

TOWN OF SUDBURY



**FISCAL 2012
CLASSIFICATION HEARING**

November 15, 2011

Board of Selectmen

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Board of Assessors

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INTRODUCTION

Each year, prior to the mailing of the actual tax bills, the Board of Selectmen holds a public hearing to discuss and decide on the distribution of the tax burden among the various classes of property. This Classification Hearing booklet provides information concerning the Levy amount, the assessment classifications, and the tax rate setting options.

The actions needed to complete the process, and the responsible party, are summarized below:

- Step 1: Determination of the Levy (Assessors)
- Step 2: Determination of Valuation by Class (Assessors)
- Step 3: Classification Hearing and Presentation (Assessors/Selectmen)
- Step 4: Evaluation of Exemption Options (Selectmen)
- Step 5: Evaluation of Tax Shift Options (Selectmen)
- Step 6: Voting a Tax Shift Option (Selectmen)

Step 1: DETERMINATION OF THE TAX LEVY

The first step in the process is the determination of the levy. The levy is calculated as follows:

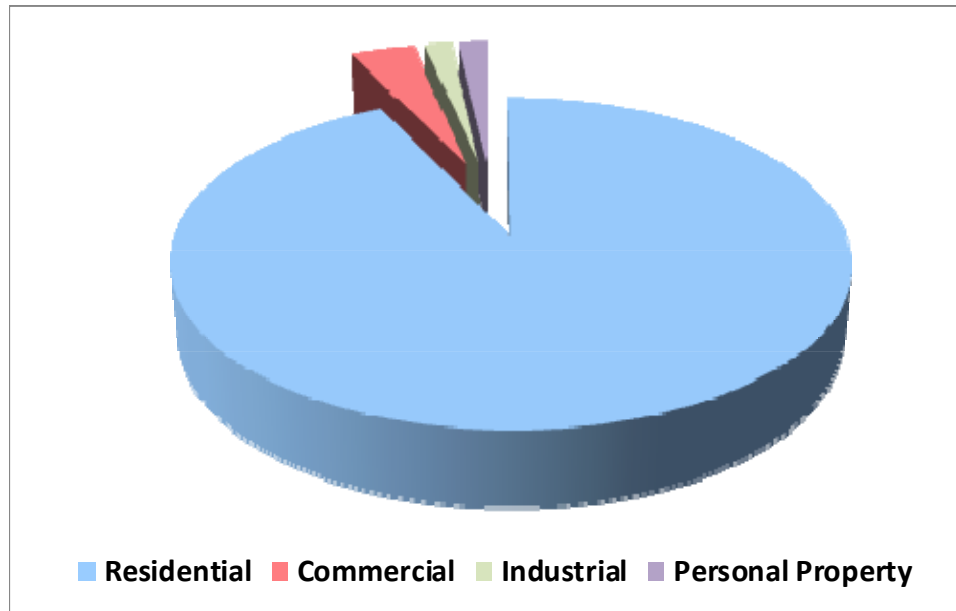
	FY2011	FY2012
Town Meeting Appropriations	81,592,868	83,406,343
Plus: Other Amounts to be Raised	704,062	749,453
Equals: Total Budget	82,296,930	84,155,796
Less: Local Receipts and Other Funding	(14,878,424)	(15,136,296)
Equals: Amount to be Raised Through Taxation		
The Levy	67,418,506	69,019,500

Source: Tax Recap Data on Massachusetts Department of Local Services Website

Step 2: DETERMINATION OF VALUATION BY CLASS

The Assessors finalize all assessments and group them into the classes. The data will then be used to determine the allocation of the tax burden among the four real property classes and the personal property class.

The chart and table below show the assessed valuations for FY12.



Class	Value	Percent	Percent
Residential	3,566,779,121	92.9252%	92.9252%
Open Space	-	0.0000%	
Commercial	145,365,519	3.7872%	7.0748%
Industrial	59,764,900	1.5571%	
Personal Property	66,426,000	1.7306%	
Total	3,838,335,540	100.0000%	100.0000%

Source: Massachusetts Department of Revenue Form LA-4

Step 3: HOLDING A CLASSIFICATION HEARING

In conjunction with the Board of Assessors, the Board of Selectmen holds a Public Hearing regarding FY12 Tax Classification to discuss the distribution of the tax burden among the various classes of property. This Classification Hearing document provides information relevant to that discussion.

Step 4: EVALUATION OF EXEMPTION OPTIONS

In addition to deciding the share of the levy to be borne by the residential, commercial, industrial and personal property classes, the Classification Hearing allows the Board of Selectmen to consider alternatives with respect to certain property tax exemptions. The Board's decision must be submitted to the Department of Revenue (LA5). The alternatives which they may vote are:

- Residential Exemption
- Small Commercial Exemption
- Open Space Discount

Information concerning each alternative, as well as a list of communities which have implemented them, follows.

RESIDENTIAL EXEMPTION

Adopting the Residential Exemption would allow the Selectmen to exempt from qualified Class I properties a percentage of the average assessed value of all Class I properties. The exemption can be as high as twenty (20%) percent of the average assessed value of all Class I properties. To compensate for the reduction in valuations of Class I properties receiving the exemption, the tax rate for the residential class must increase. That is because the total taxes to be levied on Class I properties must remain within that class, and cannot be shifted onto properties classified as Commercial, Industrial or Personal.

