

CITY OF SOMERVILLE

JOSEPH A. CURTATONE
MAYOR

SOMERVILLE BOARD OF ASSESSORS

MARC A. LEVYE, RMA, MAA
CHIEF ASSESSOR AND CHAIRMAN

HUMPHREY MOYNIHAN, MAA
MICHAEL FLYNN, MAA

CITY OF SOMERVILLE

BOARD OF ALDERMEN HEARING NOVEMBER 20, 2012

ADOPTION OF TAX LEVY PERCENTAGES FOR FY2013

MASSACHUSETTS GENERAL LAWS CHAPTER 797 OF THE ACTS OF 1979

RECOMMENDATIONS:

1. A MOTION THAT THE BOARD OF ALDERMEN ADOPTS A MINIMUM RESIDENTIAL FACTOR OF 86.6100 THE LEGAL MINIMUM FOR THE CITY OF SOMERVILLE FOR FY2013.
2. A MOTION THAT THE BOARD OF ALDERMEN ACCEPTS THE PROVISIONS OF CHAPTER 59, SECTION 5C APPROVING A RESIDENTIAL EXEMPTION OF 30% OF AVERAGE ASSESSED VALUE FOR OWNER OCCUPIED PROPERTIES FOR FY2013.
3. A MOTION THAT THE BOARD OF ALDERMEN ACCEPTS THE PROVISIONS OF SECTION 4 OF CHAPTER 73 OF THE ACTS OF 1986 AND VOTES AN ADDITIONAL STATUTORY EXEMPTION OF UP TO 100% FOR FY2013.

PUBLIC HEARING

ALLOCATION OF LOCAL TAXES

After the assessors receive the Commissioner of Revenue certifications, the Board of Alderman must conduct a public hearing on the issue of allocating the local property tax levy among the four classes of real property and of personal property for FY2013.

G.L. Ch. 40 S.56. The public hearing called by the Alderman must comply with the requirements of the Open Meeting Law, as supplemented by local by-laws or ordinance.

The Board of Assessors must provide notice of the conduct of the hearing to taxpayers by a public information release in a newspaper of general circulation in the community, as well as any other appropriate news media. The release should provide the date, time and place of the public hearing.

At the public hearing, the assessors must provide all information and data relevant to making a decision on allocating the tax levy including the fiscal effect of the available alternatives.

THE MINIMUM RESIDENTIAL FACTOR

At the public hearing, the Board of Alderman, together with the Mayor's approval, must first adopt a residential factor. In a city, if the Mayor vetoes the Alderman's factor, the Alderman may override the vote with a vote equal to two-thirds of the members elected. The residential factor adopted must be an amount not less than the minimum residential factor calculated by the Commissioner of Revenue.

THE RESIDENTIAL EXEMPTION

At the option of the Mayor with the approval of the Board of Alderman, an exemption of not more than 30 percent of the average assessed value of all Class One, Residential, parcels may be applied to residential parcels that are the principal residence of the property taxpayer as used by the taxpayer for income tax purposes as of January 1, 2012. G.L. Ch. 59 S5C.

ADDITIONAL EXEMPTION UP TO 100%

Since FY 1986, Section 4 of Chapter 73 of the Acts of 1986 allowed an additional exemption of up to 100% of the amount for the Statutory Elderly, Blind, Widowers and Veteran Exemptions. This would be triggered whenever tax increases are incurred.

Under this provision, anyone who qualifies for a statutory exemption, (and after the residential exemption is applied) will pay no more taxes than they did in the previous fiscal year, (provided however that the statutory amount granted in the current year cannot exceed more than double the base rate amount). See base rate amounts and a "statutory" example on the next 2 pages.

**Somerville Board of Assessors
Clause Exemptions- Fiscal Year 2013**

The laws of the Commonwealth of Massachusetts provide for real estate tax relief for certain people. Each category of tax relief is defined, and the allowable amount stated, in the various clauses of Chapter 59, Section 5 of the General Laws. The table below summarizes who qualifies for these exemptions and the amounts of the various exemptions. State law also gives each city and town the option of increasing the exemption up to double the amounts. The Somerville Board of Aldermen, with the approval of the Mayor, has elected this option each year. The exemption amounts shown in the tables are therefore base exemption amounts. They can be increased up to double the amounts shown depending upon the amount each applicant's tax bill has increased over the prior years' taxes (except for senior work-off). Certain deductions are allowed from the income limits shown for the clause exemptions. You should call or come into the Assessors Office in City Hall to find out details. The asset limits **do not** include the value of owner occupied properties.

