

**FISCAL YEAR 2019**

**CLASSIFICATION HEARING**

**October 30, 2018**

**Board of Selectmen  
&  
Board of Assessors**

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Good evening. I'm Joseph Gibbons, the Director of Assessing in Stoughton. With me tonight from the Board of Assessors are , George Mesmar and our Chairman of the Board, Louis Jutras.

Tonight we are here as guests of the Selectmen to present valuation and growth information for Real and Personal Property to aid the Selectmen in their decision of what percentage of the entire tax levy will be borne by each of the main Classes: Residential, Commercial, Industrial and Personal Property.

We are not here to set the tax rate as that will be done when the Bureau of Accounts in Boston receives and approves all forms that make up the recapitulation sheets. Tonight's meeting was advertised as a public hearing. The Board of Assessors has received approval from the Massachusetts Division of Local Services for all values of both real and personal property in the Town of Stoughton for Fiscal 2019. We received approval of our LA-15 on September 19<sup>th</sup> as certification for real estate assessments for this current fiscal year 2019, which is based on sales and other information from calendar year 2017, as required by law, for an assessment date of January 1, 2018. Taxpayers may now view these new Fiscal Year 2019 valuations at the Assessors' Office, or, in December on the Town of Stoughton's Official website. Based on this information, our department has prepared work sheets and statistics for this Classification Hearing with the Board of Selectmen, which are estimates of resulting tax rates when other reports are approved.

Because of the market conditions during calendar year 2017, the total valuation for the Town of Stoughton excluding exempt properties increased by \$238,874,070 overall. An analysis shows that residential property values during calendar year 2017 were increasing by roughly 6.5%. On an individual basis, this increase varies somewhat depending on valuation factors like style, age and condition of dwellings. The complete interim adjustment program, including statistical analysis, was performed on the calendar year 2017 sales to determine and support the actual adjustments.

Industrial values increased over 2.6 % based on sales and rental and expense as well as vacancy rate information primarily from this town with support from similar nearby towns, while commercial properties increased about 3.3%.

The following is a breakdown of the property classes by percentage.

Class	% of total valuation	% of total valuation
	<u>2018</u>	<u>2019</u>
Residential	79.9000	80.2582
Commercial	11.5575	11.3336
Industrial	5.1435	4.9692
Personal	3.3990	3.4390

The combined percentage for the Commercial, Industrial and Personal Property (CIP) Classes is approximately 20.1000 % a decrease of .36% over the past year. The slight decrease is predominantly due to an improved residential market, as evidenced by sales and rental data and additions to existing residential properties.

The classification booklet provides the following information:

*Page 9* = The purpose of a Classification hearing

*Page 10* = Tells what a Classification Hearing does not do.

*Page 11* = is an Overview of the Revaluation and Classification Process.

*Page 12* = Describes how your tax rate is determined.

*Page 13* = Provides additional information on the tax levy.

*Page 14.* = Discusses a vote on the residential discount.

**Pages 15-16** = Discussion on a Small Commercial Exemption.

**Page 17** = Discussion on how the state law calculates our levy limit. The property tax levy is the revenue a community can raise (limited by law) through real and personal property taxes. In Massachusetts, municipal revenues to support local spending for schools, public safety and other public services are raised through the property tax levy, state aid, local receipts and other sources. The property tax levy is the largest source of revenue for most cities and towns.

**Page 18** = Shows any additional growth the Town received for any revised assessments (LA-13A).

**Page 19-20** = The calculation chart which indicates New Growth (LA-13).

**Page 21** = Shows Total Values of properties by class (LA-4).

**Page 22** = Illustrates the “average assessed valuation” of the major classes of properties. Last year (Fiscal Year 2018), the average assessed valuation of a single-family dwelling was 343,958. This year (Fiscal Year 2019), the average assessed valuation of a single-family dwelling is 367,445, a difference of over \$23,000 from last year.

**Pages 23** = Is a brief explanation of what it all means.

**Pages 24-26** = Commonly known as the “cherry sheets”. These illustrate what the Town owes for certain services and what income the Town will receive for certain services. These figures are used to calculate the overall recapitulation sheet to determine the tax rate.

