

Town of Uxbridge Tax Classification Hearing **Fiscal Year 2024**

Presented by Ken O'Brien
Principal Assessor
11/27/2023

Purpose of the Classification Hearing

MGL Ch. 40 sec 56 – Allows a shift in the tax burden between property classes.

The Classification Hearing consists of **4** votes to be taken by the Select Board:

- 1. Selection of a Residential Factor**
- 2. Open Space Discount**
- 3. Residential Exemption**
- 4. Small Commercial Exemption**

Four Votes

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

Open Space Discount: Shifts Tax **Burden** to Residential
from Open Space

Residential Exemption: Shifts the Tax **Burden** within
the Residential Classes

Small Commercial Exemption: Shifts **Burden** within
Commercial and Industrial classes to give a
discount to qualifying Commercial Properties

Establishing Tax Rate

How does the Town set the Tax Rate?

<u>Fiscal Year</u>	<u>Tax Rate</u>
FY12	\$15.10
FY13	\$16.28
FY14	\$17.31
FY15	\$17.40
FY16	\$17.57
FY17	\$16.96
FY18	\$17.17
FY19	\$17.35
FY20	\$16.74
FY21	\$15.82
FY22	\$15.16

Tax Rate

Total Tax Levy ÷ Total Assessed Value

Tax Levy

- Total taxes to be collected on real estate and personal property.
- This amount is determined by Town Meeting during the Spring and Fall Annual Town Meetings through the raise and appropriate process vs transfer from other sources.

Tax Assessment

- The total collective value of all property at its full and fair cash value for both real and personal property located in Uxbridge.

