

SEEKONK BOARD OF ASSESSORS

Classification Hearing
November 30, 2016
Fiscal Year 2017

TOWN OF SEEKONK
FISCAL YEAR 2017 CLASSIFICATION
HEARING

Board of Assessors

Paul K. Buckley - Chairman

Christopher G. Pelletier - Vice Chairman

William Barker - Clerk

Principal Assessor

Theodora Gabriel

Board of Selectmen

David Andrade - Chairman

Nelson Almeida - Vice Chairman

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Michelle Hines

David S. Parker

THE PURPOSE OF THIS HEARING

- This Classification Act requires municipalities to classify real property into one of four classes, according to use: residential, open space, commercial and industrial.
- The purpose of this classification hearing is for the board of selectmen to determine the percentage share of the tax levy that each class of will pay.
- The residential factor is used by the Assessors to determine the tax levy paid by each class of property and calculate the tax rate.
- **It is the responsibility of the Selectmen to determine the residential factor.**

PROPERTY ASSESSMENT REVIEW

- FY 2017 total residential values increased at about 3% from last year while commercial values increased by 0.3%.
- New growth for this year increased 7.5% at \$759,167.
- The average residential single family assessment increased from \$305,800 to \$311,300 or 1.8%.
- The Maximum Levy for this year increased 4.26% at \$38,143,500.

TOWN OF SEEKONK

FISCAL YEAR 2017 CLASSIFICATION HEARING

FY'17
MAX LEVY
\$38,143,500

FY'16
MAX LEVY
\$36,590,000

FY'17	
<u>Class</u>	<u>Value</u>
Residential	\$1,678,299,300
Comm/Industrial	\$462,018,300
Personal Property	\$88,442,470
Total Value	\$2,228,760,070

FY'16	
<u>Class</u>	<u>Value</u>
Residential	\$1,629,888,100
Comm/Industrial	\$460,547,500
Personal Property	\$78,395,720
Total Value	\$2,168,831,320

TOWN OF SEEKONK

FISCAL YEAR 2017 CLASSIFICATION HEARING

GROWTH HISTORY

2017	\$ 759,167	7.46%
2016	\$ 706,435	38.81%
2015	\$ 508,931	3.18%
2014	\$ 493,247	34.61%
2013	\$ 366,421	

LEVY HISTORY

2017 Max.	\$ 38,143,500	4.26%
2016	\$ 36,584,778	5.86%
2015	\$ 34,560,665	3.30%
2014	\$ 33,456,421	3.31%
2013	\$ 32,383,102	

CLASSIFICATION ALTERNATIVES

- Selection of Residential Factor
- Granting of Small Commercial Exemption

51 Commercial properties in Seekonk qualify for Exemption with total 10% value @ \$1,427,000



SELECTION OF MINIMAL RESIDENTIAL FACTOR

- The maximum commercial, industrial and personal property (CIP) shift for the Town of Seekonk for Fiscal 2017 is 1.65 or a residential factor of .786808, as defined by the Dept. of Revenue* .
- A residential factor of 100 will result in the taxation of all property at the same rate (single tax rate).
- A residential factor of less than 100 increases the share of the levy raised by commercial, industrial and personal property (CIP) owners and reduces the share paid by the residential property owners (split tax rate).

* source: Dept. Of Revenue LA7 - exhibit A: Minimum Residential Factor
FY 2017 Classification hearing

AVERAGE Single Family Value & Taxes

CIP	Residential	Estimated Residential	AVERAGE Single Family	AVERAGE	AVERAGE
Shift	Factor	Tax Rate	<u>\$ 311,300</u>	<u>Tax Bill Increase</u> %	<u>Tax Bill Increase</u> \$
1	1.0	\$ 17.11	\$ 5,326	23.0%	\$ 1,226
1.25	.918003	\$ 15.71	\$ 4,891	16.2%	\$ 791
1.5	.836006	\$ 14.31	\$ 4,455	8.0%	\$ 355
1.55	.819607	\$ 14.03	\$ 4,368	6.1%	\$ 268
1.56	.816327	\$ 13.97	\$ 4,349	5.7%	\$ 249
1.6	.803208	\$ 13.75	\$ 4,280	4.2%	\$ 180
1.61	.799928	\$ 13.69	\$ 4,262	3.8%	\$ 162
1.62	.796648	\$ 13.63	\$ 4,243	3.4%	\$ 143
1.63	.793368	\$ 13.58	\$ 4,227	3.0%	\$ 127
1.64	.790088	\$ 13.52	\$ 4,209	2.6%	\$ 109
1.65	.786808	\$ 13.47	\$ 4,193	2.2%	\$ 93