**Page 27** = Illustrates the minimum residential factor computation. This figure is used to calculate the tax rate when a Town chooses to shift some of the residential share over to the Commercial, Industrial and Personal Property’s share. A few years ago, the Town of Stoughton was allowed along with some other towns to shift beyond 1.50 %. This year the maximum allowable shift is 1.66%.

In Fiscal Year 2007, the law allowed the Town of Stoughton to go to the maximum shift of 1.75. In Fiscal Year 2008, however; our community had encountered the situation where we were affected by **Chapter 200 of the Acts of 1988**, Massachusetts General Laws.

Briefly stated, this formula states that the “residential share cannot be less than the residential share in any year since the community was first certified at full and fair cash value. Using these given figures and formulas, the highest shift possible for fiscal year 2019 is 1.66 The formula on page 26 illustrates this fact.

**Page 28** = Explains the Department of Revenue’s **Chapter 200** which affects selecting any allowed factor that the

Residential Class is allowed to shift and developing a maximum shift.

**Page 29** = History of tax rates in Stoughton since 1995. This chart also shows the selected shifts for each year.

**Pages 30** = Chart showing how the proposed shifts would affect the tax rates.

**Pages 31-32** = shows an example of an “Average” assessed single –family dwelling comparing it to last year’s “Average” and what the taxes would approximately be if the Selectmen choose a shift of 1.52 for this year. The result would be an increase of approximately \$560.95 more than last year. \*\*

**\*\*Please note that this estimate does not include the Community Preservation Act Tax that the Town passed by prior vote.** On the example on page 32, there would be a total of \$61.74 for the CPA.

**Pages 33** = shows an example of an average Industrial Property. However, please keep in mind the fact that Stoughton has, in the fast decade increased its’ number of high valued properties this year namely large new commercial developments such as Target on Route 139 and



property under tax incremental financial categories. The example compares Fiscal Year 2018 to 2019. In a 1.52% shift, the CIP tax rate would increase from \$26.14 per thousand dollars of valuation to \$26.83.

These examples contain preliminary tax rates base on future approval of the entire "recap sheet" for Fiscal 2019 at the shift of approximately 1.52. The selectmen may choose any shift down to 1.00 if they so choose. If they should select a factor of one, the single rate will be approximately \$17.65 for all classes.

**RECOMMENDATION of The BOARD OF ASSESSORS:**  
Vote **Yes** to Shift ; Percentage range, 1.50 to 1.55 from the Residential Class to the Commercial, Industrial and Personal Property classes. Actual % to be given at meeting.  
Vote **No** on the Small Commercial Exemption.  
Vote **No** on the residential exemption.

# Purpose of the Classification Hearing

- Mass General Law Chapter 40 Sec 56
  - Allows a shift in the tax burden between property classes
  - The shift does not change the total tax levy for the community; it simply determines the share to be borne by each class

# What the Classification Hearing

## Doesn't Do

- The Classification Hearing does not determine the tax rate for the Town
- Classification does not determine how much money can be raised
- Town Meeting voters determine what the tax levy will be

# Overview of the Revaluation and Classification Process

**Residential Factor** - Shifts the Tax Rate between Residential and Commercial Properties

**Open Space Discount** - Shifts the Tax Burden within the Residential Classes to discount open space

**Residential Exemption** - Shifts the burden within the Residential Classes

**Small Commercial Exemption** - Shifts the burden within the Commercial and Industrial classes to give a discount to Qualifying Properties

# Your Tax Rate

The Tax Levy is determined by:

- Town Meeting Appropriations and Expenditures
- State and County Charges

It is paid for by using:

- Town Revenue (Excise Tax, Fees)
- Total taxable Real Estate and Personal Property
- State Aid and Reimbursements
- New Growth
- Debt Exclusions and Overrides

# The Tax Levy

Levy Limit – The maximum amount the Town can levy in a given year - Last Years Levy + Current Year New Growth + 2.5 %

Maximum Allowable Levy - Levy Limit + Debt Exclusions and Overrides

Excess levy capacity - Levy Limit minus Actual Levy

# Residential Discount

Up to 20% discount to Owner Occupied Residential Properties:

- ❖ Shifts the burden from the “less expensive” homes onto the higher priced homes and non-resident homes.
- ❖ Functions better in communities with a large amount of vacation homes, or non-owner occupied properties.

