

- I. On behalf of the Board of Assessors I would like to thank the various departments and individuals for their contributions to the completion of the Fiscal Year 2021 recap.
 - a. Town Clerk – Jean Marie Tarara
 - b. Town Treasurer – Paul Digirolamo/Tiffany Sheehan
 - c. Town Accountant – Bethany Moseley
 - d. Town Administrator – Timothy Gordon/ Jim O’Mara
 - e. And especially The Staff of the Assessors Office – Pam Holt and Pam Solis

II. Steps to Tax Rate Approval

- MGL Ch. 59 §2A states, “The assessors of each city and town shall determine fair cash valuation of such real property for the purpose of taxation on the first day of January each year.” Sales that occurred in 2019 as well as the proposed values for FY 2021 were submitted to the Department of Revenue and approved on November 10, 2020.
- a. Final certification of the Interim Year Adjustment and New Growth were approved by the Department of Revenue through the Bureau of Local Assessment on November 19, 2020.

- b. Values – The assessed value in every community in the Commonwealth for Fiscal Year 2021 must reflect “Fair Market Value” as of January 1, 2020 based on sales that occurred during calendar year 2019. This year being a Interim Year the Department of Revenue has reviewed and certified our analysis through the Division of Local Services. As a result of this analysis, the new assessments reflect another year of positive change over the FY 2020 assessments. The Total Taxable Assessed Value in the Town of Holbrook increased 6.1%. Broken down by the major classes: the Residential class of property increased 5.20%, Commercial 8.80%, Industrial 2.30%, Personal Property 35.2%.

Total Taxable Value of the Town is \$1,469,624,215 (+ 6.10%)

Residential makes up 86.09% of the total

Commercial, Industrial & Personal Property 13.90%

- III. Growth – 586 properties were visited in 2020. 200 of those properties contributed to the growth! Personal Property, 105 accounts were reviewed and 56 contributed to the growth! There were 4 properties classified as New Construction. This data collection provided an additional \$804,853 to the levy limit. Prior Year. (FY2020 Growth=\$291,909)

IV. Classification

- a. Each year the Board of Selectmen is charged (MGL Ch. 40 s. 56) with setting the taxing policy for the current fiscal year, that is to say, how the tax levy will be allocated between the residential and commercial, industrial and business personal property classes.

- b. The tax rate is the tax levy divided by the town's taxable valuation. This is known as the *Uniform (or Single) Tax Rate*. Under this rate each class of property pays a share of the tax levy *equal* to its share of the total town value.
- c. Holbrook historically has shifted tax burden on to the Comm/Ind/Personal Property classes. Last year there was no change in the shift. **The shift adopted for Fiscal Year 2020 was 1.67.** Utilizing this current shift for this fiscal year, the tax bill for the average single family home will decrease approximately 1.67% and the average tax bill for a commercial or industrial property would increase 9.42%. In other words, in terms of dollars, the average home that was assessed for (\$325,135 @ \$18.37=\$5972.54 in FY 20 is now assessed at (\$340,459 @\$17.25=\$5872.92) FY21 will see an approximate **decrease of \$99.62** for the year. The Commercial property that was assessed for (\$460,178@\$34.18=\$15,728.88) FY20 and is now assessed for (\$503,536@\$32.32=\$16,274.28) FY21 will see an ***increase of \$545.40.*** The Industrial property that was assessed for (\$486,770@\$34.18=\$16,637.79) FY20 and is now assessed for (\$502,116@\$32.32=\$16,288.38) FY21 will see a **decrease of \$409.41.**
- d. A shift to a factor of 1.68 or above will increase the CIP rate and lower the residential rate. A shift to a factor of 1.66 or below will increase the residential rate and decrease the CIP rate. (See options spreadsheet)

Residential Exemption

The Selectmen may adopt an exemption of up to a 35% to shift within the Residential Class. The tax burden from lower assessed properties that are the principal residence of a taxpayer to higher assessed properties and properties that are not the principal residence of a taxpayer.

The exemption shifts a portion of the tax burden, within the residential class, away from lower valued single family homes to multi-family properties, apartment buildings, non-resident property owners and higher valued homes.

