

TOWN OF HULL

PROPERTY TAX CLASSIFICATION

HEARING

NOVEMBER 29, 2011

CLASSIFICATION OVERVIEW

CLASSIFICATION HEARING

- **The Purpose of Tax Classification Hearing**
 - To adopt the Town's Tax Policy by allocating or classifying the tax levy among the property types.
 - The Board of Selectmen will vote tonight on how to adopt the Tax Rate Policy;
 - As a single or unified tax rate
 - As a multiple or split tax rate

Overview of Key Changes

Assuming a Unified Tax Rate

- Estimated Tax Rate **\$13.07**/per thousand

Reflects a \$.72 increase from the FY 2011 rate of 12.35/per thousand

Average Single Family tax bill	\$4,708.80
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Reflects an increase \$124.11 over FY2011 bill of \$4,584.69

Average Single Family value	\$360,305.
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Reflects a decrease of \$10,925. over FY2011 value of \$371,230.

Average Commercial tax bill	\$6,330.32
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Reflects an increase \$310.18 over FY2011 bill of \$6,020.14

Average Commercial value	\$484,380.
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Reflects a decrease of \$3,081. over FY2011 value of \$487,461

Fiscal Year 2011
Tax Rate CLASSIFICATION Hearing

SINGLE TAX RATE

SINGE TAX RATE \$12.35

AVERAGE FY2011 ASSESSMENT

Residential = \$12.35
Open Space = \$12.35

Avg Residential (Single Fam) Property Assessment \$371,230

Avg Residential Tax Bill \$4,584.69

Commercial = \$12.35
Industrial = \$12.35
Personal = \$12.35

Avg Commercial Property Assessment \$487,461

Avg Commercial Tax Bill \$6,020.14

Fiscal Year 2012
Tax Rate CLASSIFICATION Hearing

SINGLE TAX RATE

SINGE TAX RATE	Commercial	AVERAGE FY2012 ASSESSMENT	
Residential	= \$13.07	Avg Residential (Single Fam) Property Assessment	\$360,305
Open Space	= \$13.07	Avg Residential Tax Bill	\$4,708.80
Commercial	= \$13.07	Avg Commercial Property Assessment	\$484,380
Industrial	= \$13.07	Avg Commercial Tax Bill	\$6,330.32
Personal	= \$13.07		

MINIMAL RESIDENTIAL **FACTOR**

- **Residential Percentage Share** **95.28%**

- Commercial Percentage Share 3.1061%
- Industrial Percentage Share 0.0000%
- Personal Property Percentage Share 1.6165%

- **Total CIP Percentage Share** **4.72%**

DEPARTMENT OF REVENUE
MINIMUM RESIDENTIAL FACTOR COMPUTATION
FOR FY2012
HULL

City/Town/District

A	B	C	
Class	Full and Fair Cash Valuation	Percentage Share	
1. Residential	1,739,636,012	95.2773%	95.2773%
2. Open Space	0	0.0000%	
3. Commercial	56,714,088	3.1061%	4.7227%
4. Industrial	0	0.0000%	
5. Personal Property	29,515,310	1.6165%	
TOTALS	1,825,865,410	100.0000%	