# Small Commercial Exemption

Option for the Board of Selectmen to grant a commercial exemption to certain small commercial properties

- ❖ The exemption does not have any effect on the Residential or Personal Property rates
- ❖ Industrial Properties do not qualify, but share the burden for the exemption
- ❖ The exemption goes to the property owner, not the business.
- ❖ Shift the tax rate up to 10%; Percentage must be voted annually
- ❖ Applications are taken after the Classification Hearing and can delay the final appraisal of the tax rate. Any exemptions not processed prior to submission of the recap will impact the overlay account



# Small Commercial Exemption -

## Qualifications

- ❖ For any multi-business properties, all businesses must qualify. If a business is not on the list it must be a DBA for the Assessors to have the ability to qualify it for the exemption
- ❖ Value must be less than \$1,000,000
- ❖ Must have less than 10 employees
- ❖ Assessors must go thru the list of businesses from the Department of Workforce Development and qualify each property by the businesses located there.

**Levy Limit  
 Fiscal Year 2019**

FOR BUDGET PLANNING PURPOSES

**I. TO CALCULATE THE FY 2018 LEVY LIMIT**

A. FY 2017 Levy Limit	61,450,811	
A1. ADD Amended FY 2017 Growth	0	
B. ADD (IA + IA1)*2.5%	1,536,270	
C. ADD FY 2018 New Growth	681,535	
C1. ADD FY 2018 New Growth Adjustment	0	
D. ADD FY 2018 Override	0	
E. FY 2018 Subtotal	<u>63,668,616</u>	
F. FY 2018 Levy Ceiling	94,562,776	
		i. <u>63,668,616</u>
		<b>FY 2018 Levy Limit</b>

**II. TO CALCULATE THE FY 2019 LEVY LIMIT**

A. FY 2018 Levy Limit from I	63,668,616	
A1. ADD Amended FY 2018 Growth	0	
B. ADD (IIA + IIA1)*2.5%	1,591,715	
C. ADD FY 2019 New Growth	865,014	
C1. ADD FY 2019 New Growth Adjustment	0	
D. ADD FY 2019 Override	0	
E. ADD FY 2019 Subtotal	<u>66,125,345</u>	
F. FY 2019 Levy Ceiling	100,538,525	
		ii. <u>66,125,345</u>
		<b>FY 2019 Levy Limit</b>

**III. TO CALCULATE THE FY 2019 MAXIMUM ALLOWABLE LEVY**

A. FY 2019 Levy Limit from II.	66,125,345
B. FY 2019 Debt Exclusion(s)	4,848,599
C. FY 2019 Capital Expenditure Exclusion(s)	0
D. FY 2019 Stabilization Fund Override	0
E. FY 2019 Other Adjustment :	0
F. FY 2019 Water/Sewer	0
G. FY 2019 Maximum Allowable Levy	<u>70,973,944</u>

**Signatures**

No signatures to display.

NOTE : The information is preliminary and is subject to change.

**AMENDED FY 2019 TAX BASE LEVY GROWTH (LA13A)**  
**REVISED AND OMITTED PARCELS NOT PREVIOUSLY ASSESSED - Fiscal Year 2019**

We have no amended tax base levy growth to report

(A) Class	(B) Omitted or Revised Value Committed to Tax Collector	(C) Portion Unassessed in Prior FY (After Reval Adj)	(D) Prior Year Tax Rate	(E) (E = C/1000 x D) Levy Growth
Residential	7,100	0	14.49	0
Open Space	0	0	0.00	0
Commercial	0	0	25.79	0
Industrial	0	0	25.79	0
Personal Property	0	0	25.79	0
* Audited Personal Property	0	0	25.79	0
<b>Total</b>		<b>0</b>		<b>0</b>

RETAIN DOCUMENTATION FOR 5 YEARS IN THE EVENT OF A DOR AUDIT.