Tax Levy

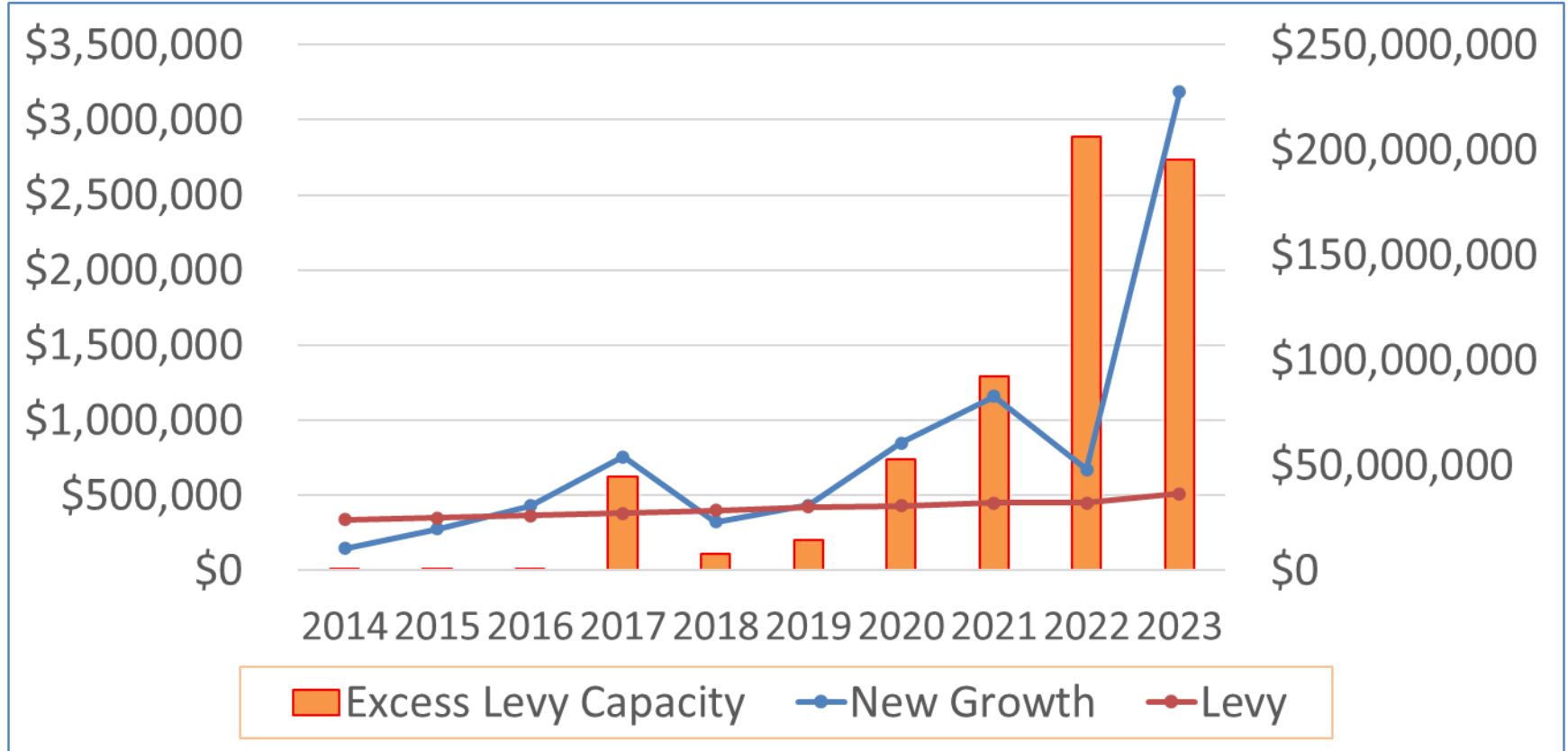
Tax Levy Ceiling

- FY24 Assessed Value \$ 3,025,462,642
 - X \$25.00 =
- **FY24 Levy Ceiling \$ 75,636,566**