Clause Name	Clause#	Basic Qualifications	Other Qualifications	Income Limits	Asset Limits	\$\$\$ Amount
Elderly	17D	Age 70 or older	Own & occupy property 5 years	None	\$55,477	\$242.00
Widows	17D	Surviving Spouse	None	None	\$55,477	\$242.00
Other	17D	Minor	Parents are deceased	None	\$55,477	\$242.00
Hardship	18	Age, Infirmary, Income	Must meet all three (3)	Poverty		Varies
Veterans	22A	Service related loss of or loss of use of one foot or one hand or one eye or received honor etc.	Spouses (where veteran's spouse owns the domicile) or surviving spouses of veterans entitled to exemption under Cl. 22A	None	None	\$750.00
Veterans	22	10% Service Disability or Purple Heart	Mass resident 6 months prior to service or 5 years Mass residency	None	None	\$400
Veterans	22B	Loss of two limbs or both eyes	Mass resident 6 months prior to service or 5 years Mass residency	None	None	\$1250
Veterans	22C	Disability requires specially adapted housing	Mass resident 6 months prior to service or 5 years Mass residency	None	None	\$1500
Veterans	22E	100% disability, file V.A. certificate annually	Mass resident 6 months prior to service or 5 year Mass residency, unemployed for all of previous years	None	None	\$1000*
Paraplegic	8A of 58	Paraplegic due to wartime injury	Mass resident 6 months prior to service or Mass residency for 5 years V.A. certificate	None	None	100%
Blind	37A	Legally Blind	Yearly blind certificate	None	None	\$500
Tax Deferral	41A	Age 65 or Older, tax deferred 8% interest per year	Own & Occupy Property for 5 years	\$40,000	None	Defers Up to 100%
Elderly	41C	Age 65 or older	Own / Occupy 5 yrs. in MA & MA resident 10 yrs.	(S)\$20,000 (M)\$30,000	(S)\$40,000 (M)\$55,000	\$750
Senior Work-off	5K	Over 60	Somerville resident	contact Council on Aging	None	Up to \$1,000

*for veterans owning two family or larger houses, Clause 22E is reduced to the same portion as the veterans' occupancy of the property. **The qualifying date for the Clause Exemptions Is July 1, (each year).** Questions can be addressed to Assessing at 617-625-6600 ext. 3100. **The application deadline is three months from the date the Third Quarter Bill was mailed.**

EXAMPLE (using Clause 41C)

ADDITIONAL (UP TO) 100% EXEMPTION AMOUNT

SECTION 4 OF CHAPTER 73

ACTS OF 1986

FY 2012

\$450,000 VALUE
X 13.09 TAX RATE
\$5,890.50
-1,799.63 RES. EXEMPTION
\$4,090.87
- 750.00 STATUTORY AMOUNT
\$3,340.87 **NET TAX**