<b>Signatures</b>	
<b>Board of Assessors</b>	
Joseph Gibbons, Director , Stoughton , <a href="mailto:jgibbons@stoughton-ma.gov">jgibbons@stoughton-ma.gov</a> 781-341-1300   9/13/2018 11:42 AM	

NOTE : The information was Approved on 9/19/2018

LA13 Tax Base Levy Growth  
 Retain documentation for 5 years in case of DOR audit - Fiscal Year 2019

Property Class	(A)PFY LA4 Values	Omitted and Revised No.	(B) Omitted and Revised Values	Abatement No.	(C) Abatement Values	Other Adjustment No.	(D) Other Adjustment Values	(E) Adjusted Value Base
<b>RESIDENTIAL</b>								
SINGLE FAMILY (101)	2,275,281,400	0	0	7	362,800	20	1,643,100	2,276,561,700
CONDOMINIUM (102)	382,108,400	0	0	8	578,794	0	0	381,529,606
TWO & THREE FAMILY (104 & 105)	127,713,200	0	0	0	0	4	215,000	127,928,200
MULTI - FAMILY (111-125)	167,269,100	0	0	0	0	3	-312,500	166,956,600
VACANT LAND (130-132 & 106)	37,863,600	1	7,100	0	0	18	-1,117,100	36,753,600
ALL OTHERS (103, 109, 012-018)	31,990,152	0	0	1	107,700	5	-2,918,700	28,963,752
<b>TOTAL RESIDENTIAL</b>	<b>3,022,225,852</b>	<b>1</b>	<b>7,100</b>	<b>16</b>	<b>1,049,294</b>	<b>50</b>	<b>-2,490,200</b>	<b>3,018,693,458</b>
OPEN SPACE	0	0	0	0	0	0	0	0
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0	0	0	0	0	0
<b>TOTAL OPEN SPACE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
COMMERCIAL	437,036,654	0	0	8	6,067,202	6	1,652,500	432,621,952
COMMERCIAL - CHAPTER 61, 61A, 61B	127,380	0	0	0	0	12	-110,266	17,114
<b>TOTAL COMMERCIAL</b>	<b>437,164,034</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>6,067,202</b>	<b>18</b>	<b>1,542,234</b>	<b>432,639,066</b>
INDUSTRIAL	194,551,724	0	0	3	405,600	2	-164,100	193,982,024
PERSONAL PROPERTY	128,569,440	0	0					
<b>TOTAL REAL &amp; PERSONAL</b>	<b>3,782,511,050</b>	<b>1</b>	<b>7,100</b>					

NOTE : The information was Approved on 9/19/2018

MASSACHUSETTS DEPARTMENT OF REVENUE  
 DIVISION OF LOCAL SERVICES  
 BUREAU OF LOCAL ASSESSMENT

Stoughton  
 TOWN

LA13 Tax Base Levy Growth  
 Retain documentation for 5 years in case of DOR audit - Fiscal Year 2019

