



SETTING THE FY'23 TAX RATE

ANNUAL TAUNTON TAX CLASSIFICATION
HEARING

TAUNTON BOARD OF ASSESSORS

TAUNTON BY THE NUMBERS



SALES FROM CALENDAR YEAR
2021, ARE FISCAL YEAR 2023
VALUES



1,881 TOTAL DEED TRANSFERS,
UP FROM 1660 IN 2020



ASSESSORS VISITED 3,970
PROPERTIES



792 QUALIFIED SALES-
COMMERCIAL & RESIDENTIAL,
(790 in 2020)

TAUNTON GROWTH BY THE NUMBERS



101 OUT OF BUSINESS (68 LAST YEAR)



108 NEW BUSINESSES (40 LAST YEAR)



488 COMPANIES W/MORE THAN
\$10,000 IN PERSONAL PROPERTY



\$894,040 TAX GROWTH IN PP w/
\$125,263 CELL TOWER GROWTH



\$593,390 TAX GROWTH IN RESIDENTIAL



\$625,963 TAX GROWTH IN COM/IND

CONDOMINIUMS



170 QUALIFIED SALES



AVERAGE SALES PRICE
\$266,275



MEDIAN ASSESSMENT
\$258,125

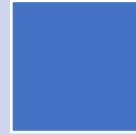


VALUE GROWTH 13.16%

SINGLE FAMILY HOMES



423 SINGLE FAMILY QUALIFIED
HOME SALES



SALES RANGED FROM \$155,000
TO \$745,000, AVE=\$424,949



MEDIAN SALES PRICE WAS
\$415,000, (\$365,000 LAST YEAR)



AVERAGE SINGLE FAMILY HOME
NOW ASSESSED AT \$385,530

TWO FAMILY HOMES



100 TWO FAMILY QUALIFIED
SALES



SALES RANGED FROM
\$280,000 TO 735,000



MEDIAN SALES PRICE WAS
450,000



AVERAGE TWO FAMILY
NOW ASSESSED AT \$401,619

THREE FAMILY HOMES



37 THREE FAMILY QUALIFIED
SALES



SALES RANGED FROM \$300,000
TO \$728,000



MEDIAN SALES PRICE WAS
\$555,000



AVERAGE THREE FAMILY HOME
NOW ASSESSED AT \$498,977

2021 ASSESSMENT APPRECIATION

- Single Family Values Up 13.55%
- Condominium Values Up 13.13%
- Two Family Values Up 16.97%
- Three Family Values Up 15.04%
- Commercial Values Up 10%
- Industrial Values Up 12.48%
- Personal Property Values Up 18%

TAUNTON SIX YEAR ASSESSED VALUE HISTORY (compounded)

CLASS	PARCELS	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	TOTAL
SINGLE FAMILY	10,892	6.90%	5.40%	5.30%	8.50%	13.00%	13.50%	65.10%
CONDOS	2216	7.60%	5.80%	8.60%	7.10%	14.90%	13.10%	72.07%
TWO FAMILY	1,849	8.70%	5.00%	16.10%	8.20%	13.10%	16.90%	89.56%
THREE FAMILY	751	12.40%	8.40%	14.40%	8.10%	26.40%	15.00%	119.02%
APARTMENTS	381	0.30%	3.10%	17.30%	34.20%	6.20%	10.30%	90.68%
COMMERCIAL	656	3.40%	3.50%	8.60%	27.20%	4.00%	10.00%	69.12%
INDUSTRIAL	150	-8.50%	3.50%	24.70%	30.60%	3.00%	12.50%	78.71%

WHAT HAS CHANGED?



THE TAX RATE WILL DROP FOR THE FIFTH YEAR IN A ROW FOR RESIDENTIAL, SEVENTH YEAR IN A ROW FOR COMMERCIAL.