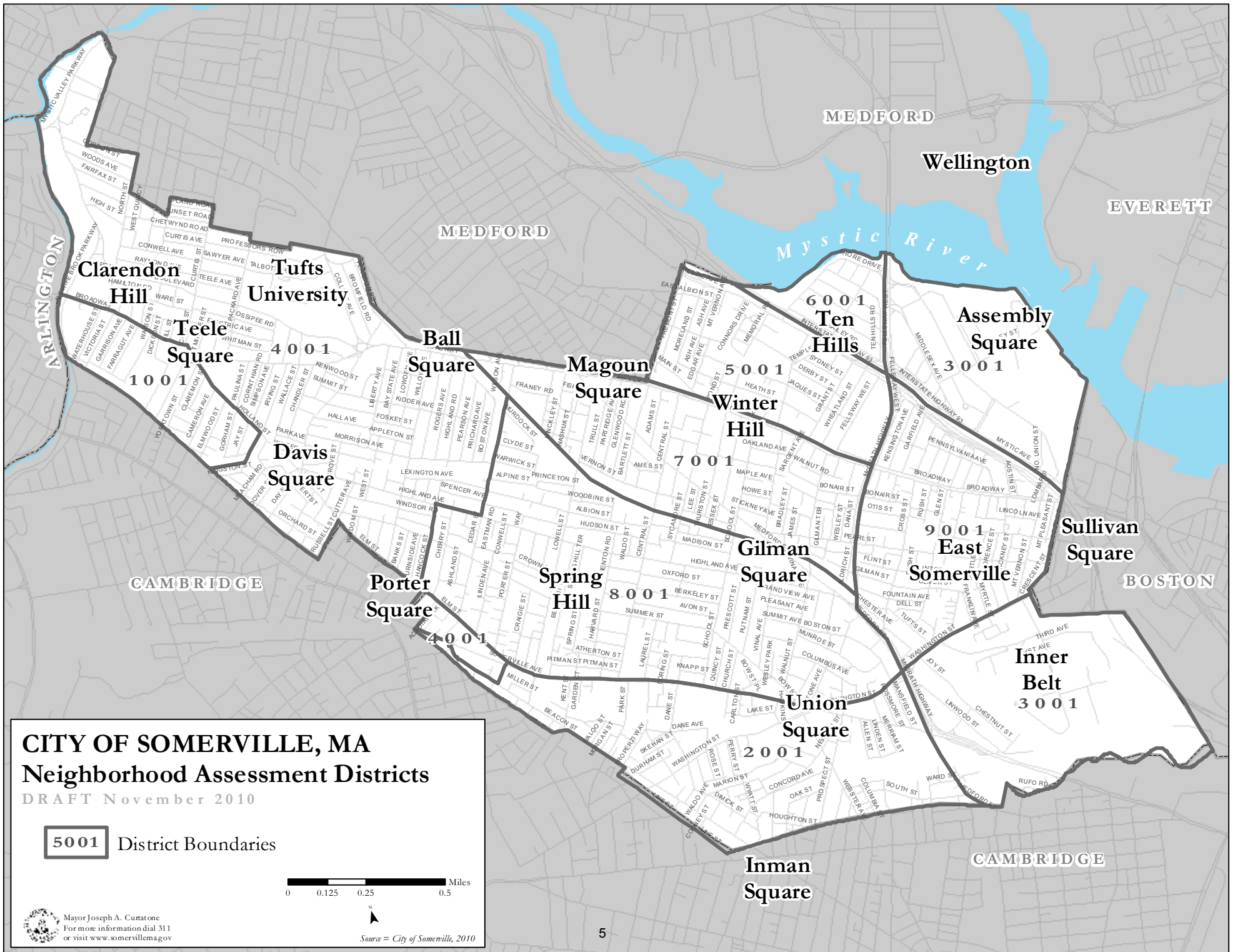
FY 2013

\$450,000 VALUE
X 13.42 TAX RATE
\$6,039.00
-1,885.97 RES. EX.
\$4,153.03
- 750.00 STAT. AMT.
\$3,403.03 **NET TAX**

\$3,403.03 FY 2013 NEW NET TAX
\$3,340.87 FY 2012 OLD NET TAX
\$62.16 INCREASE FROM PREVIOUS YEAR

CERTIFICATE \$750.00 STATUTORY AMOUNT
+ \$62.16 INCREASE
 \$812.16

THIRD QUARTER BILL DEDUCT \$406.08
FOURTH QUARTER BILL DEDUCT \$406.08
EFFECTIVE INCREASE IN TAXES \$ 0



FY2013 ASSESSMENT & PARCEL COUNT CHANGES BY USE & NEIGHBORHOOD SINCE FY 11									
ASSESSMENT DISTRICT	FY11 PARCEL COUNT	FY12 PARCEL COUNT	FY13 PARCEL COUNT	PARCEL COUNT PERCENT CHANGE FY12-13	FY11-AVG ASSESS.	FY12-AVG ASSESS.	FY13-AVG ASSESS.	ASSESSMENT PERCENT CHANGE FY12-13	
SINGLE FAMILY									
1001 (W. SOMERVILLE SOUTH/CAMBRIDGE LINE)	95	95	95		458,700	458,700	502,400	9.53%	
2001 (WARD 2, UNION SQ. SOUTH)	269	269	269		375,900	383,000	398,500	4.05%	
3001 (WARD 2, COBBLE HILL)	N/A	N/A	N/A		N/A	N/A	N/A		
4001 (WEST SOMERVILLE)	428	429	430		562,200	566,300	581,600	2.70%	
5001 (WINTER HILL NORTH)	152	152	151		309,300	295,300	305,200	3.35%	
6001 (TEN HILLS)	30	30	29		366,200	366,200	373,900		
7001 (WINTER HILL/MAGOUN SQ)	480	480	480		334,100	336,900	346,700	2.91%	
8001 (CENTRAL, SPRING, & PROSPECT HILL)	635	636	640		415,600	419,800	442,200	5.34%	
9001 (EAST SOMERVILLE)	269	270	267		276,600	276,400	277,700	0.47%	
PARCEL COUNT CHANGE FROM PREVIOUS YR.	-2	+3	0						
CITY AVERAGE-SINGLE FAMILY					399,700	402,000	417,500	3.86%	
TWO FAMILY									
1001 (W. SOMERVILLE SOUTH/CAMBRIDGE LINE)	265	264	263		515,400	517,600	549,500	6.16%	
2001 (WARD 2, UNION SQ. SOUTH)	478	475	469	-1.26%	442,600	451,300	463,700	2.75%	
3001 (WARD 2, COBBLE HILL)	N/A	N/A	N/A		N/A	N/A	N/A		
4001 (WEST SOMERVILLE)	1,917	1,910	1,899	-0.58%	565,000	567,200	573,400	1.09%	
5001 (WINTER HILL NORTH)	196	194	195		385,000	368,500	375,800	1.98%	
6001 (TEN HILLS)	204	204	205		424,500	425,300	433,700	1.98%	
7001 (WINTER HILL/MAGOUN SQ)	622	614	618		401,900	402,100	410,700	2.14%	
8001 (CENTRAL, SPRING, & PROSPECT HILL)	1,127	1,116	1,104	-1.08%	482,000	483,000	502,400	4.02%	
9001 (EAST SOMERVILLE)	517	517	521		361,800	362,400	360,900	-0.41%	
PARCEL COUNT CHANGE FROM PREVIOUS YR.	-27	-32	-20						
CITY AVERAGE-TWO FAMILY					483,300	484,800	494,900	2.08%	
THREE FAMILY									
1001 (W. SOMERVILLE SOUTH/CAMBRIDGE LINE)	119	119	116	-2.52%	619,400	621,200	642,300	3.40%	
2001 (WARD 2, UNION SQ. SOUTH)	367	367	368		541,000	546,900	559,900	2.38%	
3001 (WARD 2, COBBLE HILL)	N/A	N/A	N/A		N/A	N/A	N/A		
4001 (WEST SOMERVILLE)	615	609	607	-0.33%	631,300	635,600	645,600	1.57%	
5001 (WINTER HILL NORTH)	208	206	206		476,500	459,100	464,900	1.26%	
