



Setting the FY2019 Tax Rate

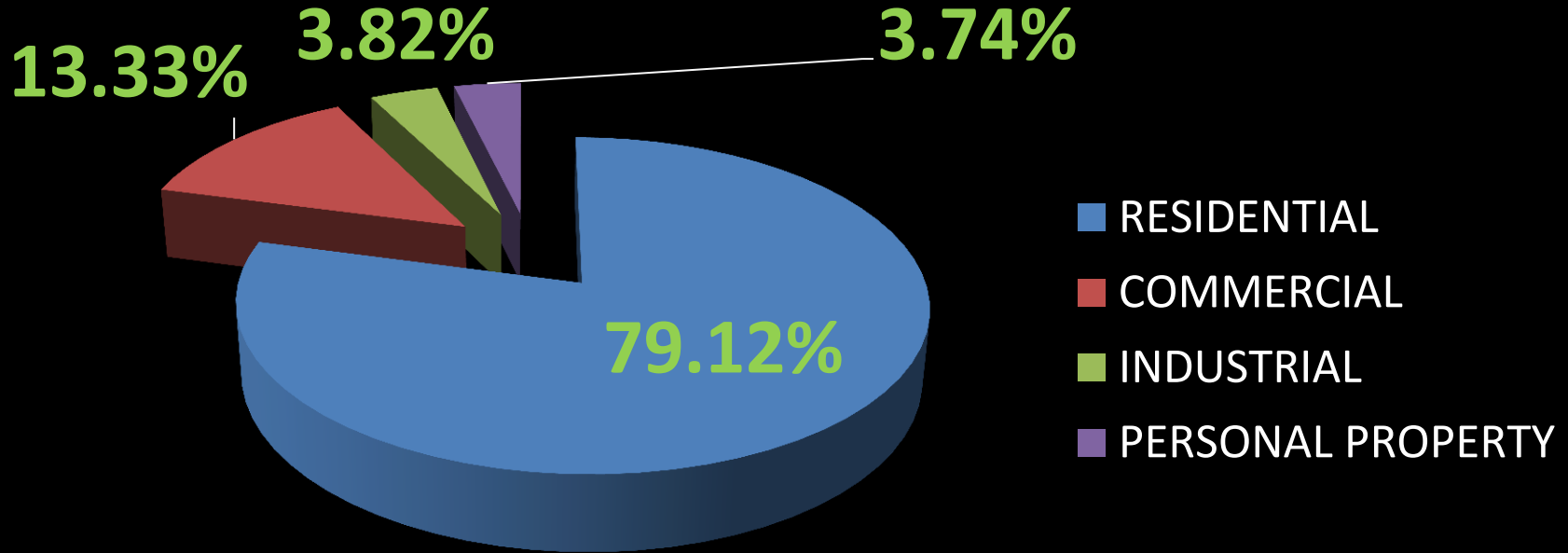
Tax Classification Hearing

Taunton Board of Assessors

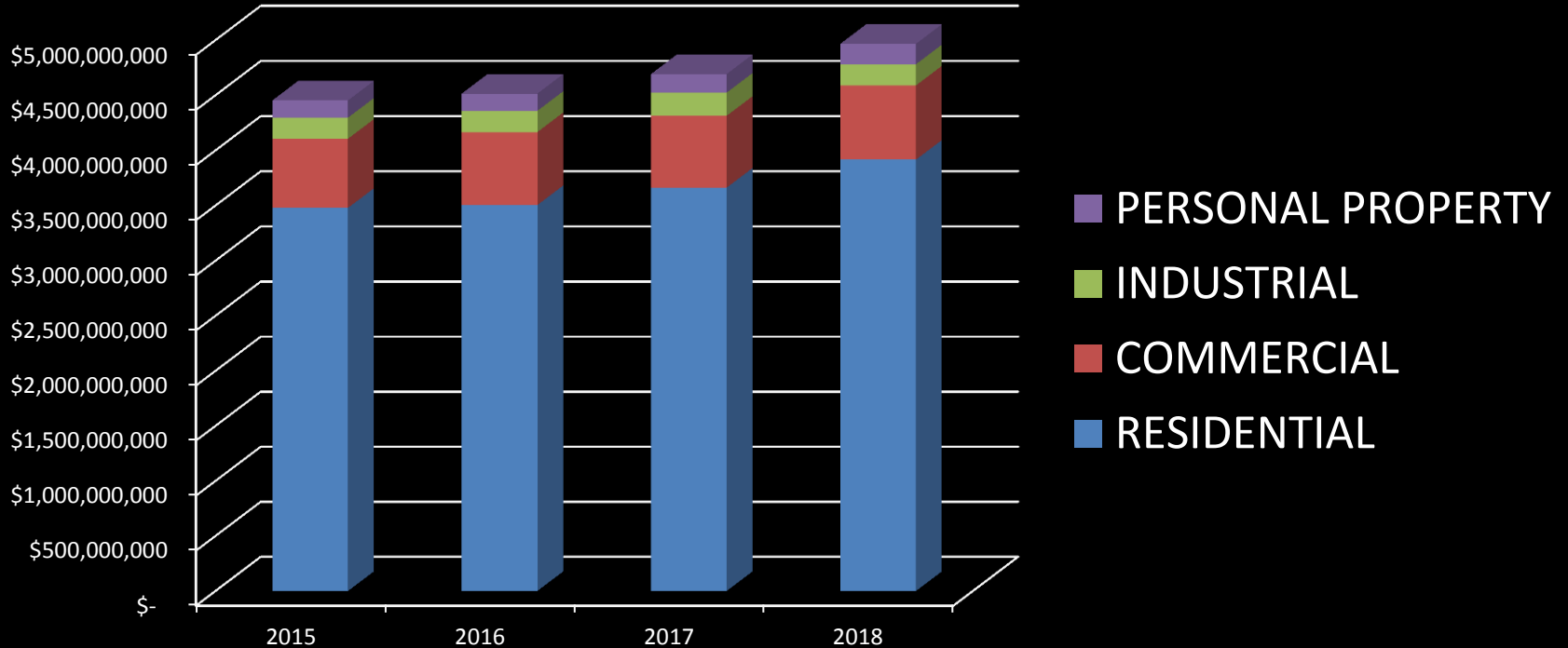
Taunton By The Numbers

Single Family	10,673	\$2,812,391,499
Condominiums	2,118	\$359,333,900
Mobile Homes	119	\$48,646,500
Two-Family	1,843	\$433,930,200
Three-Family	745	\$203,564,500
Four + Family	382	\$171,126,700
Vacant Land	2,011	\$57,392,500
Commercial	657	\$668,160,647
Industrial	149	\$199,132,720
Recreation	17	\$50,246
Agricultural	43	\$736,900
Forest	4	\$538,775
Mixed Use	195	\$64,121,500
Personal Property	434	\$103,941,100
Utilities	11	\$90,864,780
Parcels =	19,401	\$5,213,932,467 = Tax Value