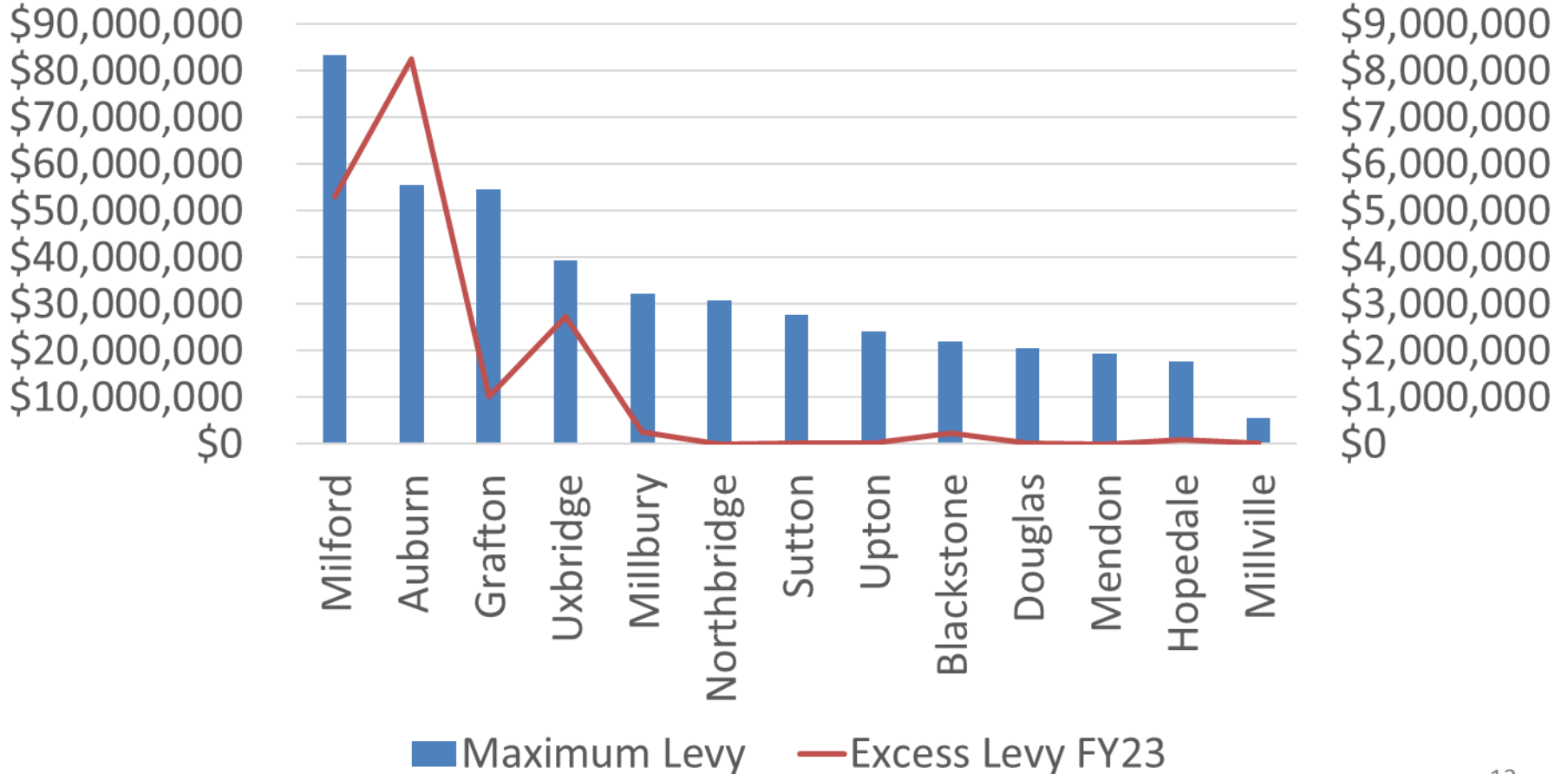
Tax Levy

- FY24 Maximum Levy \$ 41,913,578
- Actual Tax Levy \$ 39,213,578
- Excess Levy Capacity \$ 2,700,000

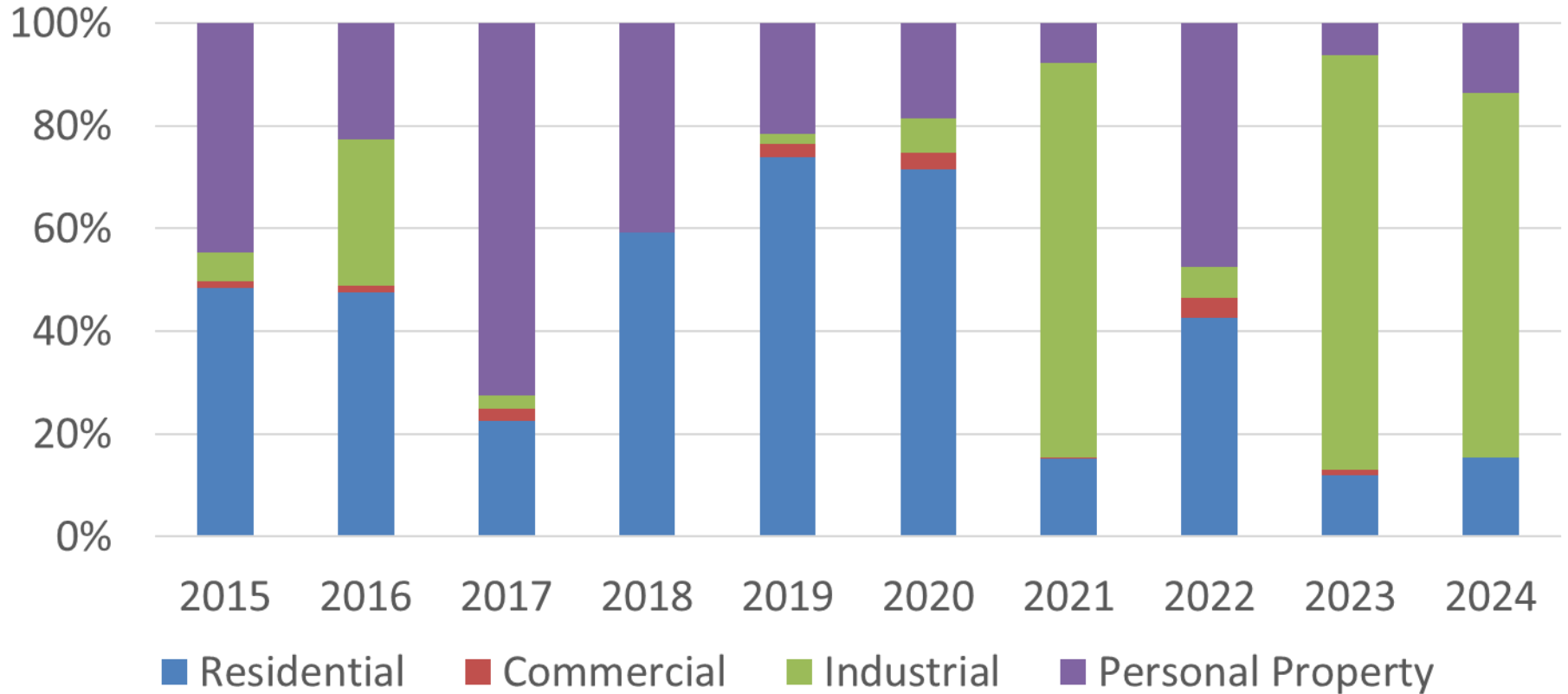
Uxbridge Levy vs New Growth Vs Levy Capacity