Communities that choose to adopt the exemption often have the following characteristics:

- Large cities or towns with many non-owner occupied properties like apartment buildings
- Resort communities with many seasonal residents

e. Small Commercial Exemption

The Selectmen may adopt an exemption of up to 10% to shift within the Commercial Class tax burden from eligible parcels to ineligible parcels. Eligible parcels must have a valuation of less than \$1,000,000 and be owned or leased by a business that employs fewer than 10 employees as certified by the Department of Workforce Development-Division of Unemployment Assistance to the Board of Assessors. The mechanics of the Small Commercial Exemption are similar to the Residential Exemption.

Any small commercial exemption granted is borne by other Class Three, Commercial, and Class Four, Industrial, real property, but not by personal property. The tax levy to be raised from commercial and industrial properties remains the same, but use of the reduced valuation in setting the tax rate results in a higher tax rate for the commercial and industrial classes than for personal property.

Classification Hearing Notes FY2021

Helbrook - 133

MasDOR - Massachusetts Department of Revenue
Division of Local Services
What If ... Scenario Worksheet for FY2021

CLASS	VALUE	%	R & O %
Residential	1,265,267,217	86.0846	86.0846
Open Space	0	0.0000	0.0000
Commercial	91,518,983	6.2158	0.0000
Industrial	63,266,370	4.3019	0.0000
Personal Prop	48,771,315	3.3867	13.9264
Total	1,468,824,275	100.0000	

RESIDENCE EXEMPTION		SMALL COMMERCIAL EXEMPTION	
# of Eligible Parcels	0.000000	# of Eligible Parcels	0
Res Parcel Count	0	Total Value of Eligible Parcels	0
Res Exemption %	0.0000	Comm Exemption %	0.0000
Total Res Value Net	1,265,267,217	Total (C & I) Value Net of Exem	15,455,058

ENTER ALEVEY ESTIMATED IF:

Levy	28.430,677
Single Tax Rate	19.35

ENTER CIP SHIFT RANGE:

Shift Range	1.65	1.75
Shift Increment %	1.00	1.00
Max Shift Allowed		1.75

Year	From Tax FY20	To Tax FY20	Ave. Q
2020	\$18,377	\$34,118	
2021	\$5,972,541	\$15,728,888	
Ave. Single Family			Average
Value FY2021			Comm/Ind

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	Res SP	OS SP	Share Percentages			Res LA	OS LA	Levy Amounts			Estimated Tax Rates			PP ET	Tax FY 2020	Tax FY 2021	Comm/Ind
				Ind SP	PP SP	Total SP			Res LA	OS LA	Ind LA	PP LA	Total LA	Res ET				
1.6500	0.8850	77,095.1	0.0000	10.2528	7.1031	5.8881	21,907,570	2,914,592	2,019,455	1,588,722	28,430,679	17.31	0.00	31.92	31.92	\$3,883.35	\$16,072.87	
1.6600	0.8854	76,977.0	0.0000	10.3148	7.1461	5.8219	21,869,096	2,992,298	2,031,694	1,598,390	28,430,679	17.28	0.00	32.11	32.11	\$3,883.13	\$16,168.54	
1.6700	0.8858	76,858.9	0.0000	10.3770	7.1892	5.6556	21,828,502	2,969,264	2,043,693	1,607,979	28,430,679	17.25	0.00	32.31	32.31	\$3,877.92	\$16,264.25	
1.6800	0.8862	76,739.8	0.0000	10.4392	7.2322	5.4897	21,788,908	2,946,230	2,055,692	1,617,668	28,430,679	17.22	0.00	32.50	32.50	\$3,862.70	\$16,360.02	
1.6900	0.8866	76,620.7	0.0000	10.5013	7.2753	5.3235	21,749,314	2,923,196	2,067,691	1,627,356	28,430,679	17.19	0.00	32.69	32.69	\$3,847.48	\$16,455.79	
1.7000	0.8869	76,501.6	0.0000	10.5635	7.3183	5.1574	21,709,720	2,900,162	2,079,690	1,636,864	28,430,679	17.16	0.00	32.88	32.88	\$3,832.26	\$16,551.56	
1.7100	0.8873	76,382.5	0.0000	10.6256	7.3614	4.9913	21,670,126	2,877,128	2,091,689	1,646,374	28,430,679	17.13	0.00	33.08	33.08	\$3,817.04	\$16,647.33	
1.7200	0.8877	76,263.4	0.0000	10.6877	7.4044	4.8251	21,630,532	2,854,094	2,103,688	1,655,884	28,430,679	17.10	0.00	33.27	33.27	\$3,801.82	\$16,743.10	
1.7300	0.8881	76,144.3	0.0000	10.7499	7.4475	4.6589	21,590,938	2,831,060	2,115,687	1,665,393	28,430,679	17.08	0.00	33.47	33.47	\$3,786.60	\$16,838.87	
1.7400	0.8885	76,025.2	0.0000	10.8120	7.4905	4.4928	21,551,344	2,808,026	2,127,686	1,674,902	28,430,679	17.05	0.00	33.66	33.66	\$3,771.38	\$16,934.64	
1.7500	0.8889	75,906.1	0.0000	10.8742	7.5336	4.3267	21,511,750	2,784,992	2,139,685	1,684,411	28,430,679	17.00	0.00	33.85	33.85	\$3,756.16	\$17,030.41	

