870	933,130	2.28	3.24	3.24	3.24	3.24	
1.40	97.7295	92.4624	0.0177	4.8902	0.1612	2.4685	100.0000	862,795	165	45,632	1,504	23,034	933,130	2.28	3.26	3.26	3.26	3.26	
1.41	97.6727	92.4087	0.0177	4.9252	0.1624	2.4861	100.0000	862,294	165	45,958	1,515	23,199	933,130	2.28	3.29	3.29	3.29	3.29	
1.42	97.6160	92.3550	0.0176	4.9601	0.1635	2.5037	100.0000	861,793	165	46,284	1,526	23,363	933,130	2.27	3.31	3.31	3.31	3.31	
1.43	97.5592	92.3013	0.0176	4.9950	0.1647	2.5214	100.0000	861,291	165	46,610	1,537	23,528	933,130	2.27	3.33	3.33	3.33	3.33	
1.44	97.5024	92.2476	0.0176	5.0300	0.1658	2.5390	100.0000	860,790	164	46,936	1,547	23,692	933,130	2.27	3.36	3.36	3.36	3.36	
1.45	97.4457	92.1939	0.0176	5.0649	0.1670	2.5566	100.0000	860,289	164	47,262	1,558	23,857	933,130	2.27	3.38	3.38	3.38	3.38	
1.46	97.3889	92.1402	0.0176	5.0998	0.1681	2.5743	100.0000	859,788	164	47,588	1,569	24,021	933,130	2.27	3.40	3.40	3.40	3.40	
1.47	97.3322	92.0865	0.0176	5.1347	0.1693	2.5919	100.0000	859,287	164	47,914	1,580	24,186	933,130	2.27	3.43	3.43	3.43	3.43	
1.48	97.2754	92.0328	0.0176	5.1697	0.1704	2.6095	100.0000	858,786	164	48,240	1,590	24,350	933,130	2.27	3.45	3.45	3.45	3.45	
1.49	97.2186	91.9791	0.0176	5.2046	0.1716	2.6272	100.0000	858,285	164	48,566	1,601	24,515	933,130	2.27	3.47	3.47	3.47	3.47	
1.50	97.1619	91.9254	0.0176	5.2395	0.1727	2.6448	100.0000	857,784	164	48,892	1,612	24,679	933,130	2.26	3.49	3.49	3.49	3.49	

**South Hadley Valuation
Fiscal 2000-2009**

	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%	

11/24/2008

Analysis of average single family tax bill.
FY 09(Estimated)
vs.
FY 08(Actual)

<u>PROPOSED</u>	<u>ESTIMATED</u>			
Average Single Family Home Value for FY 2009	Average Single Family Home Value for FY 2008	<u>Taxes for Fiscal 2009</u> 12.56	<u>Actual Taxes for Fiscal 2008</u> Town \$12.26	
\$ 253,300	\$ 251,800	\$ 3,181.45	\$ 3,087.07	\$ 94.38 increase over last fiscal year
		<u>Fiscal 2009</u> FD #1 \$1.62	<u>Fiscal 2008</u> FD #1 \$1.55	
\$ 253,300	\$ 251,800	\$ 410.35	\$ 390.29	\$ 20.06 increase over last fiscal year
		<u>Fiscal 2009</u> FD #2 \$2.33	<u>Fiscal 2008</u> FD #2 \$2.01	
\$ 253,300	\$ 251,800	\$ 590.19	\$ 506.12	\$ 84.07 increase over last fiscal year