Currently, thirteen Massachusetts cities and towns have adopted the Residential Exemption. Historically, the exemption has been adopted in those communities with a high percentage of apartments and other investment property or seasonal homes. In general terms, the exemption shifts real estate taxes onto Class I properties that are not occupied by the property owner as the owner's principal residence or are held for investment. Assuming the maximum exemption allowance, the FY 2012 exemption value would be \$116,561 for qualifying properties. It would apply to owner occupied residential properties. The majority of Sudbury's property owners meet the statutory requirements to qualify for the exemption. A small percent of homeowners and all land owners and such will not receive the benefit. While some properties would receive a tax reduction under this option, the tax bill for those with assessments above a breakeven assessment (including primary residences, apartments and other vacant land) would rise. Thus, although some owner occupied properties would receive an exemption of up to 20%, the tax rate for the residential class would increase. Since the residential exemption redistributes the burden *within* the residential class, the CIP rate is not affected.

The following table assumes a CIP factor of **1.28** with a residential rate of **17.60** for illustrative purposes only.

Residential Exemption Example			
Average FY12 SFR Assessment	Rate	Tax	Exemption Amount
\$621,410	\$17.60	\$10,937	\$0
Average FY12 SFR Assessment with 20% Exemption	Rate	Tax	Exemption Amount
\$504,848	\$21.09	\$10,647	\$116,561

The companion *Residential Exemption Report* contains further details on the potential impacts of adopting this exemption, and can be found on the Town website: www.town.sudbury.ma.us.

SMALL COMMERCIAL EXEMPTION

An exemption of up to **10%** of the property valuation can be granted to *commercial (not industrial)* property, which meets the requirements of the law. To qualify, eligible businesses must have occupied the property as of January 1, must have had no more than 10 employees during the previous calendar year and the building must have a valuation of less than \$1,000,000. While the eligible business does not have to own the building, all occupants of the commercial portion of the building must qualify. Again, this exemption is borne *within* the commercial and industrial classes thus increasing the tax rate for this class by the amount of the exemption but does not affect the residential class.

OPEN SPACE EXEMPTION

Massachusetts General Law Chapter 59 Sec. 2A Defines Class 2 Open Space as:

"Land which is not otherwise classified and which is not taxable under provisions of chapters sixty-one, sixty-one A or sixty-one B, or taxable under a permanent conservation restriction, and which land is not held for the production of income but is maintained in an open or natural condition and which contributes significantly to the benefit and enjoyment of the public."

A maximum exemption of 25% may be adopted for all property that is classified as Open Space as determined by the Board of Assessors.

SUMMARY OF EXEMPTION TYPES

Residential Exemption	Small Commercial Exemption	Open Space Exemption
Principally domiciled residential home owners whose assessment is at or under the break even valuation will benefit from the adoption.	Class 3 (commercial) property with fewer than 10 employees <\$1,000,000, and employing fewer than 10 employees will benefit from the adoption.	Residential Properties, in an open and natural state as determined by the Assessors, not including Chapter Land Program participants, or properties with a perpetual deed restriction will benefit from the adoption.
The voted % is removed from the taxable valuation.	The voted % is removed from the taxable valuation.	The voted % is removed from the taxable valuation.
The allowable exemption range is up to 20% of the average of residential property types assessment	up to 10% of the assessed value of the qualifying property	up to 25% of value may be exempt under this provision
Residential Class I properties pay for the Program	Commercial and Industrial Classes III +IV pay for the Program	Residential Class I pays for the Program
13 Communities adopted the exemption for FY 2011	10 Communities adopted the exemption for FY 2011	1 Community adopted the exemption for FY 2011

COMMUNITIES WITH PROPERTY TAX EXEMPTIONS IN FY11

Count	Municipality	Percent Granted
OPEN SPACE EXEMPTIONS		
1	BEDFORD	25%
RESIDENTIAL EXEMPTIONS		
1	BARNSTABLE	20%
2	BOSTON	30%
3	BROOKLINE	20%
4	CAMBRIDGE	30%
5	CHELSEA	20%
6	EVERETT	20%
7	MALDEN	20%
8	NANTUCKET	20%
9	SOMERSET	10%
10	SOMERVILLE	30%
11	TISBURY	20%
12	WALTHAM	20%
13	WATERTOWN	20%
SMALL COMMERCIAL EXEMPTIONS		
1	AUBURN	10%
2	AVON	10%
3	BELLINGHAM	10%
4	BRAINTREE	10%
5	DARTMOUTH	10%
6	NEW ASHFORD	10%
7	SEEKONK	10%
8	SOMERSET	10%
9	WESTFORD	10%
10	WRENTHEM	10%

Source: Data Bank Reports on Massachusetts Department of Local Services Website

Step 5: EVALUATION OF TAX SHIFT OPTIONS

In order to consider a tax rate shift, the residential factor must first be calculated. Following this calculation are data on Sudbury's and other communities tax shift history, tax rate examples and rates which would result from various possible shifts from the Residential class to CIP class.