Property Class	Reval Perc	(F) + or - Reval Adj Values	(G) Total Adjusted Value Base	(H) CFY LA4	(I) New Growth Valuation	(J) PY Tax Rate	(K) Tax Levy Growth
<b>RESIDENTIAL</b>							
SINGLE FAMILY (101)	0.06666	152,431,514	2,428,993,214	2,434,691,300	5,698,086		
CONDOMINIUM (102)	0.05841	22,284,305	403,813,911	403,964,900	150,989		
TWO & THREE FAMILY (104 & 105)	0.02022	2,586,094	130,514,294	131,119,900	605,606		
MULTI - FAMILY (111-125)	0.05866	9,793,808	176,750,408	185,366,300	8,615,892		
VACANT LAND (130-132 & 106)	0.03061	1,124,902	37,878,502	40,011,300	2,132,798		
ALL OTHERS (103, 109, 012-018)	0.11902	3,447,190	32,410,942	32,463,643	52,701		
<b>TOTAL RESIDENTIAL</b>	<b>0.06349</b>	<b>191,667,813</b>	<b>3,210,361,271</b>	<b>3,227,617,343</b>	<b>17,256,072</b>	<b>14.81</b>	<b>255,562</b>
OPEN SPACE	0.00000	0	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0.00000	0	0	0	0		
<b>TOTAL OPEN SPACE</b>	<b>0.00000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>
COMMERCIAL	0.03337	14,437,905	447,059,857	455,768,463	8,708,606		
COMMERCIAL - CHAPTER 61, 61A, 61B	0.00000	0	17,114	17,114	0		
<b>TOTAL COMMERCIAL</b>	<b>0.03337</b>	<b>14,437,905</b>	<b>447,076,971</b>	<b>455,785,577</b>	<b>8,708,606</b>	<b>26.14</b>	<b>227,643</b>
INDUSTRIAL	0.02679	5,195,906	199,177,930	199,837,124	659,194		
PERSONAL PROPERTY				138,300,970	13,947,130		
<b>TOTAL REAL &amp; PERSONAL</b>			<b>4,021,541,014</b>		<b>40,571,002</b>		<b>865,014</b>

Community Comments:

Signatures

Board of Assessors  
 Joseph Gibbons, Director , Stoughton , jgibbons@stoughton-ma.gov 781-341-1300 | 9/13/2018 10:45 AM

NOTE : The information was Approved on 9/19/2018

**ASSESSMENT/CLASSIFICATION REPORT as of January 1, 2018**  
**Fiscal Year 2019**

Property Type	Parcel Count	Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	6,626	2,434,691,300				
102	1,687	403,964,900				
MISC 103,109	21	9,516,100				
104	305	108,092,000				
105	59	23,027,900				
111-125	90	185,366,300				
130-32,106	895	40,011,300				
200-231	0		0			
300-393	482			438,080,357		
400-442	260				198,996,773	
450-452	0					0
CH 61 LAND	0	0	0	0		
CH 61A LAND	1	12	0	17,114		
CH 61B LAND	0	0	0	0		
012-043	66	22,947,543	0	17,688,106	840,351	
501	161					9,414,900
502	299					24,031,980
503	0					0
504	3					88,738,290
505	4					10,735,800
506	1					4,230,300
508	4					1,149,700
550-552	0					0
<b>TOTALS</b>	<b>10,976</b>	<b>3,227,617,343</b>	<b>0</b>	<b>455,785,577</b>	<b>199,837,124</b>	<b>138,300,970</b>
<b>Real and Personal Property Total Value</b>						<b>4,021,541,014</b>
<b>Exempt Parcel Count &amp; Value</b>						<b>676 244,249,000</b>

For CH 61, 61A and 61B Land: enter the mixed use parcel count in the left-hand box, and enter the 100% Chapter land parcel count in the right-hand box.

**Signatures**

Board of Assessors

Joseph Gibbons, Director, Stoughton, jgibbons@stoughton-ma.gov 781-341-1300 | 9/13/2018 10:30 AM

**Comments**

Personal Property accounts declined due to Town Meeting Article that exempted accounts with assessed values under \$2,500.

NOTE : The information was Approved on 9/19/2018

## Fiscal Year 2019

### Average Assessed Valuation of Major Classes

Single-family dwelling	=	367,445
Condominium	=	239,458
Two-family dwelling	=	354,400
Three-family dwelling	=	390,303
Commercial Properties	=	908,880
Industrial Properties	=	765,372

## WHAT DOES THIS ALL MEAN?

The Town added \$865,014 in New Growth tax dollars to its levy base for Fiscal Year 2019. This figure was calculated by multiplying the new growth valuation of 40,571,002 by last year's tax rates. Personal property growth, which includes the public utilities accounted for \$364,578 of the total growth. The residential growth was \$255,562, primarily from a few new properties, additions and our ongoing cyclical reinspection program. These calculations were reached by the hard work of numerous town departments including the Building and Engineering Departments, our in-house field personnel, office staff and our vendor Patriot Properties.