Blackstone Valley Max Levy vs Excess Levy



Uxbridge New Growth by Classification



Tax Rate

\$ 39,213,578 ÷ Total Assessed Value

Budget Total of
Raise and Appropriate

Assessed Values

- Value based on 2022 Sales
- Overall Assessed Value **\$3,025,462,642**
- Increase of **8.65%** from FY2023

Assessed Values

- Avg. FY23 Single-Family value **\$411,098**
- **Avg. FY24** Single-Family Value **\$467,533**
- Increase of **13.72%** from FY2023

Tax Rate

$$\text{\$ } 39,213,578 \div \text{\$ } 3,025,462,642$$

$$= \text{\$ } 12.96$$

per thousand

Single Tax Rate

- Avg. single-family tax bill

FY23 **\$411,098 x \$13.95 = \$ 5,735**

FY24 **\$467,533 x \$12.96 = \$ 6,059**

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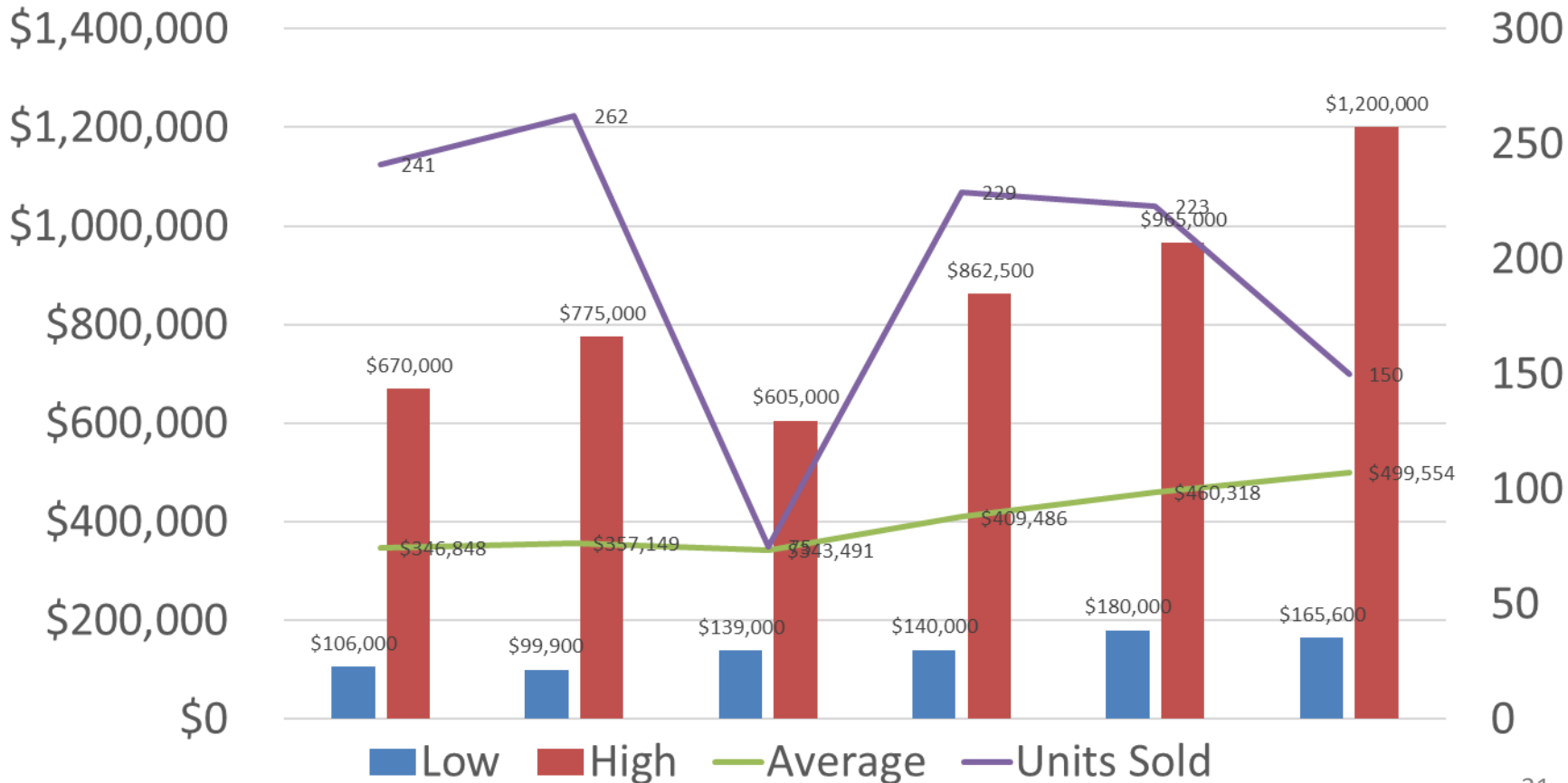
- 1. Selection of a Residential Factor**
- 2. Open Space Discount**
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- 4. Small Commercial Exemption**