THE TAX FACTORS

The residential factor adopted sets the percentage of tax levy paid by residential owners. A residential factor of 1.00 results in all property types being taxed at the same rate. A residential factor less than 1.00 permits the residential class to pay a lower share of the tax burden than the (CIP) class. This is accomplished by increasing the CIP tax rate and lowering the residential tax rate. Refer to the option tables at the end of the report for examples of this shift.

The RESIDENTIAL FACTOR is simply the number that calculates the percentage of tax burden the residential class will bear.

The MINIMUM RESIDENTIAL FACTOR is the lowest factor allowed to be used in determining the residential share of the tax.

The MAXIMUM SHIFT (150%) is the maximum factor allowed for shifting taxes to the Commercial Industrial and Personal Property classes under the regular classification law.

CHAPTER 200 allows certain communities to tax commercial properties up to a MAXIMUM SHIFT OF 175%. Based on its distribution of values **Sudbury does not qualify** for a maximum of 175% this year.

The table below shows the Minimum Residential Factor calculation:

Minimum Residential Factor Calculation				
Maximum Share of Levy for CIP	150%	X	7.0748%	= 10.6123%
Minimum Share of Levy for Res/OS	100%	-	10.6123%	= 89.3877%
Minimum Residential Factor	89.3877%	/	92.9252%	= 96.1933%

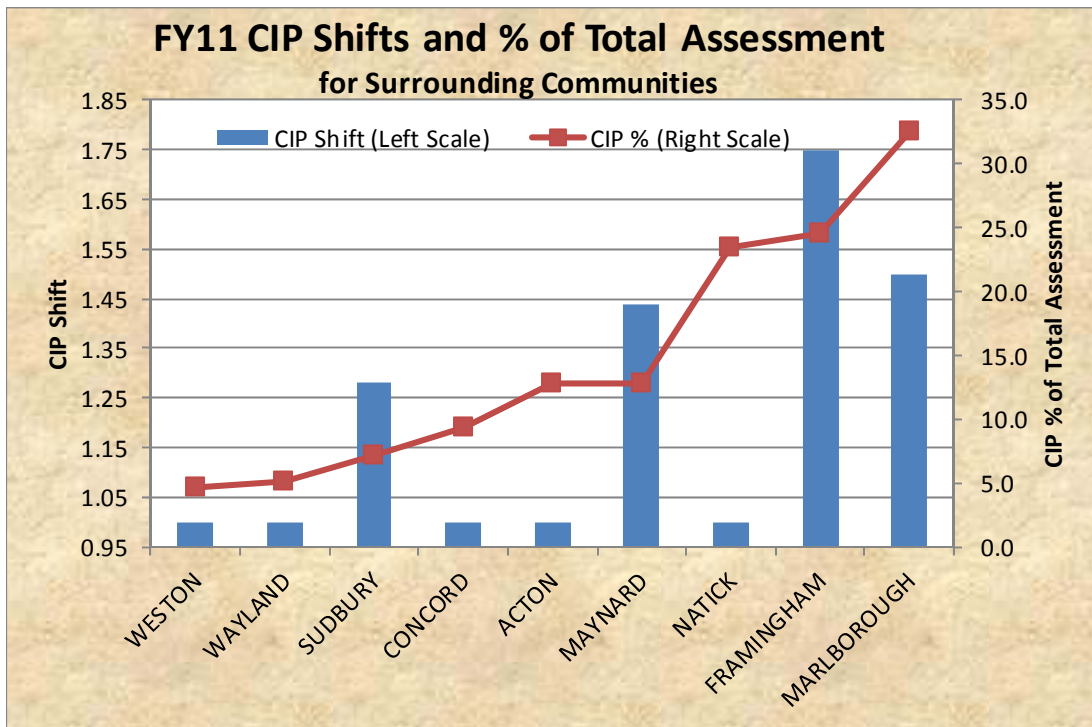
Source: Massachusetts Department of Revenue Form LA-7

COMPARATIVE TAX SHIFTS

Community	CIP Shift								FY11 Tax Rate		FY11 CIP% of Total
	FY04	FY05	FY06	FY07	FY08	FY09	FY10	FY11	CIP	RES	
WESTON	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	11.39	11.39	4.5967
WAYLAND	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	19.35	19.35	5.1204
SUDBURY	1.500	1.480	1.550	1.500	1.270	1.240	1.230	1.280	22.27	17.03	7.0906
CONCORD	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	13.19	13.19	9.4178
ACTON	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	18.08	18.08	12.8021
MAYNARD	1.630	1.750	1.750	1.570	1.570	1.500	1.468	1.438	26.91	17.50	12.8236
NATICK	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	12.60	12.60	23.5326
FRAMINGHAM	1.690	1.940	1.900	1.830	1.750	1.750	1.750	1.750	37.11	16.03	24.5427
MARLBOROUGH	1.550	1.750	1.620	1.620	1.580	1.500	1.480	1.500	27.55	13.94	32.5255