Across the board, property values have increased in all classes. Looking forward, we expect to see a steady to stronger market in F.Y. 2020 due to the strong 2018 sales data in quarters one, two and three. This should create downward pressure on the tax rate, but we shall see.



**C.S. 1-EC Commonwealth of Massachusetts Department of Revenue FY2019**

**NOTICE TO ASSESSORS OF ESTIMATED CHARGES**

**General Laws, Chapter 59, Section 21**

**Stoughton**

**A. COUNTY ASSESSMENTS:**

County Tax	172,107
Suffolk County Retirement	0
Essex County Reg Comm Center	0
<b>Sub-Total, County Assessments:</b>	<b>172,107</b>

**B. STATE ASSESSMENTS AND CHARGES:**

Retired Employees Health Insurance	0
Retired Teachers Health Insurance	1,789,841
Mosquito Control Projects	96,843
Air Pollution	8,655
Metropolitan Area Planning Council	14,812
Old Colony Planning Council	10,905
RMV Non-Renewal Surcharge	43,340
<b>Sub-Total, State Assessments:</b>	<b>1,964,396</b>

**C. TRANSPORTATION AUTHORITIES:**

MBTA	19,147
Boston Metro. Transit District	0
Regional Transit	170,676
<b>Sub-Total, Transportation Assessments:</b>	<b>189,823</b>

**D. ANNUAL CHARGES AGAINST RECEIPTS:**

Special Education	498
STRAP Repayments	0
Multi-Yr Repayment	0
<b>Sub-Total, Annual Charges Against Receipts:</b>	<b>498</b>

**E. TUITION ASSESSMENTS:**

School Choice Sending Tuition	123,792
Charter School Sending Tuition	2,313,430
<b>Sub-Total, Tuition Assessments:</b>	<b>2,437,222</b>

**F. TOTAL ESTIMATED CHARGES:**

**4,764,046**

**C.S. 1-ER Commonwealth of Massachusetts Department of Revenue FY2019  
 NOTICE TO ASSESSORS OF ESTIMATED RECEIPTS  
 General Laws, Chapter 58, Section 25A  
 Stoughton**

**A. EDUCATION:**

**Distributions and Reimbursements:**

Chapter 70	15,846,005
School Transportation	0
Charter Tuition Reimbursement	533,632
Smart Growth	0

**Offset Items – Reserve for Direct Expenditure:**

School Choice Receiving Tuition	0
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<b>Sub-Total, All Education Items:</b>	<b>16,379,637</b>
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**B. GENERAL GOVERNMENT:**

**Distributions and Reimbursements:**

Unrestricted General Government Aid	3,311,058
Local Share of Racing Taxes	0
Regional Public Libraries	0
Urban Revitalization	0
Veterans Benefits	434,508
Exemp: VBS and Elderly	28,614
State Owned Land	0

**Offset Item - Reserve for Direct Expenditure:**

Public Libraries	34,822
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<b>Sub-Total, All General Government:</b>	<b>3,809,002</b>
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<b>C. TOTAL ESTIMATED RECEIPTS:</b>	<b>20,188,639</b>
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NOTICE TO REGIONAL SCHOOL DISTRICTS  
OF ESTIMATED RECEIPTS