Vote #1 Residential Factor

Shift the **Tax Rate** between
Residential and Commercial

Split the tax rate?

Uxbridge Sales Analysis by Year Single Family and Condos



Residential Factor	C/I/P Factor	% Residential Levy	% C/I/P Levy	Residential Tax Rate	C/I/P Tax Rate	Average Single-Fam Tax Bill (467,535)	Average Commercial Tax Bill (1,170,666)	Change to Average Single-Fam Tax Bill	Change to Average Commercial Tax Bill	% Change to Average Single-Fam Tax Bill	% Change to Average Commercial Tax Bill
1.0000	1.00	76.24%	23.76%	12.96	12.96	\$6,059	\$15,171	\$0	\$0	0.00%	0.00%
0.9969	1.01	76.0%	24.0%	12.92	13.09	\$6,040	\$15,320	-\$19	\$149	-0.03%	0.09%
0.9938	1.02	75.76%	24.24%	12.88	13.22	\$6,021	\$15,476	-\$38	\$305	-0.06%	1.97%
0.9906	1.03	75.52%	24.48%	12.84	13.35	\$6,003	\$15,628	-\$56	\$457	-0.09%	2.92%
0.9875	1.04	75.29%	24.71%	12.80	13.48	\$5,984	\$15,780	-\$75	\$609	-1.25%	3.85%
0.9844	1.05	75.05%	24.95%	12.76	13.61	\$5,965	\$15,932	-\$94	\$761	-1.57%	4.77%

MassDOT - Massachusetts Department of Revenue
 Division of Local Services
 What If... Scenario Worksheet for FY 2024

Unbridge - 304

CLASS	VALUE	%	R & O%	RESIDENTIAL/SENIOR MEANS TESTED EXEMPTION		SMALL COMMERCIAL EXEMPTION		
				Res # of Eligible Parcels	Res Exemption %	# of Eligible Parcels	Comm Exemption %	
Residential	2,306,482,411	76.2357	0.0000	0.000000	0.000000	0	0	
Open Space	0	0.0000	76.2357	0	0	0	0	
Commercial	104,600,427	3.4573	0.0000	0.0000	0.0000	0	0.0000	
Industrial	457,020,564	15.1058	C1 F%	0	0	0	561,620,991	
Personal Property	157,355,040	5.2012	23.7843	0	0	0	0	
Total	3,025,462,642	100.0000		0	0	0	561,620,991	
ENTER A LEVY (ESTIMATED IF NECESSARY)				Total Res Value Net of Exemption				2306482411
ENTER CIP-SHIFT RANGE				Total Res Value Net of Exemption				2306482411
Levy	39.213,578			1.00	1.10			
Single TaxRate	12.96				1.00			
					1.50			