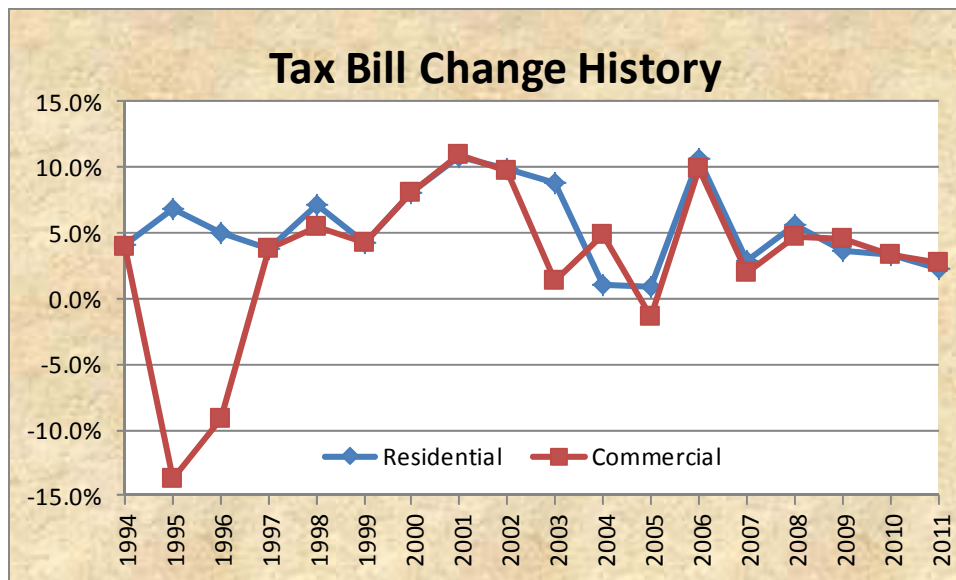
Source: Data Bank Reports on Massachusetts Department of Local Services Website

Note: 107 municipalities in the Commonwealth had split tax rates in FY11.



SUDBURY'S TAX SHIFT HISTORY

Fiscal Year	Percent Shift	Average Residential Tax Bill Change	Average Commercial Tax Bill Change
1994	155	4.10%	4.00%
1995	150	6.90%	-13.70%
1996	140	5.00%	-9.10%
1997	140	3.80%	3.80%
1998	140	7.20%	5.40%
1999	140	4.30%	4.20%
2000	139	8.10%	8.10%
2001	132	10.80%	11.00%
2002	132	9.81%	9.72%
2003	130	8.76%	1.41%
2004	150	1.00%	4.92%
2005	148	0.94%	-1.35%
2006	155	10.57%	9.94%
2007	150	2.90%	1.90%
2008	127	5.65%	4.67%
2009	124	3.70%	4.50%
2010	123	3.30%	3.30%
2011	128	2.30%	2.70%



TAX RATE EXAMPLES

Fiscal Year 2011

Using as an example the Fiscal Year 2011 tax rates of \$17.03 (Residential) and \$22.27 (CIP), actual taxes for an average residential dwelling assessed at \$628,000 and an average Commercial/Industrial property assessed at \$956,700 would have been the following:

Class	Assessment	Rate	Tax
RESIDENTIAL	\$628,000	\$17.03	\$10,695
COMM/IND	\$956,700	\$22.27	\$21,306

Fiscal Year 2012

Tax rates calculated at the same commercial shift as Fiscal Year 2011 (128% CIP) would result in the following:

Class	Assessment	Rate	Tax	Tax Bill % Change
RESIDENTIAL	\$621,410	\$17.60	\$10,937	2.26%
COMM/IND	\$949,266	\$23.02	\$21,852	2.56%