INCREASE IN TOTAL ASSESSMENTS BY 13%



MOBILE HOME PARK VALUES RAPIDLY INCREASING DUE TO CORPORATION SALES

TAUNTON TAX RATE HISTORY

TAUNTON TAX RATES

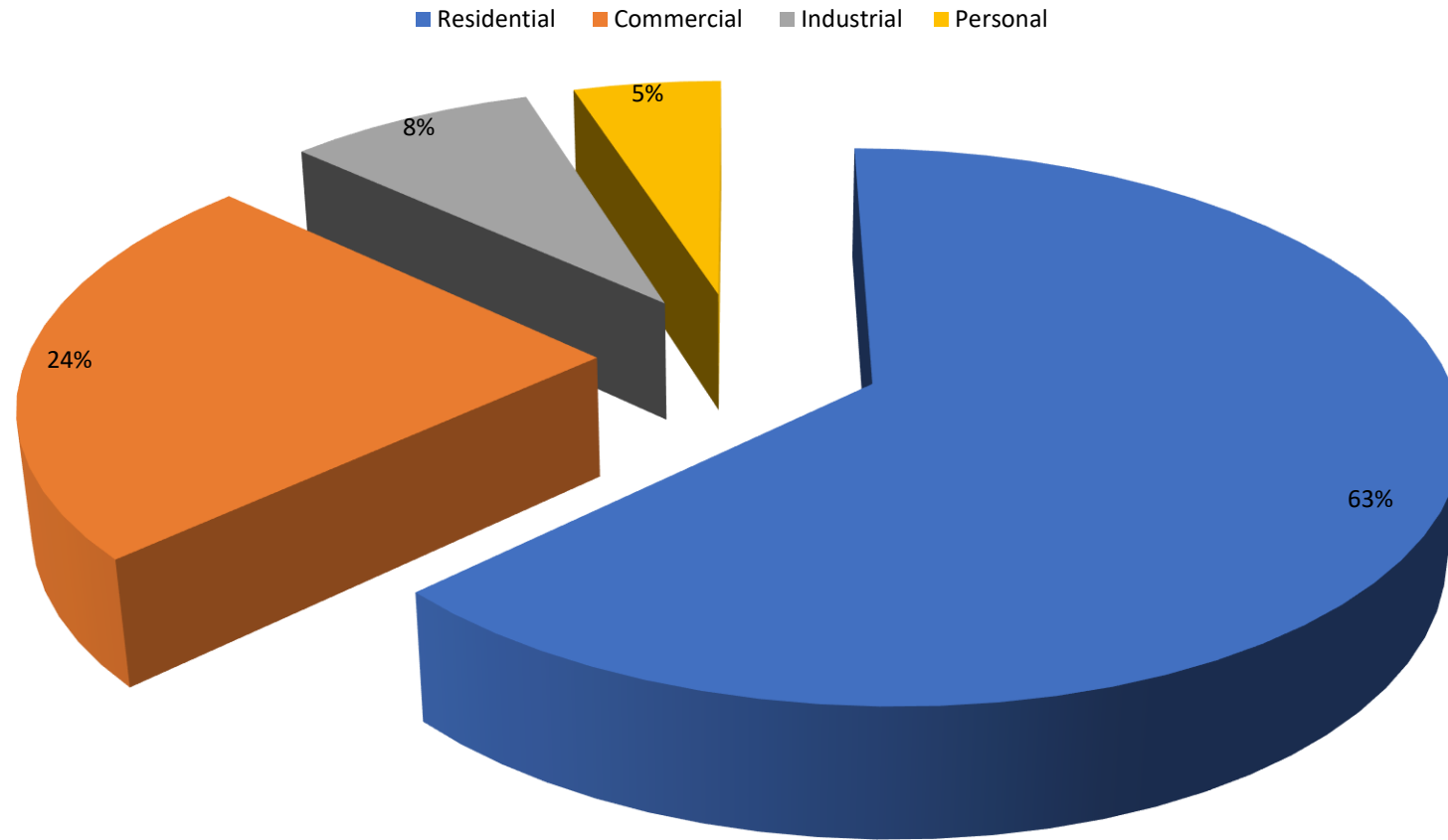
FY		RES		CIP
2022		\$13.18		\$28.87
2021		\$14.20		\$28.97
2020		\$15.14		\$33.28
2019		\$15.76		\$34.24
2018		\$15.72		\$34.44
2017		\$15.71		\$34.70
2016		\$15.68		\$33.94
2015		\$15.01		\$33.25
2014		\$14.61		\$31.19
2013		\$13.77		\$30.58
2012		\$12.47		\$27.62