6001 (TEN HILLS)	8	8	8		460,900	460,900	477,500	3.60%	
7001 (WINTER HILL/MAGOUN SQ)	278	277	273	-1.44%	482,900	482,500	489,600	1.47%	
8001 (CENTRAL, SPRING, & PROSPECT HILL)	508	506	503	-0.59%	559,000	560,200	581,300	3.77%	
9001 (EAST SOMERVILLE)	293	292	286	-2.05%	438,000	439,000	435,900	-0.71%	
PARCEL COUNT CHANGE FROM PREVIOUS YR.	-18	-12	-17						
CITY AVERAGE-THREE FAMILY					546,400	547,500	558,800	2.06%	
CONDOMINIUM									
1102 (W. SOMERVILLE SOUTH/CAMBRIDGE LINE)	317	323	332		384,300	397,800	399,800	0.50%	
2102 (WARD 2, UNION SQ. SOUTH)	720	732	743	1.50%	327,300	331,700	323,200	-2.56%	
3102 (WARD 2, COBBLE HILL)	146	146	146		288,100	296,400	290,100	-2.13%	
4102 (WEST SOMERVILLE)	868	896	931	3.91%	382,000	385,400	395,500	2.62%	
5102 (WINTER HILL NORTH)	265	274	282		213,000	219,400	235,000	7.11%	
6102 (TEN HILLS)	51	51	51		311,900	319,100	324,000	1.54%	
7102 (WINTER HILL/MAGOUN SQ)	505	531	536	0.94%	239,300	246,600	252,500	2.39%	
8102 (CENTRAL, SPRING, & PROSPECT HILL)	943	981	1027	4.69%	322,100	328,200	330,400	0.67%	
9102 (EAST SOMERVILLE)	323	325	331		253,400	254,100	252,500	-0.63%	
PARCEL COUNT CHANGE FROM PREVIOUS YR.	+210	+121	+120						
CITY AVERAGE-CONDOMINIUM					314,000	320,500	323,800	1.03%	

AVERAGE SALE PRICES 2009, 2010, 2011 & YEAR TO DATE 2012							
	CALENDAR 2009	CALENDAR 2010	CALENDAR 2011	CALENDAR 2012 (YEAR TO DATE*)	PERCENT CHANGE 09-10	PERCENT CHANGE 10-11	PERCENT CHANGE 11-12
SINGLE FAMILY	441,800	539,100	530,100	537,600	22.02%	-1.67%	1.41%
TWO FAMILY	504,700	534,300	516,200	546,100	5.86%	-3.39%	5.79%
THREE FAMILY	575,200	605,400	610,000	612,800	5.25%	0.76%	0.46%
CONDOMINIUM	379,300	387,900	404,700	390,000**	2.27%	4.33%	0.69%
*2012 SALES ARE THROUGH EARLY OCTOBER AND NOT ALL HAVE BEEN VERIFIED AS MARKET SALES							
** DOES NOT INCLUDE 2012 SALES OF UNITS TO BE ASSESSED AS CONDOS FOR THE FIRST TIME IN FY2014							
NOTE THAT OTHER THAN CONDO SALES, THE NUMBER OF CALENDAR YEAR SALES IS LIMITED FOR 1, 2, & 3 FAMILY PROPERTIES. AS A RESULT THE DOR REQUIRES THAT 2 YEARS OF SALES BE ANALYZED IN ANY GIVEN FISCAL YEAR.							
NUMBER OF RESIDENTIAL CONDOMINIUM UNITS							
FISCAL YEAR	NUMBER OF UNITS	NUMBER ADDED FROM PREVIOUS YR.	PERCENT CHANGE FROM PREVIOUS YR.				
2008	3367	N/A	N/A				
2009	3653	286	8.49%				
2010	3928	275	7.53%				
2011	4138	210	5.35%				
2012	4259	121	2.92%				
2013	4379	120	2.82%				
2014(THRU EARLY OCT. 2012)	4563	184	4.20%				
FORECLOSURES							
CALENDAR YR.	NUMBER	PERCENT CHANGE FROM PREVIOUS YR.					
2008	56	N/A					
2009	41	-26.79%					
2010	56	36.59%					
2011	38	-32.14%					
2012 (THRU SEPT.)	19	-50.00%					
THE 19 FORECLOSURES IN CAL.2012 TO DATE INCLUDE 9 CONDO UNITS, 8 TWO FAMILY, 1 SINGLE FAMILY, & 1 MIXED USE.							