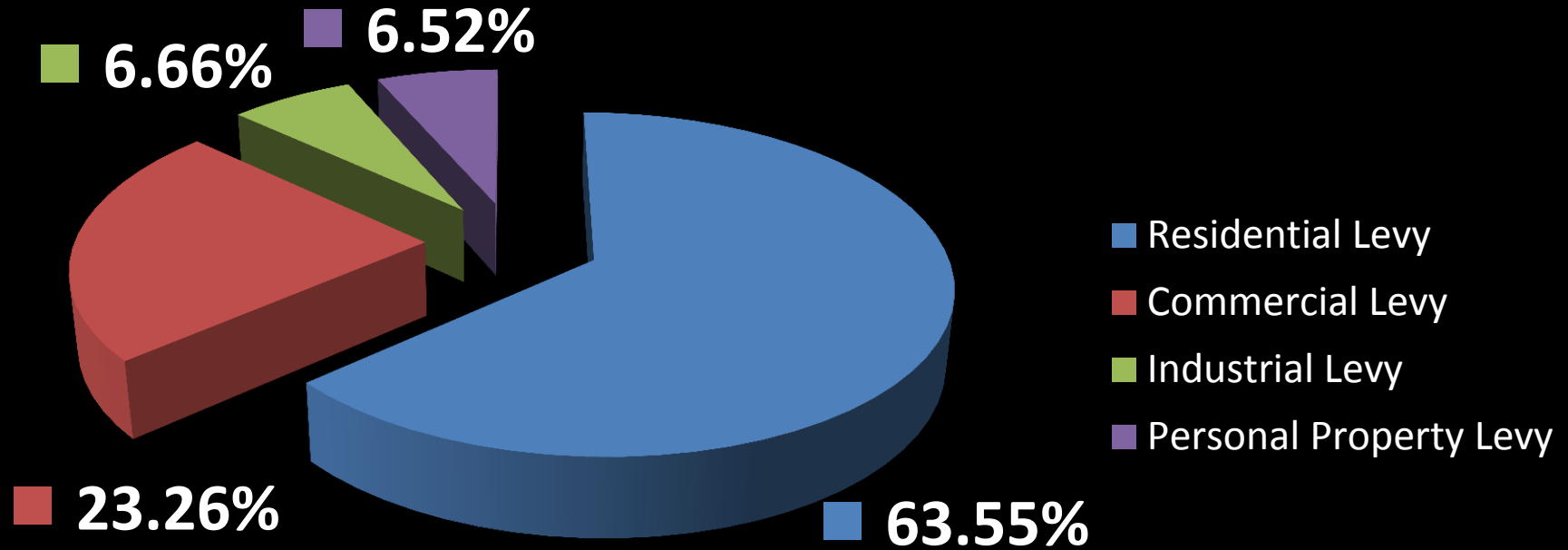
Assessment by Class 2019



Taunton Class Value Composition

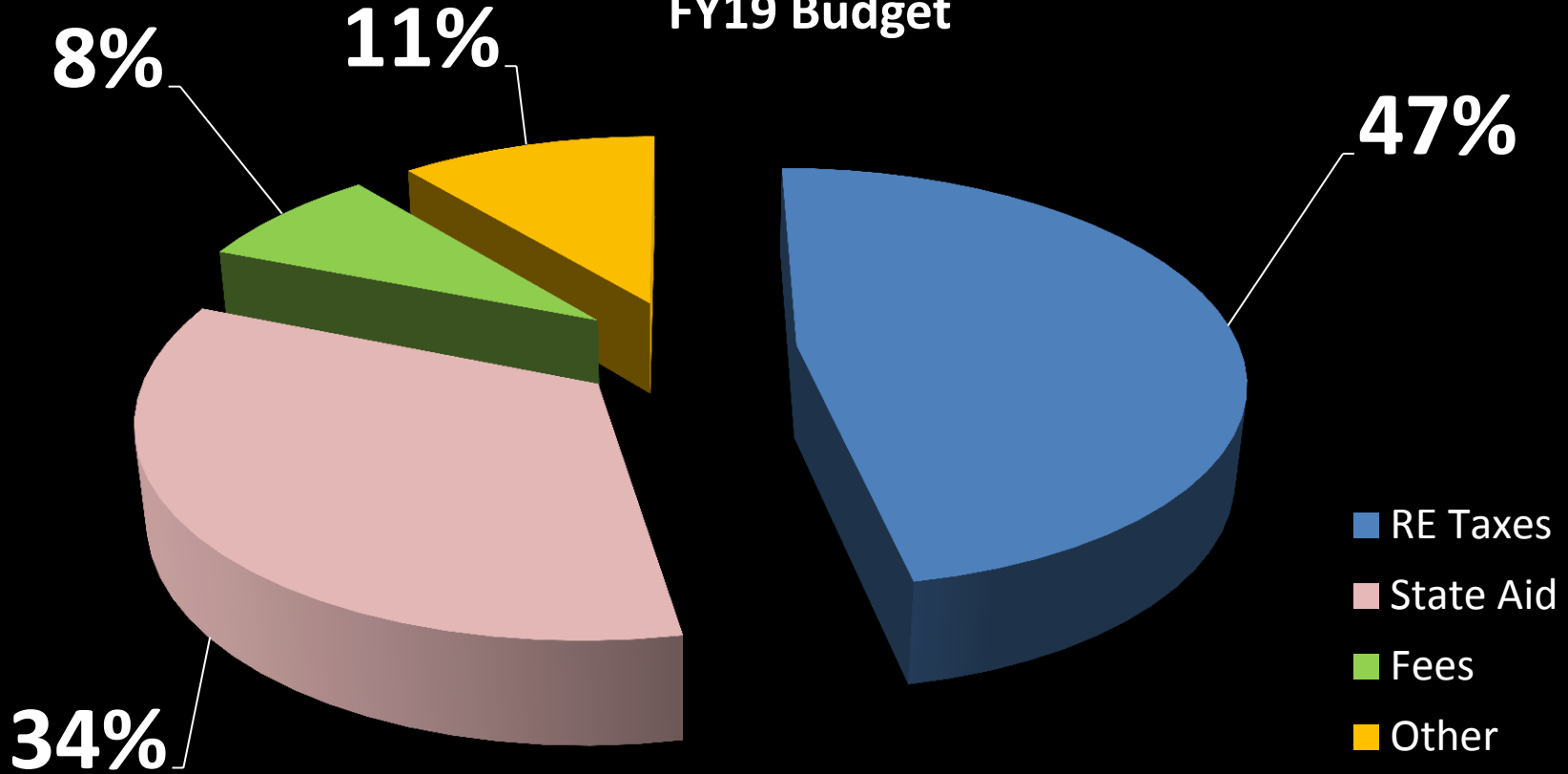


Levy Composition by Class FY 2019



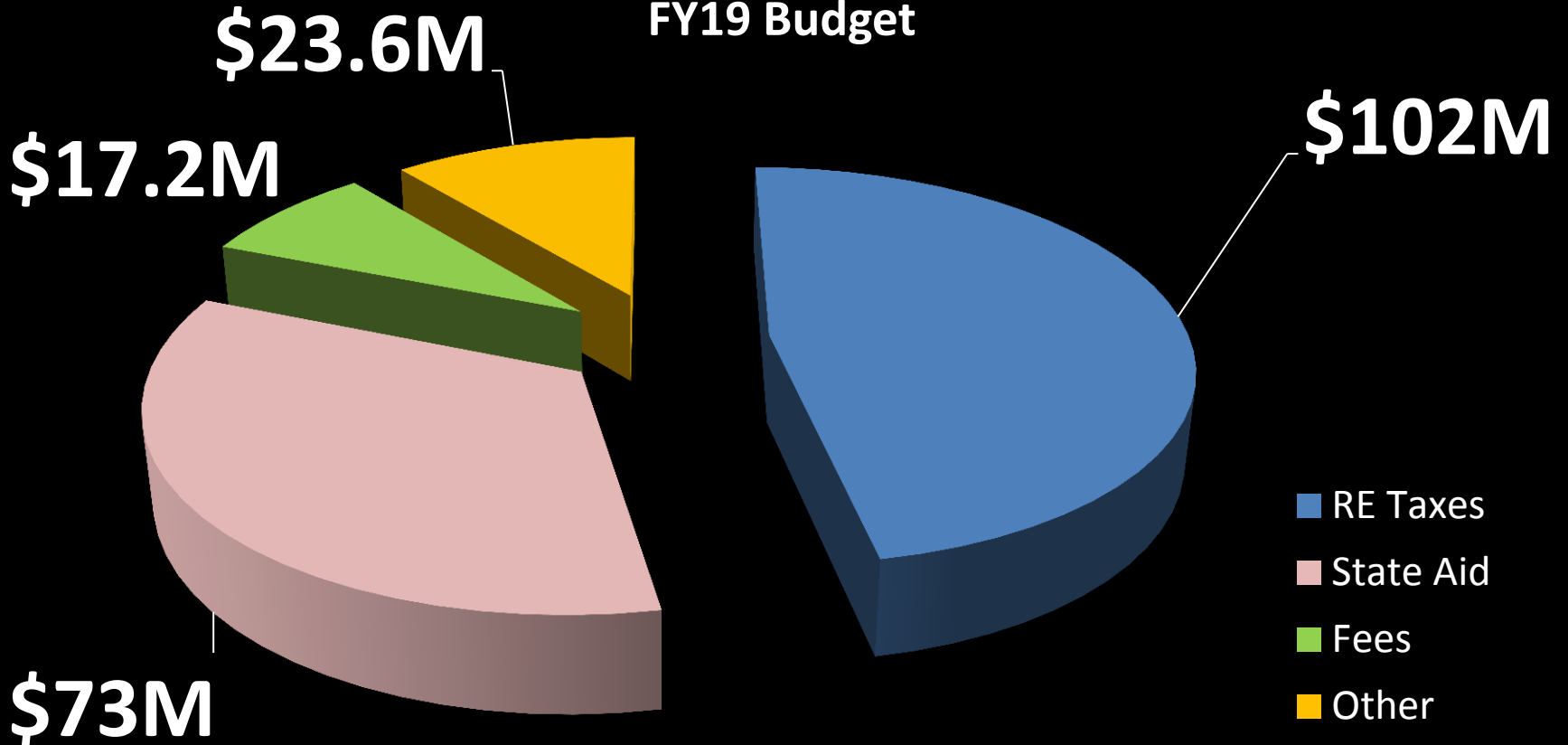
Taunton Revenue by Source

FY19 Budget



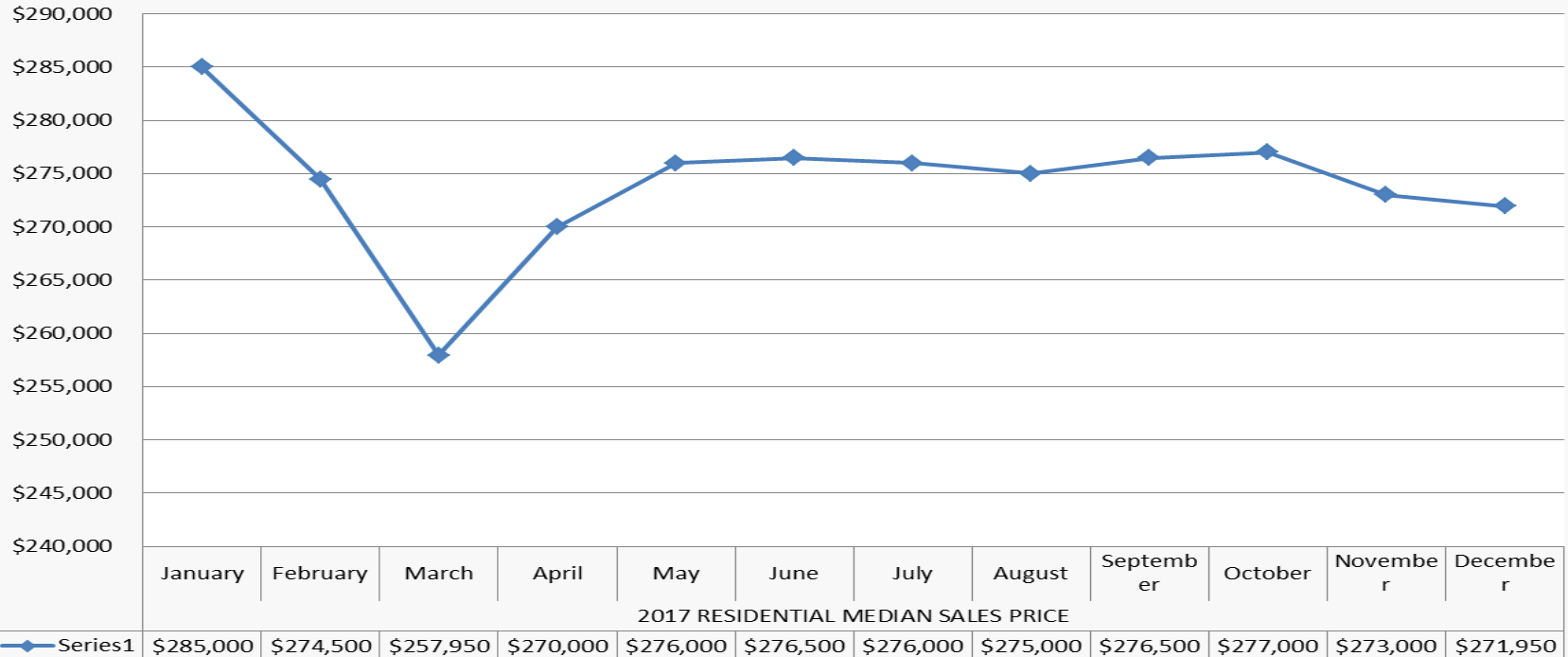
Taunton Revenue by Source

FY19 Budget



Median Taunton Single Family Sale Price Through 2017

2017 Single Family - Taunton



2018 Market vs 2019

2018	Class	2019
\$250,983	Single Family Values	\$263,505
\$161,684	Condo Residential Values	\$169,657
\$224,350	Two Family Values	\$235,448
\$252,386	Three Family Values	\$273,241
\$1,029,660	Commercial/Industrial	\$1,076,046

2018 Market vs 2019

2018	Class	2019	2 Year Net