SINGLE FAMILY TAX BILLS

Municipality	2021 SINGLE FAMILY TAX BILL	2022 SINGLE FAMILY TAX BILL	DIFFERENCE
Somerset	\$ 4,625	\$ 4,590	\$ (35)
Rehoboth	\$ 5,601	\$ 5,689	\$ 88
North Attleborough	\$ 5,915	\$ 6,013	\$ 98
Dartmouth	\$ 4,331	\$ 4,431	\$ 100
Swansea	\$ 4,317	\$ 4,419	\$ 102
Fall River	\$ 3,481	\$ 3,584	\$ 103
Fairhaven	\$ 3,608	\$ 3,743	\$ 135
New Bedford	\$ 3,910	\$ 4,055	\$ 145
Taunton	\$ 4,241	\$ 4,420	\$ 179
Berkley	\$ 5,592	\$ 5,790	\$ 198
Freetown	\$ 4,617	\$ 4,825	\$ 208
Acushnet	\$ 4,360	\$ 4,576	\$ 216
Mansfield	\$ 7,451	\$ 7,682	\$ 231
Seekonk	\$ 5,023	\$ 5,265	\$ 242
Easton	\$ 7,614	\$ 7,886	\$ 272
Attleboro	\$ 4,918	\$ 5,197	\$ 279
Raynham	\$ 6,070	\$ 6,352	\$ 282
Westport	\$ 3,905	\$ 4,193	\$ 288
Norton	\$ 5,718	\$ 6,025	\$ 307
Dighton	\$ 5,212	\$ 5,531	\$ 319

LEVY COMPOSITION

2021



HOW THE LEVY IS CALCULATED

I. TO CALCULATE THE FY 2022 LEVY LIMIT

A. FY 2021 Levy Limit	111,223,321
A1. Amended FY 2021 Growth	0
B. ADD (IA + IA1)*2.5%	2,780,583
C. ADD FY 2022 New Growth	2,127,180
C1. ADD FY2022 New Growth Adjustment	0
D. ADD FY 2022 Override	0
E. FY 2022 Subtotal	116,131,084
F. FY 2022 Levy Ceiling	176,449,903

I. 116,131,084
FY 2022 Levy Limit

II. TO CALCULATE THE FY 2023 LEVY LIMIT

A. FY 2022 Levy Limit from I.	116,131,084
A1. Amended FY 2022 Growth	0
B. ADD (IIA + IIA1)*2.5%	2,903,277
C. ADD FY 2023 New Growth	2,113,393
C1. ADD FY 2023 New Growth Adjustment	0
D. ADD FY 2023 Override	0
E. ADD FY 2023 Subtotal	121,147,754
F. FY 2023 Levy Ceiling	202,841,972

II. 121,147,754
FY 2023 Levy Limit

III. TO CALCULATE THE FY 2023 MAXIMUM ALLOWABLE LEVY

A. FY 2023 Levy Limit from II.	121,147,754
B. FY 2023 Debt Exclusion(s)	1,080,974
C. FY 2023 Capital Expenditure Exclusion(s)	0
D. FY 2023 Stabilization Fund Override	0
E. FY 2023 Other Adjustment	0
F. FY 2023 Water/Sewer	0
G. FY 2023 Maximum Allowable Levy	\$ 122,228,728

TAUNTON TAX OPTIONS TABLE

CIP SHIFT WAS 1.738	RES RATE WAS \$13.18	CIP RATE WAS \$28.87	EXCESS LEVY	Ave. Single Family Increase
1.7500	\$12.04	\$26.36	\$(17,004)	\$221.78
1.7460	\$12.05	\$26.30	\$21,901	\$225.64
1.7410	\$12.07	\$26.23	\$13,966	\$233.35
1.7360	\$12.09	\$26.15	\$23,180	\$241.06
1.7200	\$12.15	\$25.93	\$16,525	\$264.19
1.7000	\$12.24	\$25.61	\$(10,607)	\$298.89
SINGLE	\$15.06	\$15.06	\$36,724	\$1,386.08

FINAL TAX RATE CAN CHANGE SLIGHTLY WHEN SUBMITTING TO DOR AND EXCESS LEVY FIGURES WILL CHANGE SLIGHTLY DUE TO ROUNDING