Classification Hearing Notes | **FY2021**

	FY 2016		FY 2017		FY 2018		FY 2019		FY 2020		FY 2021
Taxable Town Value	\$1,087,087,754	+4% =	\$1,135,197,649	5.9% =	\$1,202,398,242	+7.55% =	\$1,293,259,779	+7.1% =	\$1,385,088,779	+6.1% =	\$1,469,624,215
Residential Value	\$930,982,571	+4.6% =	\$974,125,945	+6.4% =	\$1,036,800,899	+8.27% =	\$1,122,573,510	+7.11% =	\$1,202,497,511	+5.2% =	\$1,265,267,217
Comm./Ind. PP Value	\$156,096,183	+3.2% =	\$161,071,704	+2.8% =	\$165,597,343	+3.07% =	\$170,686,269	+6.97% =	\$182,591,268	11.92%	\$204,356,998
Residential %	85.64%		85.81%		86.23%		86.80%		86.82%		86.09%
Comm./Ind. PP %	14.36%		14.19%		13.77%		13.20%		13.18%		13.90%
Shift	1.69		1.69		1.67		1.67	Same	1.67	Same?	*1.67
Residential Tax Rate	\$19.64	+6.4% =	\$20.90	-1.5% =	\$20.67	-5.86% =	\$19.46	-5.61% =	\$18.37	-6.1% =	\$17.25
Comm./Ind. PP Tax Rate	\$37.53	+6.2% =	\$39.87	-1.9% =	\$38.65	-6.37% =	\$36.19	-5.56% =	\$34.18	-5.45% =	\$32.32
Average 1 Fam Assessed	253777	+4.5% =	265196	+6.6% =	282700	+7.76% =	304645	+6.72% =	\$325,135	+4.71% =	\$340,459
Average 1 Fam Tax Bill	\$4,984.18	+11.2% =	\$5,542.60	+5% =	\$5,843.41	+1.45% =	\$5,928.40	+0.74% =	\$5,972.54	-1.67% =	\$5,872.92
Increase Amt			\$558.42		\$300.81		\$107.53		\$44.14		-\$99.62
Average Comm	400111	+1.4% =	405798	+4.8% =	425523	+3.38% =	439940	+4.60% =	\$460,178	+9.42% =	\$503,536
Average Comm Tax Bill	15016.16	+7.7% =	16179.16	+2.8% =	16446.46	-3.20% =	15921.42	-1.21% =	\$15,728.88	+3.46% =	\$16,274.28
Increase Amt			\$1,163.00		\$463.04		-\$525.04		-\$192.54		\$545.40
Average Industrial	381533	+2.2% =	390041	+7% =	393084	+4.31% =	410045	+18.71% =	\$486,770	+3.15% =	\$502,116
Average Ind Tax Bill	14318.93	+8.6% =	15550.93	-2% =	15192.7	-2.33% =	14839.52	+12.11% =	\$16,637.79	-2.47% =	\$16,228.38
Increase Amt			\$1,232.00		-\$358.23		-\$353.18		\$1,798.27		-\$409.41

	FY 2021	%
Taxable Town Value	\$1,469,624,215	
1 Residential %	\$1,265,267,217	86.09%
2 Commercial %	\$91,318,983	6.21%
3 Industrial %	\$63,266,700	4.30%
4 Personal Property %	\$49,771,315	3.38%

	FY 2020	%
Taxable Town Value	\$1,385,088,779	
Residential %	\$1,202,497,511	86.82%
Commercial %	\$83,948,089	6.06%
Industrial %	\$61,819,900	4.46%
Personal Property %	\$36,823,279	2.66%

Taxable Town Value FY 2021