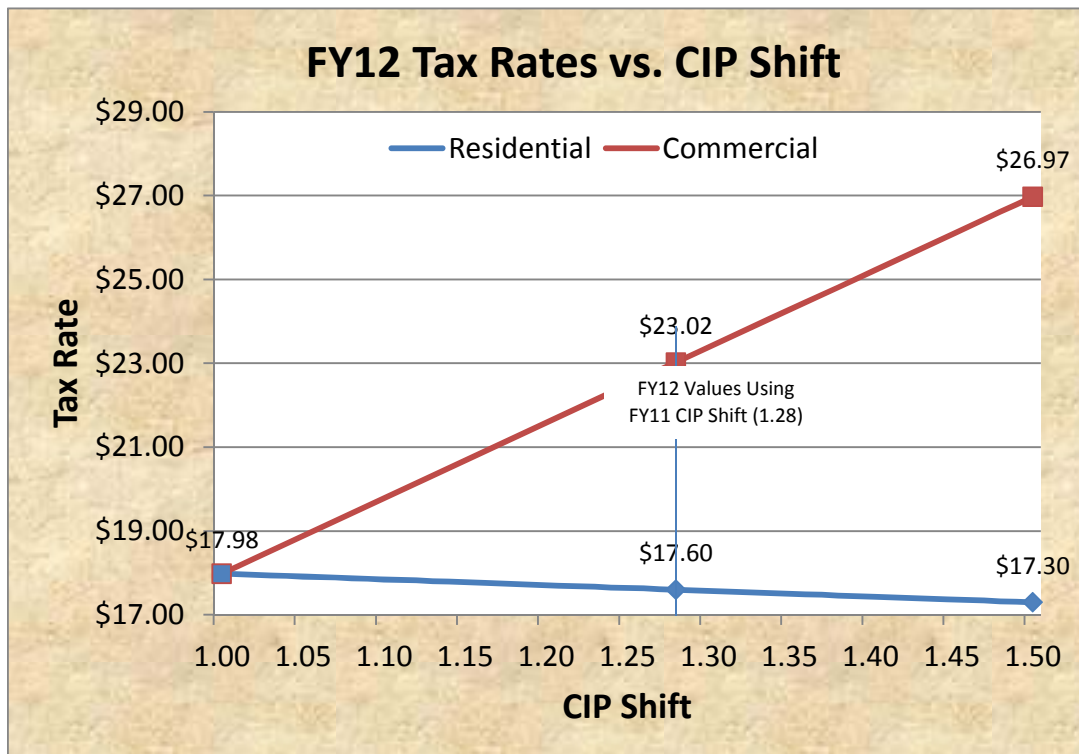
CLASSIFICATION ASSUMPTIONS

Residential Exemption	0
Small Commercial Exemption	0
Estimated Levy	69,019,500
Single Tax Rate	17.98

LEVY SHIFT INCREMENTS

For each 1% increase in CIP Shift, the levy will decrease for residential properties and increase for CIP properties by the amounts highlighted below. So for FY12, for each 1% increase in CIP Shift, the residential tax rate will decrease by 1 cent and the CIP tax rate will increase by 18 cents.

CIP Shift	Res Factor	Share Percentages			Levy Amount			Est. Tax Rate	
		Res	CIP	Tot.	Res	CIP	Tot.	Res	CIP
1.00	100.0000	92.9252	7.0748	100.0	64,136,475	4,883,025	69,019,500	17.98	17.98
0.01		(0.0707)	0.0707		(48,830)	48,830		(0.01)	0.18
1.01	99.9239	92.8544	7.1456	100.0	64,087,645	4,931,855	69,019,500	17.97	18.16



Note: Max 1.50 CIP Shift would result in a \$9.67 difference in tax rates.

FY2012 FACTORS AND RATE OPTIONS

Factors		Share %			Est. Tax Rates	
CIP Shift	Res Factor	Res	CIP	Total	Res	CIP
1.00	100.0000	92.925	7.0748	100.0	17.98	17.98
1.01	99.9239	92.854	7.1456	100.0	17.97	18.16
1.02	99.8477	92.784	7.2163	100.0	17.95	18.34
1.03	99.7716	92.713	7.2871	100.0	17.94	18.52
1.04	99.6955	92.642	7.3578	100.0	17.93	18.70
1.05	99.6193	92.571	7.4286	100.0	17.91	18.88
1.06	99.5432	92.501	7.4993	100.0	17.90	19.06
1.07	99.4671	92.430	7.5701	100.0	17.89	19.24
1.08	99.3909	92.359	7.6408	100.0	17.87	19.42
1.09	99.3148	92.288	7.7116	100.0	17.86	19.60
1.10	99.2387	92.218	7.7823	100.0	17.84	19.78
1.11	99.1625	92.147	7.8531	100.0	17.83	19.96
1.12	99.0864	92.076	7.9238	100.0	17.82	20.14
1.13	99.0102	92.005	7.9946	100.0	17.80	20.32
1.14	98.9341	91.935	8.0653	100.0	17.79	20.50
1.15	98.8580	91.864	8.1361	100.0	17.78	20.68
1.16	98.7818	91.793	8.2068	100.0	17.76	20.86
1.17	98.7057	91.722	8.2776	100.0	17.75	21.04
1.18	98.6296	91.652	8.3483	100.0	17.74	21.22
1.19	98.5534	91.581	8.4191	100.0	17.72	21.40
1.20	98.4773	91.510	8.4898	100.0	17.71	21.58
1.21	98.4012	91.439	8.5606	100.0	17.69	21.76
1.22	98.3250	91.369	8.6313	100.0	17.68	21.94
1.23	98.2489	91.298	8.7021	100.0	17.67	22.12
1.24	98.1728	91.227	8.7728	100.0	17.65	22.30
1.25	98.0966	91.156	8.8436	100.0	17.64	22.48
1.26	98.0205	91.086	8.9143	100.0	17.63	22.66
1.27	97.9444	91.015	8.9851	100.0	17.61	22.84
1.28	97.8682	90.944	9.0558	100.0	17.60	23.02
1.29	97.7921	90.873	9.1266	100.0	17.58	23.20
1.30	97.7160	90.803	9.1973	100.0	17.57	23.38
1.31	97.6398	90.732	9.2681	100.0	17.56	23.56
1.32	97.5637	90.661	9.3388	100.0	17.54	23.74
1.33	97.4875	90.590	9.4095	100.0	17.53	23.92
1.34	97.4114	90.520	9.4803	100.0	17.52	24.10
1.35	97.3353	90.449	9.5510	100.0	17.50	24.28
1.36	97.2591	90.378	9.6218	100.0	17.49	24.46
1.37	97.1830	90.307	9.6925	100.0	17.48	24.63
1.38	97.1069	90.237	9.7633	100.0	17.46	24.81
1.39	97.0307	90.166	9.8340	100.0	17.45	24.99
1.40	96.9546	90.095	9.9048	100.0	17.43	25.17
1.41	96.8785	90.024	9.9755	100.0	17.42	25.35
1.42	96.8023	89.954	10.0463	100.0	17.41	25.53
1.43	96.7262	89.883	10.1170	100.0	17.39	25.71
1.44	96.6501	89.812	10.1878	100.0	17.38	25.89
1.45	96.5739	89.741	10.2585	100.0	17.37	26.07
1.46	96.4978	89.671	10.3293	100.0	17.35	26.25
1.47	96.4217	89.600	10.4000	100.0	17.34	26.43
1.48	96.3455	89.529	10.4708	100.0	17.32	26.61
1.49	96.2694	89.458	10.5415	100.0	17.31	26.79
1.50	96.1933	89.388	10.6123	100.0	17.30	26.97