MEDIAN SALE PRICES CALENDAR 2009, 2010, 2011 AND 2012 YEAR TO DATE (VARIOUS CITIES)								
	CALENDAR 2009	CALENDAR 2010	CALENDAR 2011	CALENDAR 2012 (THRU SEPTEMBER)	% CHANGE 09-10	% CHANGE 10-11	% CHANGE 11-12	% CHANGE 09-12
SOMERVILLE								
SINGLE FAMILY	366,250	400,000	445,000	449,500	9.22%	11.25%	1.01%	22.73%
CONDOMINIUM	360,000	350,000	358,000	387,000	-2.78%	2.29%	8.10%	7.50%
MEDFORD								
SINGLE FAMILY	340,000	342,000	339,500	352,000	0.59%	-0.73%	3.68%	3.53%
CONDOMINIUM	275,000	286,250	280,000	284,900	4.09%	-2.18%	1.75%	3.60%
ARLINGTON								
SINGLE FAMILY	473,750	497,350	498,688	509,950	4.98%	0.27%	2.26%	7.64%
CONDOMINIUM	340,250	375,000	340,000	346,062	10.21%	-9.33%	1.78%	1.71%
BOSTON								
SINGLE FAMILY	1,958,000	2,150,000	1,930,000	1,812,000	9.81%	-10.23%	-6.11%	-7.46%
CONDOMINIUM	510,500	561,000	555,000	571,250	9.89%	-1.07%	2.93%	11.90%
CAMBRIDGE								
SINGLE FAMILY	675,000	755,500	740,000	800,000	11.93%	-2.05%	8.11%	18.52%
CONDOMINIUM	408,000	415,000	417,000	430,850	1.72%	0.48%	3.32%	5.60%
EVERETT								
SINGLE FAMILY	225,000	225,000	218,750	230,250	0.00%	-2.78%	5.26%	2.33%
CONDOMINIUM	114,200	187,950	139,500	133,000	64.58%	-25.78%	-4.66%	16.46%
BROOKLINE								
SINGLE FAMILY	1,171,000	1,126,000	1,188,750	1,200,000	-3.84%	5.57%	0.95%	2.48%
CONDOMINIUM	450,000	468,500	505,000	487,750	4.11%	7.79%	-3.42%	8.39%
CHELSEA								
SINGLE FAMILY	168,900	200,000	210,900	180,331	18.41%	5.45%	-14.49%	6.77%
CONDOMINIUM	163,000	176,500	145,000	149,450	8.28%	-17.85%	3.07%	-8.31%
MALDEN								
SINGLE FAMILY	262,000	269,500	261,250	275,000	2.86%	-3.06%	5.26%	4.96%
CONDOMINIUM	185,000	174,000	187,250	197,500	-5.95%	7.61%	5.47%	6.76%
STATE								
SINGLE FAMILY	285,000	295,000	286,000	290,000	3.51%	-3.05%	1.40%	1.75%
CONDOMINIUM	252,067	265,000	270,000	279,000	5.13%	1.89%	3.33%	10.68%
SOURCE-THEWARRENGROUP.COM								
RAW NUMBERS WITH NO SCREENING FOR ARMS-LENGTH NATURE OF SALES								

TAX BASE LEVY GROWTH FY 2013 - LA13
 Retain documentation for 5 years in case of DOR audit