General Laws, Chapter 58, Section 25A

**Southeastern**  
Regional School List

**A. EDUCATION**

**Distributions and Reimbursements**

Chapter 70 16,104,995

Charter School Tuition Reimbursement 0

Regional School Transportation 1,109,544

**Offset Items - Reserve for Direct Expenditure:**

School Choice Receiving Tuition 0

**TOTAL ESTIMATED RECEIPTS:** 17,214,539

**Estimated Charges:**

Special Education 0

School Choice Sending Tuition 10,000

Charter School Sending Tuition 0

**TOTAL ESTIMATED CHARGES:** 10,000

**B. TOTAL RECEIPTS, NET OF ESTIMATED CHARGES:** 17,204,539

TAX RATES SINCE 1995

1995 .....	Res. \$16.36	
	Com. \$24.24	1.34 Shift
1996 .....	Res. \$16.41	
	Com. \$24.38	1.34 Shift
1997 .....	Res. \$16.88	
	Com. \$25.07	1.34 Shift
1998 .....	Res. \$17.38	
	Com. \$25.59	1.33 Shift
1999 .....	Res. \$16.46	
	Com. \$25.20	1.37 Shift
2000 .....	Res. \$16.88	
	Com. \$25.78	1.37 Shift
2001.....	Res. \$16.05	
	Com. \$25.19	1.40 Shift
2002.....	Res. \$13.53	
	Com. \$22.77	1.49 Shift
2003.....	Res. \$12.77	
	Com. \$21.89	1.52 Shift
2004.....	Res. \$12.65	
	Com. \$22.83	1.59 Shift
2005.....	Res. \$10.72	
	Com. \$20.22	1.65 Shift
2006.....	Res. \$ 9.99	
	Com. \$19.86	1.72 Shift
2007.....	Res. \$ 9.70	
	Com. \$19.93	1.75 Shift
2008.....	Res. \$ 9.79	
	Com. \$19.53	1.69 Shift
2009.....	Res. \$11.01	
	Com. \$19.77	1.55 Shift
2010.....	Res. \$12.46	
	Com. \$21.68	1.50 Shift
2011.....	Res. \$13.57	
	Com. \$23.67	1.50 Shift
2012.....	Res. \$14.50	
	Com. \$25.24	1.50 Shift
2013.....	Res. \$15.07	
	Com. \$26.20	1.50 Shift
2014.....	Res. \$15.74	
	Com. \$26.09	1.45 Shift
2015.....	Res. \$15.13	
	Com. \$26.34	1.51 Shift
2016.....	Res. \$14.97	
	Com. \$26.02	1.50 Shift
2017.....	Res. \$14.49	
	Com. \$25.79	1.53 Shift
2018.....	Res. \$14.81	
	Com. \$26.14	1.53 Shift

MassDOR - Massachusetts Department of Revenue  
 Division of Local Services  
 What If ... Scenario Worksheet for FY 2019

Stoughton - 285

CLASS	VALUE	%	R & O %	CIP %
Residential	3,227,617,343	80.2582	80.2582	
Open Space	0	0.0000		
Commercial	455,785,577	11.3336		
Industrial	199,837,124	4.9692		
Personal Property	138,300,970	3.4390		19.7418
Total	4,021,541,014	100.0000		

ENTER CIP\_SHIFT\_RANGE

Shift Range	1.50	1.55
Shift Increment %		1.00
Max Shift Allowed		1.66

ENTER A LEVY (ESTIMATED IF NECESSARY)

Levy	70,973,944
Single TaxRate	17.65

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

CIP Shift	Res Factor	Share Percentages			Levy Amounts						Estimated Tax Rates		
		Res SP	Comm SP	Ind SP	Res LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	Comm ET	Ind ET	PP ET
1.5000	0.8770	70.3873	17.0004	7.4538	49,956,653	12,065,854	5,290,256	3,661,191	70,973,954	15.48	26.47	26.47	26.47
1.5100	0.8746	70.1899	17.1137	7.5035	49,816,538	12,146,293	5,325,524	3,685,599	70,973,954	15.43	26.65	26.65	26.65
1.5200	0.8721	69.9925	17.2271	7.5532	49,676,423	12,226,732	5,360,793	3,710,007	70,973,954	15.39	26.83	26.83	26.83
1.5300	0.8696	69.7951	17.3404	7.6029	49,536,308	12,307,171	5,396,061	3,734,415	70,973,955	15.35	27.00	27.00	27.00
1.5400	0.8672	69.5976	17.4537	7.6526	49,396,192	12,387,610	5,431,329	3,758,823	70,973,955	15.30	27.18	27.18	27.18
1.5500	0.8647	69.4002	17.5671	7.7023	49,256,077	12,468,050	5,466,598	3,783,231	70,973,955	15.26	27.36	27.36	27.36