EQUALIZING THE TAX IMPACT

Although there is a continuous range of possible values between 1.0 and 1.5, in recent years the Board of Selectmen has focused on determining that value of CIP shift (and corresponding Residential Factor) that would equalize the year-to-year percentage change in the average single family residential tax bill and the average commercial/industrial tax bill. It can be shown* that this equalization occurs at a CIP shift value of

$$C = (AV_r \times A_t) / (A_r \times AV_c \times R_t + AV_r \times A_c)$$

where:

Symbol	Description	Current Value
AV _r	Current Year Average Single Family Residential Assessed Valuation	621,410
A _t	Current Year Total Assessed Valuation (All Properties)	3,838,335,540
A _r	Current Year Total Assessed Valuation of all Residential Properties	3,566,779,121
AV _c	Current Year Average Assessed Valuation of CI Properties	949,266
R _t	Ratio of prior year's average SFR tax bill to average CI tax bill	0.501971
A _c	Current Year Total Assessed Valuation of all CIP Properties	271,556,419

With a corresponding Residential Factor value of

$$RF = L_t \times (1 - C \times A_c / A_t) / L_r$$

where:

Symbol	Description	Current Value
L _t	Current Year Total Levy	69,019,500
C	Current Year CIP Shift	Calculated Above
A _c	Current Year Total Assessed Valuation of all CIP Properties	271,556,419
A _t	Current Year Total Assessed Valuation (All Properties)	3,838,335,540
L _r	Current Year Total Residential Levy Without a CIP Shift	64,136,475

Using the current values in this report yields the following results:

C = 1.2766 RF = 0.978938 (aka 97.8938%)
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*Left as an exercise for the reader.