Maximum Share of Levy for Classes Three, Four and Personal Property;	150% X	4.7227% Lines 3C+4C+5C	7.0840% Max % Share
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Minimum Share of Levy for Classes One and Two:	100% --	7.0840% Max % Share	92.9160% Min % Share
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Minimum Residential Factor (MRF)	92.9160% Min % Share	95.2773% Lines 1C+2C	97.5216% Minimum Residential Factor
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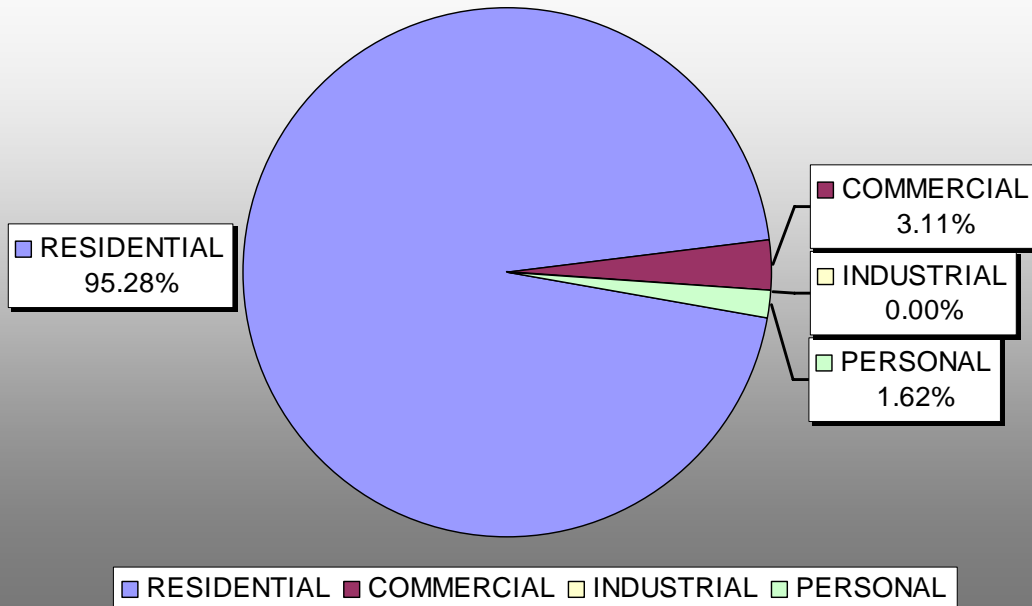
<u>MINIMUM RESIDENTIAL FACTOR</u>	<u>97.5216%</u>
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CHAPTER 58, SECTION 1A MANDATES A MINIMUM RESIDENTIAL FACTOR OF NOT LESS THAN 65%.
LA7 (6-94)

Fiscal Year 2012 Tax Rate CLASSIFICATION Hearing

CLASS	PARCELS	VALUES	PERCENT
RESIDENTIAL	5,248	\$1,739,636,012	95.28%
COMMERCIAL	98	\$56,714,088	3.11%
INDUSTRIAL	0	\$0	0.00%
PERSONAL	749	\$29,515,310	1.62%
TOTALS	6,095	\$1,825,865,410	100.00%

FISCAL YEAR 2012
Overall Percentage of Classifications of Property



SHIFT IMPACT

What is the impact of the CIP shift?

10% SHIFT:

In order for the average residential taxpayer to save **-\$23.34** per year,

the average comm taxpayer would bear an additional tax burden of **\$633.03** per year.

50% SHIFT:

In order for the average residential taxpayer to save **-\$116.70** per year,

the average comm taxpayer would bear an additional tax burden of **\$3,165.16** per year.

Fiscal Year 2012
Tax Rate CLASSIFICATION Hearing

AVERAGE FY2012 ASSESSMENT	
Avg RES Property ASSMT	\$360,305.00
Avg RES Tax Bill	\$4,708.80
Avg COMM Property ASSMT	\$484,380.00
Avg COMM Tax Bill	\$6,330.32
SINGLE TAX RATE	= 13.07

SPLIT TAX RATE

SPLIT TAX RATE (% shift burden from Residential Class to Commercial Class)

CIP SHIFT	RO Tax Rate	CIP Tax Rate
10%	\$13.00	\$14.38
20%	\$12.94	\$15.68
30%	\$12.87	\$16.99
40%	\$12.81	\$18.30
50%	\$12.75	\$19.60

AVERAGE			
RES TAX BILL	SAVINGS	COMM TAX BILL	INCR TAX BURDEN
\$4,685.46	-\$23.34	\$6,963.35	\$633.03
\$4,662.12	-\$46.68	\$7,596.39	\$1,266.06
\$4,638.78	-\$70.02	\$8,229.42	\$1,899.10
\$4,615.43	-\$93.36	\$8,862.45	\$2,532.13
\$4,592.09	-	\$9,495.48	\$3,165.16