**MINIMUM RESIDENTIAL FACTOR COMPUTATION**

**Fiscal Year 2019**

A Class	B Full and Fair Cash Valuation	C Percentage Share	
1. Residential	3,227,617,343	80.2582%	80.2582%
2. Open Space	0	0.0000%	
3. Commercial	455,785,577	11.3336%	19.7418%
4. Industrial	199,837,124	4.9692%	
5. Personal Property	138,300,970	3.4390%	
<b>TOTALS</b>	<b>4,021,541,014</b>	<b>100.0000%</b>	

Maximum Share of Levy for Classes Three, Four and Personal Property:  $150\% * 19.7418\%$  (Lines 3C + 4C + 5C) = **29.6127%** (Max % Share)

Minimum Share of Levy for Classes One and Two:  $100\% - 29.6127\%$  (Max % Share) = **70.3873%** (Min % Share)

Minimum Residential Factor (MRF):  $70.3873\%$  (Min % Share) /  $80.2582\%$  (Lines 1C + 2C) = **87.7011%** (Minimum Residential Factor)

MINIMUM RESIDENTIAL FACTOR LA7 (6-96): **87.7011%**

Chapter 58, Section 1A mandates a minimum residential factor of not less than 65 percent.

**CALCULATION OF THE LOWEST POSSIBLE RESIDENTIAL FACTOR**  
**CHAPTER 200 - Fiscal Year 2019**

- 
- |   |                 |
|---|-----------------|
| 1. Last year's chosen residential percentage* ( Residential only, not R & O). | <u>69.2501%</u> |
| 2. This year's MRF using a 150% shift to CIP (from LA-7).                     | <u>87.7011%</u> |
| 3. Minimum residential share (R) in current year using 150% Shift to CIP.     | <u>70.3873%</u> |

*If #1 is greater than #3, **STOP!** You may shift only up to 150% to CIP and #2 remains MRF.*

*If #3 is greater than #1, go on.*

- |  |                 |
|--|-----------------|
| 4. Calculate a residential factor using a 175% shift to CIP.                               | <u>81.5515%</u> |
| 5. Multiply this new residential factor by this year's FFCV residential percentage (R).    | <u>65.4518%</u> |
| 6. What is the lowest historical residential percentage since the first certification (R). | <u>67.1953%</u> |

*If #5 is greater than #6, **STOP!** You may shift up to 175% to the CIP and #4 is the Lowest Residential Factor.*

*If #6 is greater than #5, go on.*

7. Take the lowest historical residential percentage, #6 67.1953%, divide it by the current residential percentage at FFCV 80.2582%; the result is 83.7239% the lowest residential factor allowable (it may not be less than 50%).
8. Multiply that factor by FFCV of the open space, add the new R% and O% shares, take 100% minus (R + O)% total to equal the new maximum CIP percentage share 32.8047%
9. Divide this new maximum CIP share by FFCV of CIP share 19.7418% to determine the percentage of shift, 166.1687% (this may not be more than 175%).

\* Residential share in the year before first certification may be used if assessors document it was lower.

**Assessment/Taxes**  
**“Average” Valued Single Family Dwelling**

**Fiscal Year 2018**

(Last Year)

**\$343,958(value) x .01481(rate) = \$5,094.02**  
**(1.53 shift)**  
**last year’s actual shift**

**Fiscal Year 2019**

(Current Year)

**\$367,445(value) x .01539(rate) = \$5,654.97**  
**(1.52 shift) PROPOSED**

**This would be an increase of taxes of \$560.95 over last year for an “average” valued single-family residential dwelling. This figure includes the debt exclusion of 4.85 million dollars for the new high school, but does not include the Community Preservation Tax.**



**Assessment/Taxes  
Typical Industrial Property  
Middle of valuation range**

**Fiscal Year 2018**

(Last Year)

$$\text{\$728,397 (value) x .02614 (rate) = \$19,054.87}$$

**(1.53 shift)**

**Fiscal Year 2019**

(Current Year)

$$\text{\$747,911 (value) x .02683 (rate) = \$20,066.45}$$

**(1.52 shift) PROPOSED**

**This would be an increase of  
taxes of \$1,011.58 over last year for a  
“typical” industrial property.**