PROPERTY CLASS	REVAL %	[F] + or - REVAL ADJUSTMENT VALUES	[G] TOTAL ADJUSTED VALUE BASE	[H] FY 2013 PROPOSED VALUES	[I] NEW GROWTH VALUATION	[J] PRIOR YEAR TAX RATE	[K] TAX LEVY GROWTH
RESIDENTIAL							
SINGLE FAMILY (101)	0.02935	27,833,600	976,156,300	985,771,600	9,615,300		
CONDOMINIUM (102)	-0.00292	-4,086,000	1,395,428,600	1,417,769,100	22,340,500		
TWO & THREE FAMILY (104 & 105)	0.01528	58,677,190	3,898,841,800	3,932,594,700	33,752,900		
MULTI - FAMILY (111-125)	0.00006	41,800	703,291,400	734,224,600	30,933,200		
VACANT LAND (130-132 & 106)	0.00135	12,700	9,425,500	9,430,800	5,300		
ALL OTHERS (103, 109, 012-018)	0.04292	8,441,871	205,114,202	213,455,702	8,341,500		
TOTAL RESIDENTIAL	0.01281	90,921,161	7,188,257,802	7,293,246,502	104,988,700	13.09	1,374,302
OPENSACE	0.00000	0	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0.00000	0	0	0	0		
TOTAL OPEN SPACE	0.00000	0	0	0	0	0.00	0
COMMERCIAL	-0.00048	-397,396	822,685,498	843,242,898	20,557,400		
COMMERCIAL - CHAPTER 61, 61A, 61B	0.00000	0	0	0	0		
TOTAL COMMERCIAL	-0.00048	-397,396	822,685,498	843,242,898	20,557,400	21.85	449,179
INDUSTRIAL	-0.01274	-3,476,900	269,395,800	273,007,500	3,611,700	21.85	78,916
PERSONAL PROPERTY				185,838,150	25,689,300	21.85	561,311
TOTAL REAL & PERSONAL				8,595,335,050	154,847,100		2,463,708

FISCAL YEAR 2013										
WITHOUT	NOT									
175% CLASSIFICATION	RECOMMENDED	AS OF:	11/20/2012							
WITHOUT				FY2013 TAX LEVY LIMIT		109,923,150				
30% RESIDENTIAL EXEMPTION				FY2012 TAX LEVY		104,829,090				
TAX LEVY % INCREASE =	4.9%			LEVY CHANGE AVAILABLE		5,094,060				
				TAX BASE EXPANSION FROM GROWTH		2,463,708				
FY2013 TAX LEVY:	109,923,150			TAX BASE EXPANSION FROM 2.5% INCREASE		2,630,352				
FY2012 TAX LEVY:	104,829,090			LEVY \$ CHANGE USED		5,094,060				
SINGLE TAX RATE:	12.79			EXCESS LEVY (UNUSED) CAPACITY		0				
				% OF LEVY CHANGE FROM GROWTH		48%				
				% OF LEVY CHANGE FROM 2.5% INCREASE		52%				
COMMERCIAL % VALUE=	15.1488									
RESIDENTIAL % VALUE =	84.8512									
				% TAX LEVY LIMIT USED		100.00%				
IF COMM=1.75%, SHARE=	26.5104			% TAX LEVY LIMIT UNUSED		0				
THEN RES SHARE=	73.4896									
				RES XEMP CALCULATIONS:						
LOWEST RES SHARE =	64.2641			PRELIM RATE: (based upon residential value)		12.79				
RES % OF TOTAL LEVY:	73.4896			# RES PARCLS:		15,569				
COM % OF TOTAL LEVY:	26.5104			AVG RES VALUE:		468,447				
				RES XMP VAL DISCOUNT		(30%)				
MINIMUM RES FACTOR:				RES XMP TAX DISCOUNT		(30%)				
COMMERCIAL FACTOR:				# EXEMPTIONS:						
RESIDENTIAL LEVY:	93,271,132			ADJ RES VALUE:		7,293,246,502				
COMMERCIAL LEVY:	16,652,018			RESIDENTIAL EXEMPTION BREAK EVEN VALUE						
	THIS YEAR	LAST YEAR	CHANGE		THIS YEAR	LAST YEAR	CHANGE			
RESIDENTIAL TAX RATE:	\$12.79	\$13.09	-\$0.30	COMMERCIAL TAX RATE:	\$12.79	\$21.85	-\$9.06			
			-2.3%				-41.5%			
	NUMBER	AVERAGE	AVERAGE	AVERAGE 1/4	AVERAGE 1/4	PER	\$	YEAR		
PROPERTY CLASS	OF FY2013	FY2012	FY2013	FY2012	FY2013	CENT	QUARTERLY	CHANGE		
	PARCELS	VALUE	VALUE	BILL*	BILL	CHANGE	CHANGE	CHANGE		
AVER CONDO	4,379	\$320,500	\$323,800	\$599	\$1,035	72.8%	\$436	\$1,745		
AVER 1 FAMILY	2,361	\$402,000	\$417,500	\$866	\$1,335	54.1%	\$469	\$1,875		
AVER 2 FAMILY	5,274	\$484,800	\$494,900	\$1,137	\$1,582	39.2%	\$445	\$1,781		
AVER 3 FAMILY	2,367	\$547,500	\$558,800	\$1,343	\$1,787	33.0%	\$444	\$1,774		
AVER 4-8 FAMILY	512	\$731,000	\$730,500	\$1,943	\$2,336	20.2%	\$393	\$1,570		
AVER MULTI APT.	137	\$2,349,500	\$2,540,400	\$7,693	\$8,122	5.6%	\$429	\$1,716		
AVER COMM. , INDUST.	730	\$1,459,600	\$1,429,800	\$7,978	\$4,571	-42.7%	-\$3,407	-\$13,627		
AVER MIXED USE	262	\$847,200	\$913,100	\$3,351	\$2,919	-12.9%	-\$432	-\$1,727		
				*CONDO, 1, 2, 3, & 4-8 FAMILY INCLUDE RESIDENTIAL EXEMPTION						