FY2012 RES TAX RATE OPTIONS

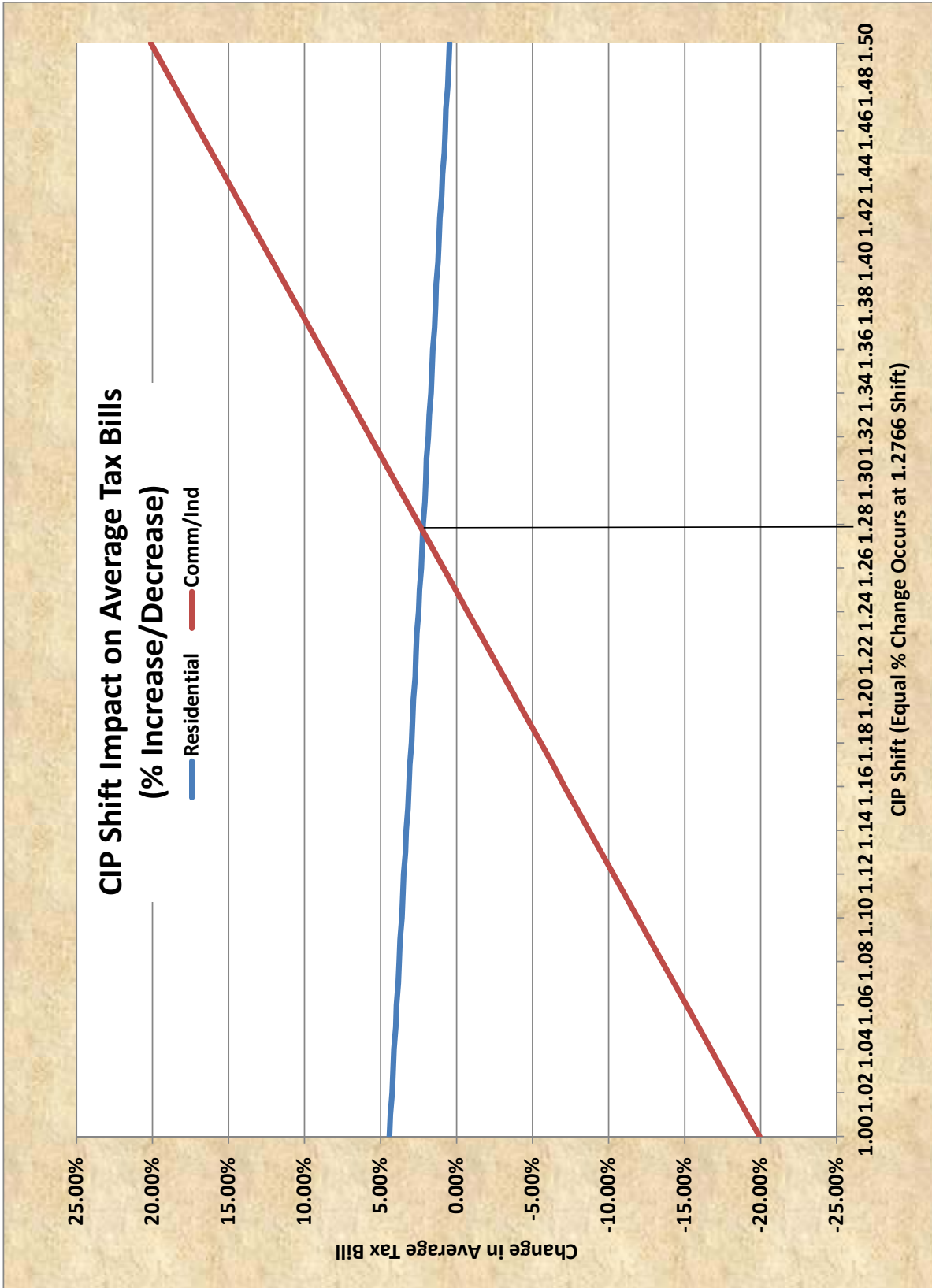
FY2012 RES Tax Rate Options												
	Residential Assessment FY11	\$300,000	\$400,000	\$500,000	\$600,000	\$628,000	\$800,000	\$900,000	\$1,000,000	\$1,500,000	\$2,000,000	
	Residential Assessment FY12	\$296,852	\$395,802	\$494,753	\$593,703	\$621,410	\$791,604	\$890,555	\$989,506	\$1,484,258	\$1,979,011	
	FY11 Rate	17.03	\$5,109	\$6,812	\$10,218	\$10,695	\$13,624	\$15,327	\$17,030	\$25,545	\$34,060	
	Factor of 1, FY12	17.98	\$5,337	\$7,117	\$10,675	\$11,173	\$14,233	\$16,012	\$17,791	\$26,687	\$35,583	
	\$Dif		\$228	\$305	\$457	\$478	\$609	\$685	\$761	\$1,142	\$1,523	
	%Dif		4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	
	1.10	17.84	\$5,296	\$7,061	\$10,592	\$11,086	\$14,122	\$15,888	\$17,653	\$26,479	\$35,306	
	\$Dif		\$187	\$249	\$374	\$391	\$498	\$561	\$623	\$934	\$1,246	
	%Dif		3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	3.7%	
	1.20	17.71	\$5,257	\$7,010	\$10,514	\$11,005	\$14,019	\$15,772	\$17,524	\$26,286	\$35,048	
	\$Dif		\$148	\$198	\$296	\$310	\$395	\$445	\$494	\$741	\$988	
	%Dif		2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	
	1.30	17.57	\$5,216	\$6,954	\$10,431	\$10,918	\$13,908	\$15,647	\$17,386	\$26,078	\$34,771	
	\$Dif		\$107	\$142	\$213	\$223	\$284	\$320	\$356	\$533	\$711	
	%Dif		2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	2.1%	
	1.40	17.43	\$5,174	\$6,899	\$10,348	\$10,831	\$13,798	\$15,522	\$17,247	\$25,871	\$34,494	
	\$Dif		\$65	\$87	\$130	\$136	\$174	\$195	\$217	\$326	\$434	
	%Dif		1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	
	1.50	17.30	\$5,136	\$6,847	\$10,271	\$10,750	\$13,695	\$15,407	\$17,118	\$25,678	\$34,237	
	\$Dif		\$27	\$35	\$53	\$56	\$71	\$80	\$88	\$133	\$177	
	%Dif		0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	
	FY11 Shift	17.60	\$5,225	\$6,966	\$10,449	\$10,937	\$13,932	\$15,674	\$17,415	\$26,123	\$34,831	
	\$Dif		\$116	\$154	\$231	\$242	\$308	\$347	\$385	\$578	\$771	
	%Dif		2.26%	2.26%	2.26%	2.26%	2.26%	2.26%	2.26%	2.26%	2.26%	
	Equal % Increase	1.2766	\$5,225	\$6,966	\$10,449	\$10,937	\$13,932	\$15,674	\$17,415	\$26,123	\$34,831	
	\$Dif		\$116	\$154	\$231	\$242	\$308	\$347	\$385	\$578	\$771	
	%Dif		2.26%	2.26%	2.26%	2.26%	2.26%	2.26%	2.26%	2.26%	2.26%	