Impact of shifting the residential factor w/out commercial exemption

CIP	Residential	Estimated Commercial	Average Commercial Value	AVERAGE TAX BILL	AVERAGE TAX BILL
<u>Shift</u>	<u>Factor</u>	<u>Tax Rate</u>	<u>\$500,000</u>	<u>% + -</u>	<u>% + -</u>
1	1.0	\$ 17.11	\$ 8,555	-60.3%	\$ (5,155)
1.25	.918003	\$ 21.39	\$ 10,695	-28.2%	\$ (3,015)
1.5	.836006	\$ 25.67	\$ 12,835	-6.8%	\$ (875)
1.55	.819607	\$ 26.53	\$ 13,265	-3.4%	\$ (445)
1.56	.816327	\$ 26.70	\$ 13,350	-2.7%	\$ (360)
1.6	.803208	\$ 27.38	\$ 13,690	-0.1%	\$ (20)
1.61	.799928	\$ 27.55	\$ 13,775	0.5%	\$ 65
1.62	.796648	\$ 27.73	\$ 13,865	1.1%	\$ 155
1.63	.793368	\$ 27.90	\$ 13,950	1.7%	\$ 240
1.64	.790088	\$ 28.07	\$ 14,035	2.3%	\$ 325
1.65	.786808	\$ 28.24	\$ 14,120	2.9%	\$ 410

Impact of shifting the residential factor with 10% commercial exemption

CIP	Residential	Estimated Commercial With Exemption	Average Commercial Value	AVERAGE TAX BILL	AVERAGE TAX BILL
Shift	Factor	Tax Rate	<u>500,000</u>	% + -	% + -
1	1.0	\$ 17.17	\$ 8,585	-59.7%	\$ (5,125)
1.25	.918003	\$ 21.46	\$ 10,730	-27.8%	\$ (2,980)
1.5	.836006	\$ 25.75	\$ 12,875	-6.5%	\$ (835)
1.55	.819607	\$ 26.61	\$ 13,305	-3.0%	\$ (405)
1.56	.816327	\$ 26.78	\$ 13,390	-2.4%	\$ (320)
1.6	.803208	\$ 27.47	\$ 13,735	0.2%	\$ 25
1.61	.799928	\$ 27.64	\$ 13,820	0.8%	\$ 110
1.62	.796648	\$ 27.81	\$ 13,905	1.4%	\$ 195
1.63	.793368	\$ 27.98	\$ 13,990	2.0%	\$ 280
1.64	.790088	\$ 28.15	\$ 14,075	2.6%	\$ 365
1.65	.786808	\$ 28.33	\$ 14,165	3.2%	\$ 455

FYI 2016 BRISTOL COUNTY TAX RATE COMPARISONS

Municipality	Residential	Commercial / Industrial	Personal Property	Single Family Average Value	Average Single Family Tax Bill	Tax Bill Rank in Region
Attleboro	\$14.82	\$21.42	\$21.42	\$260,458.00	\$3,860.00	9
Dartmouth	\$9.84	\$15.01	\$14.94	\$363,591.00	\$3,578.00	10
Dighton	\$15.23	\$28.23	\$28.23	\$277,576.00	\$4,227.00	6
Easton	\$16.19	\$16.19	\$16.19	\$404,400.00	\$6,547.00	1
Fall River	\$13.63	\$29.13	\$29.13	\$207,968.00	\$2,835.00	14
Mansfield	\$15.41	\$20.58	\$20.58	\$392,800.00	\$6,053.00	2
North Attleborough	\$13.22	\$13.22	\$13.22	\$347,036.00	\$4,588.00	4
Norton	\$15.61	\$15.61	\$15.61	\$304,135.00	\$4,748.00	3
Rehoboth	\$12.15	\$12.15	\$12.15	\$355,342.00	\$4,317.00	5
Seekonk	\$13.41	\$27.42	\$27.33	\$305,778.00	\$4,100.00	7
Somerset	\$17.51	\$29.06	\$28.80	\$248,610.00	\$3,918.00	8
Swansea	\$13.52	\$23.43	\$23.43	\$261,118.00	\$3,530.00	11
Taunton	\$15.68	\$33.94	\$33.94	\$227,597.00	\$3,569.00	12
Westport	\$7.91	\$7.91	\$7.91	\$392,203.00	\$3,102.00	13

WRAP IT UP

- In fiscal year 2016 the Seekonk Board of Selectmen chose a Commercial, Industrial and Personal (CIP) property shift of 1.62 or a residential factor of .794989 with the 10% Commercial exemption.
- A 1.62 shift of fiscal year 2016 is close to a shift of 1.65 fiscal year 2017, meaning the shift burden equals a one percentage higher tax bill to CIP property vs Residential.
- The Board of Assessors are not in a position to advise the Selectmen.

SEEKONK BOARD OF ASSESSORS

The Assessor staff and Board members thank you.

ANY QUESTIONS?