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

Share Percentages				Levy Amounts										Estimated Tax Rates				
CIP Shift	Res Factor	Res SP	OS SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.0000	1.0000	76.2357	0.0000	3.4973	15.1058	5.2012	100.0000	29,894,746	1,355,731	5,923,525	2,039,577	39,213,578	12.96	0.00	12.96	12.96	12.96	12.96
1.0100	0.9969	75.9981	0.0000	3.4919	15.2169	5.2312	100.0000	29,801,957	1,369,388	5,982,760	2,059,972	39,213,578	12.92	0.00	13.09	13.09	13.09	13.09
1.0200	0.9938	75.7604	0.0000	3.5264	15.4079	5.3052	100.0000	29,708,369	1,382,846	6,041,995	2,080,368	39,213,578	12.88	0.00	13.22	13.22	13.22	13.22
1.0300	0.9906	75.5228	0.0000	3.5610	15.5990	5.3792	100.0000	29,615,181	1,396,403	6,101,230	2,100,764	39,213,578	12.84	0.00	13.35	13.35	13.35	13.35
1.0400	0.9875	75.2851	0.0000	3.5956	15.7901	5.4502	100.0000	29,521,992	1,409,960	6,160,466	2,121,160	39,213,578	12.80	0.00	13.48	13.48	13.48	13.48
1.0500	0.9844	75.0475	0.0000	3.6302	15.8611	5.4613	100.0000	29,428,804	1,423,518	6,218,701	2,141,555	39,213,578	12.76	0.00	13.61	13.61	13.61	13.61
1.0600	0.9813	74.8098	0.0000	3.6647	16.0121	5.5113	100.0000	29,335,616	1,437,075	6,276,936	2,161,951	39,213,578	12.72	0.00	13.74	13.74	13.74	13.74
1.0700	0.9782	74.5722	0.0000	3.6993	16.1632	5.5613	100.0000	29,242,427	1,450,632	6,338,171	2,182,347	39,213,578	12.68	0.00	13.87	13.87	13.87	13.87
1.0800	0.9751	74.3346	0.0000	3.7339	16.3143	5.6113	100.0000	29,149,239	1,464,190	6,397,407	2,202,743	39,213,578	12.64	0.00	14.00	14.00	14.00	14.00
1.0900	0.9719	74.0969	0.0000	3.7685	16.4653	5.6613	100.0000	29,056,050	1,477,747	6,456,642	2,223,139	39,213,578	12.60	0.00	14.13	14.13	14.13	14.13
1.1000	0.9688	73.8593	0.0000	3.8030	16.6164	5.7213	100.0000	28,962,862	1,491,304	6,515,877	2,243,534	39,213,578	12.56	0.00	14.26	14.26	14.26	14.26

Residential Tax Breakdown by the Numbers Based on a Factor of 1

- 732 Went down or stayed the same
- 2,361 Under \$25 per month increase **53% Benefit**
- 2,178 Under \$50 per month increase
- 231 Under \$75 per month increase
- 249 Over \$75 per month increase
- 5,751 Residential Properties

Residential Tax Breakdown by the Numbers Based on a Factor of 0.9844

- 936 Went down or stayed the same
- 3,594 Under \$25 per month increase **78% Benefit**
- 822 Under \$50 per month increase
- 205 Under \$75 per month increase
- 194 Over \$75 per month increase
- 5,751 Residential Properties

Vote #2

Open Space Discount?

Open Space Discount

- Up to 25% discount
- Increases residential tax rate
- No Classified Open Space in Uxbridge

Vote # 3

Residential Exemption?

RESIDENTIAL EXEMPTION

Gives up to a 20% Discount to **Owner Occupied** Residential Properties:

The impact is to the overall residential class, and shifts the burden from the “less expensive” properties onto the higher priced and non-resident homes. Benefits would be to communities with a high number of vacation homes, or non-owner occupied properties.

Vote # 4

Small Commercial Exemption?

Small Commercial Exemption

- Up to 10% of value
- < \$ 1M assessment and < 10 employees
- Each individual parcel would need to be reviewed for qualification **before** the tax rate is set.
- Increases commercial/industrial tax rate and shifts tax burden onto larger commercial and **all** industrial properties.

Motions required:

- 1) **Residential Factor** (.____)
- 2) **Open Space Discount** (Y/N)
- 3) **Residential Exemption** (Y/N)
- 4) **Small Commercial Exemption** (Y/N)

A motion to adopt a Residential Factor of .____, ____ Open Space Discount, ____ Residential Exemption, ____ Small Commercial Exemption and give authorization to the Principle Assessor to electronically sign and submit the LA-5 to the DOR.