FY2012 CIP TAX RATE OPTIONS

FY2012 CIP Tax Rate Options

	CIP Assessment FY11	\$400,000	\$600,000	\$956,700	\$1,500,000	\$1,900,000	\$3,800,000	\$8,800,000	\$12,500,000
	CIP Assessment FY12	\$396,892	\$595,338	\$949,266	\$1,488,344	\$1,885,236	\$3,770,472	\$8,731,620	\$12,402,869
	FY11 Rate	22.27	\$8,908	\$21,306	\$33,405	\$42,313	\$84,626	\$195,976	\$278,375
	Factor of 1, FY12	17.98	\$7,136	\$17,068	\$26,760	\$33,897	\$67,793	\$156,995	\$223,004
	\$Diff		(\$1,772)	(\$4,238)	(\$6,645)	(\$8,416)	(\$16,833)	(\$38,981)	(\$55,371)
	%Dif		-19.9%	-19.9%	-19.9%	-19.9%	-19.9%	-19.9%	-19.9%
	1.10	19.78	\$7,851	\$18,776	\$29,439	\$37,290	\$74,580	\$172,711	\$245,329
	\$Diff		(\$1,057)	(\$2,529)	(\$3,966)	(\$5,023)	(\$10,046)	(\$23,265)	(\$33,046)
	%Dif		-11.9%	-11.9%	-11.9%	-11.9%	-11.9%	-11.9%	-11.9%
	1.20	21.58	\$8,565	\$20,485	\$32,118	\$40,683	\$81,367	\$188,428	\$267,654
	\$Diff		(\$343)	(\$821)	(\$1,287)	(\$1,630)	(\$3,259)	(\$7,548)	(\$10,721)
	%Dif		-3.9%	-3.9%	-3.9%	-3.9%	-3.9%	-3.9%	-3.9%
	1.30	23.38	\$9,279	\$22,194	\$34,797	\$44,077	\$88,154	\$204,145	\$289,979
	\$Diff		\$371	\$888	\$1,392	\$1,764	\$3,528	\$8,169	\$11,604
	%Dif		4.2%	4.2%	4.2%	4.2%	4.2%	4.2%	4.2%
	1.40	25.17	\$9,990	\$23,893	\$37,462	\$47,451	\$94,903	\$219,775	\$312,180
	\$Diff		\$1,082	\$2,587	\$4,057	\$5,138	\$10,277	\$23,799	\$33,805
	%Dif		12.1%	12.1%	12.1%	12.1%	12.1%	12.1%	12.1%
	1.50	26.97	\$10,704	\$25,602	\$40,141	\$50,845	\$101,690	\$235,492	\$334,505
	\$Diff		\$1,796	\$4,296	\$6,736	\$8,532	\$17,064	\$39,516	\$56,130
	%Dif		20.2%	20.2%	20.2%	20.2%	20.2%	20.2%	20.2%
FY11 Shift	1.28	23.02	\$9,136	\$21,852	\$34,262	\$43,398	\$86,796	\$201,002	\$285,514
	\$Diff		\$228	\$546	\$857	\$1,085	\$2,170	\$5,026	\$7,139
	%Dif		2.56%	2.56%	2.56%	2.56%	2.56%	2.56%	2.56%
Equal % Increase	1.2766	22.95	\$9,109	\$21,786	\$34,158	\$43,266	\$86,532	\$200,391	\$284,646
	\$Diff		\$201	\$480	\$753	\$953	\$1,906	\$4,415	\$6,271
	%Dif		2.25%	2.25%	2.25%	2.25%	2.25%	2.25%	2.25%

CIP SHIFT IMPACTS ON AVERAGE TAX BILLS



OPTIONS SUMMARY

CLASS	VALUE	PERCENTAGE	
Residential	3,566,779,121	92.9252%	R & O % 92.9252%
Open Space	0	0.0000%	
Commercial	145,365,519	3.7872%	CIP % 7.0748%
Industrial	59,764,900	1.5571%	
Personal Prop	66,426,000	1.7306%	
Total	3,838,335,540	100.0000%	

CLASSIFICATION OPTIONS

0 Residential Exempt
0 Small Commercial Exemption

TAX RATE RESULTS

\$69,019,500 **Estimated Levy**
\$17.98 **Single Tax Rate**

CIP Shift	Res Factor	Share %		Estimated Tax Rates		EXCESS LEVY
		Res	CIP	Res	CIP	
1.0000	100.0000	92.9252	7.0749	\$17.98	\$17.98	\$92,744
1.1000	99.2387	92.2177	7.7824	\$17.84	\$19.78	\$106,007
1.2000	98.4773	91.5102	8.4898	\$17.71	\$21.58	\$78,171
1.3000	97.7160	90.8027	9.1974	\$17.57	\$23.38	\$88,719
1.4000	96.9546	90.0952	9.9048	\$17.43	\$25.17	\$101,982
1.5000	96.1933	89.3877	10.6123	\$17.30	\$26.97	\$74,146
1.2800	97.8682	90.9442	6.8406	\$17.60	\$23.02	\$79,476
1.2766	97.8938	90.9679	6.8224	\$17.60	\$22.95	\$98,485

Step 6: VOTING A TAX SHIFT OPTION

Vote in accordance with G.L. Ch. 40, sec. 56, as amended, the percentage of local tax levy which will be borne by each class of real and personal property, relative to setting the Fiscal Year 2012 tax rate and set the Residential Factor at _____ with a CIP shift of _____, pending certification by the State Dept. of Revenue.