6.9%	Single Family Values	5.4%	12.3%
7.6%	Condo Residential Values	5.80%	13.4%
8.7%	Two Family Values	5.00%	13.7%
12.4%	Three Family Values	8.40%	20.8%
0.4%	Commercial/Industrial	3.50%	3.9%

Single Family Ave. Assessment

2016 \$228,000

2017 \$236,000

2018 \$251,000

2019 \$263,500

FY18 Bristol County Avg. Single Family R. E. Tax Bill

Easton	\$6,965	Attleboro	\$4,251
Mansfield	\$6,667	Freetown	\$4,114
Raynham	\$5,347	Acushnet	\$4,029
Norton	\$5,132	Taunton	\$3,945
N Attleboro	\$4,917	Swansea	\$3,868
Berkley	\$4,842	Dartmouth*	\$3,843
Rehoboth	\$4,603	New Bedford	\$3,522
Dighton	\$4,587	Westport	\$3,304
Seekonk	\$4,352	Fairhaven	\$3,205
		Fall River	\$3,173



Tax Option Process

1. Assessors total assessed valuations by class
2. Values are submitted to the State for certification
3. Certified values entered into DLS Calculator
4. Tax Rate Options Table Results

FY2019 OPTIONS TABLE

TAX RATES

EXCESS

CIP Shift

Res

CIP

LEVY

1.75

\$15.74

\$34.34

-\$4,855.30

1.745

\$15.76

\$34.24

\$21,534.04

1.74

\$15.79

\$34.14

\$6,673.04

1.73

\$15.84

\$33.95

\$7,312.38

1.72

\$15.89

\$33.75

\$18,840.72

1.71

\$15.95

\$33.56

-\$21,770.26

FY19 Average Single Family Tax Increase over 2018

1.745	1.73	1.72
\$207.04	\$228.12	\$241.30

Average Single Family Tax Increase

YEAR	AVE SF ASSESS	RATE	BILL	INCREASE
2015	\$229,000	\$15.01	\$3,437.29	
2016	\$228,000	\$15.68	\$3,575.04	\$137.75
2017	\$236,000	\$15.71	\$3,707.56	\$132.52
2018	\$251,000	\$15.72	\$3,945.72	\$238.16
2019	\$263,500	\$15.76	\$4,152.76	\$207.04

↑\$.04 Residential vs ↓\$.20 Commercial

- The dominant size and higher rate of growth of the Residential Assessment (vs the Commercial Assessment) combine to absorb more of the levy.
- Reversing the typical decrease in tax rate when assessments rise.
- The shift of 1.75 max limits the commercial contribution

City Council Decision

- The scope of work for the Board of Assessors is to develop relevant data and tax rate options.
- It is the decision of the Municipal Council that sets the annual tax rate.

City Council Decision

A Council vote to the 1.745 max shift would result in a tax rate increase of 4¢ per thousand Residential and a decrease of 20¢ per thousand Commercial.