FISCAL YEAR 2013									
WITH 175% CLASSIFICATION	NOT RECOMMENDED	AS OF:	11/20/2012						
WITHOUT				FY2013 TAX LEVY LIMIT	109,923,150				
30% RESIDENTIAL EXEMPTION				FY2012 TAX LEVY	104,829,090				
TAX LEVY % INCREASE =	4.9%			LEVY CHANGE AVAILABLE	5,094,060				
				TAX BASE EXPANSION FROM GROWTH	2,463,708				
FY2013 TAX LEVY:	109,923,150			TAX BASE EXPANSION FROM 2.5% INCREASE	2,630,352				
FY2012 TAX LEVY:	104,829,090			LEVY \$ CHANGE USED	5,094,060				
SINGLE TAX RATE:	12.79			EXCESS LEVY (UNUSED) CAPACITY	0				
				% OF LEVY CHANGE FROM GROWTH	48%				
				% OF LEVY CHANGE FROM 2.5% INCREASE	52%				
COMMERCIAL % VALUE=	15.1488								
RESIDENTIAL % VALUE =	84.8512								
				% TAX LEVY LIMIT USED	100.00%				
IF COMM=1.75%, SHARE=	26.5104			% TAX LEVY LIMIT UNUSED	0				
THEN RES SHARE=	73.4896								
				RES XEMP CALCULATIONS:					
LOWEST RES SHARE =	64.2641			PRELIM RATE: (based upon residential value)	11.08				
RES % OF TOTAL LEVY:	73.4896			# RES PARCLS:	15,569				
COM % OF TOTAL LEVY:	26.5104			AVG RES VALUE:	468,447				
				RES XMP VAL DISCOUNT		(30%)			
MINIMUM RES FACTOR:	86.6100			RES XMP TAX DISCOUNT		(30%)			
COMMERCIAL FACTOR:	175			# EXEMPTIONS:					
RESIDENTIAL LEVY:	80,782,083			ADJ RES VALUE:	7,293,246,502				
COMMERCIAL LEVY:	29,141,067			RESIDENTIAL EXEMPTION BREAK EVEN VALUE					
	THIS YEAR	LAST YEAR	CHANGE	-----	THIS YEAR	LAST YEAR	CHANGE		
RESIDENTIAL TAX RATE:	\$11.08	\$13.09	-\$2.01	COMMERCIAL TAX RATE:	\$22.38	\$21.85	\$0.53		
			-15.4%				2.4%		
	NUMBER	AVERAGE	AVERAGE	AVERAGE 1/4	AVERAGE 1/4	PER	\$		
PROPERTY CLASS	OF FY2013	FY2012	FY2013	FY2012	FY2013	CENT	QUARTERLY	YEAR	
	PARCELS	VALUE	VALUE	BILL*	BILL	CHANGE	CHANGE	CHANGE	
AVER CONDO	4,379	\$320,500	\$323,800	\$599	\$897	49.7%	\$298	\$1,191	
AVER 1 FAMILY	2,361	\$402,000	\$417,500	\$866	\$1,156	33.5%	\$290	\$1,160	
AVER 2 FAMILY	5,274	\$484,800	\$494,900	\$1,137	\$1,370	20.5%	\$233	\$934	
AVER 3 FAMILY	2,367	\$547,500	\$558,800	\$1,343	\$1,547	15.2%	\$204	\$817	
AVER 4-8 FAMILY	512	\$731,000	\$730,500	\$1,943	\$2,023	4.1%	\$80	\$319	
AVER MULTI APT.	137	\$2,349,500	\$2,540,400	\$7,693	\$7,035	-8.6%	-\$658	-\$2,634	
AVER COMM. , INDUST.	730	\$1,459,600	\$1,429,800	\$7,978	\$8,000	0.3%	\$22	\$87	
AVER MIXED USE	262	\$847,200	\$913,100	\$3,351	\$3,311	-1.2%	-\$40	-\$160	
				*CONDO, 1, 2, 3, & 4-8 FAMILY INCLUDE RESIDENTIAL EXEMPTION					

FISCAL YEAR 2013									
WITH									
175% CLASSIFICATION	RECOMMENDED	AS OF:	11/20/2012						
WITH									
30% RESIDENTIAL EXEMPTION				FY2013 TAX LEVY LIMIT		109,923,150			
TAX LEVY % INCREASE =	4.9%			FY2012 TAX LEVY		104,829,090			
				LEVY CHANGE AVAILABLE		5,094,060			
				TAX BASE EXPANSION FROM GROWTH		2,463,708			
FY2013 TAX LEVY:	109,923,150			TAX BASE EXPANSION FROM 2.5% INCREASE		2,630,352			
FY2012 TAX LEVY:	104,829,090			LEVY \$ CHANGE USED		5,094,060			
SINGLE TAX RATE:	12.79			EXCESS LEVY (UNUSED) CAPACITY		0			
				% OF LEVY CHANGE FROM GROWTH		48%			
				% OF LEVY CHANGE FROM 2.5% INCREASE		52%			
COMMERCIAL % VALUE=	15.1488								
RESIDENTIAL % VALUE =	84.8512								
IF COMM=1.75%, SHARE=	26.5104			% TAX LEVY LIMIT USED		100.00%			
THEN RES SHARE=	73.4896			% TAX LEVY LIMIT UNUSED		0			
				RES XEMP CALCULATIONS:					
LOWEST RES SHARE =	64.2641			PRELIM RATE: (based upon residential value)		11.08			
RES % OF TOTAL LEVY:	73.4896			# RES PARCLS:		15,569			
COM % OF TOTAL LEVY:	26.5104			AVG RES VALUE:		468,447			
				RES XMP VAL DISCOUNT		140,534	(30%)		
MINIMUM RES FACTOR:	86.6100			RES XMP TAX DISCOUNT		1,885.97	(30%)		
COMMERCIAL FACTOR:	175			# EXEMPTIONS:		9,063,297,558			
RESIDENTIAL LEVY:	80,782,083			ADJ RES VALUE:		6,019,545,043			
COMMERCIAL LEVY:	29,141,067			RESIDENTIAL EXEMPTION BREAK EVEN VALUE		804,701			
	THIS YEAR	LAST YEAR	CHANGE		THIS YEAR	LAST YEAR	CHANGE		
RESIDENTIAL TAX RATE:	\$13.42	\$13.09	\$0.33 2.5%	COMMERCIAL TAX RATE:	\$22.38	\$21.85	\$0.53 2.4%		
	NUMBER	AVERAGE	AVERAGE	AVERAGE 1/4	AVERAGE 1/4	PER	\$		
PROPERTY CLASS	OF FY2013	FY2012	FY2013	FY2012	FY2013	CENT	QUARTERLY	YEAR	
	PARCELS	VALUE	VALUE	BILL*	BILL*	CHANGE	CHANGE	CHANGE	
AVER CONDO	4,379	\$320,500	\$323,800	\$599	\$615	2.6%	\$16	\$63	
AVER 1 FAMILY	2,361	\$402,000	\$417,500	\$866	\$929	7.3%	\$63	\$253	
AVER 2 FAMILY	5,274	\$484,800	\$494,900	\$1,137	\$1,189	4.6%	\$52	\$208	
AVER 3 FAMILY	2,367	\$547,500	\$558,800	\$1,343	\$1,403	4.5%	\$60	\$241	
AVER 4-8 FAMILY	512	\$731,000	\$730,500	\$1,943	\$1,979	1.9%	\$36	\$145	
AVER MULTI APT.	137	\$2,349,500	\$2,540,400	\$7,693	\$8,523	10.8%	\$830	\$3,320	
AVER COMM. , INDUST.	730	\$1,459,600	\$1,429,800	\$7,978	\$8,000	0.3%	\$22	\$87	
AVER MIXED USE	262	\$847,200	\$913,100	\$3,351	\$3,685	10.0%	\$334	\$1,336	
*CONDO, 1, 2, 3, & 4-8 FAMILY INCLUDE RESIDENTIAL EXEMPTION									

TAX RATE CHANGES SINCE FY09			
		CHANGE	% CHANGE
	RESIDENTIAL TAX RATE	FROM	FROM
FISCAL YEAR		PREVIOUS YR.	PREVIOUS YR.
FY 2013	\$13.42	\$0.32	2.44%
FY 2012	\$13.10	\$0.39	3.07%
FY 2011	\$12.71	\$0.41	3.33%
FY 2010	\$12.30	\$0.59	5.04%
FY 2009	\$11.71		
	COMMERCIAL TAX RATE	CHANGE	% CHANGE
		FROM	FROM
		PREVIOUS YR.	PREVIOUS YR.
FY 2013	\$22.38	\$0.52	2.38%
FY 2012	\$21.86	\$0.65	3.06%
FY 2011	\$21.21	\$0.77	3.77%
FY 2010	\$20.44	\$1.19	6.18%
FY 2009	\$19.25		

INDICATES THAT RATES HAVE INCREASED BUT AT A DECREASING RATE