



# HUDSON

## TAX CLASSIFICATION HEARING

FY 2024

## TOWN OF HUDSON



BOARD OF ASSESSORS

PRESENTATION

TO

SELECT BOARD

December 4, 2023

## AGENDA

- ✓ Highlights and Milestones
- ✓ Historical Data
  - Tax Levy History
  - Historic Tax Rates & Values
  - Historic CIP Shift
  - History of Excess Levy Capacity
- ✓ Overview of Values, New Growth, Levy and Three Year Trend
- ✓ Tax Rate Comparison and Options
- ✓ Discussion and Questions
- ✓ Vote for Minimum Residential Factor and Excess Levy Capacity

## HIGHLIGHTS and MILESTONES

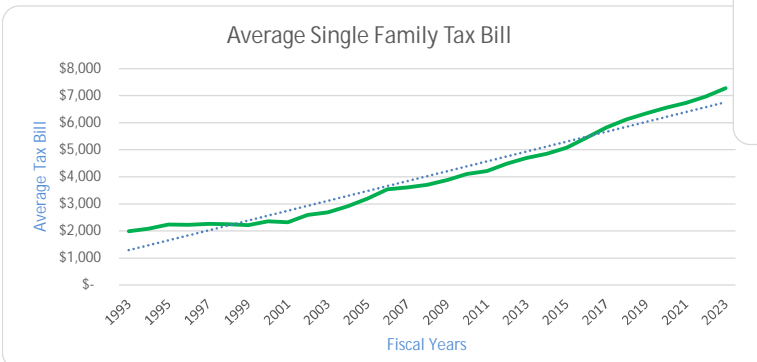
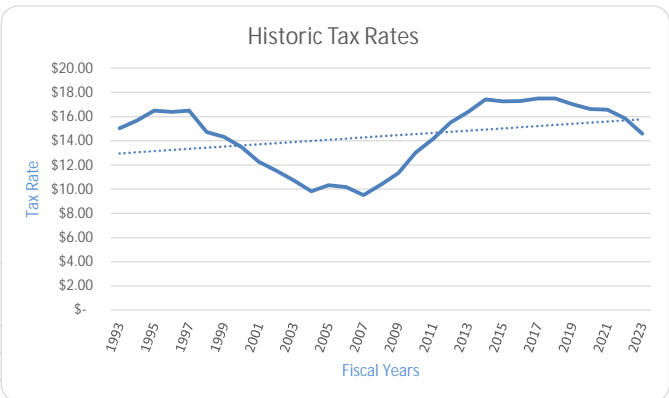
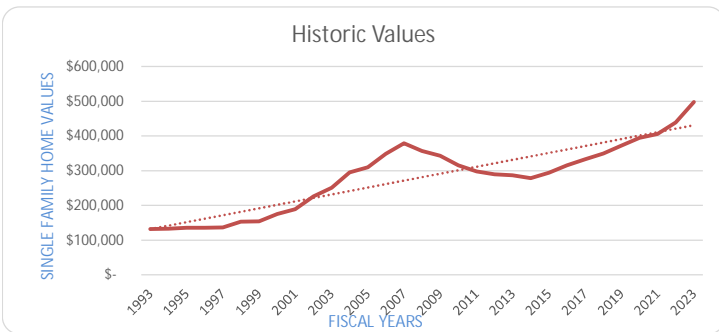
- ✔ Information is based upon approved values submitted to the Department of Revenue and approved through the Division of Local Services.
- ✔ As of January 1, 2023 (the date for FY 2024 values) the Average Single Family Home is valued at \$555,573 compared to \$498,197 for FY2023 (Jan 1, 2022), an increase of 11.52%.
- ✔ The total value of the Residential class increased by approximately 9.11%, compared to a 13% increase the previous year (excluding new homes).
- ✔ The total value of the Commercial and Industrial class increased by 2.75% (excluding new growth for Comm. & Industrial).
- ✔ We experienced an increase in total New Growth of approximately \$39.8M compared to \$29.3M for FY2023 and \$44.9M for FY2022. This increase for FY2024 will result in \$843K of new revenue for the Town.
- ✔ The Town can elect a single tax rate (\$15.72) or a split tax rate and choose to shift a certain percentage of the levy between classes
- ✔ By vote of the Selectmen tonight the Town can shift that percentage through a selection of a residential factor (minimum = .8906) \$ 14.00 res \$27.50 comm
- ✔ The Excess Levy Capacity will be determined based on the option selected to be *approximately* \$800,000. The Excess amount must be certified by the Board tonight based on the the vote\* for the minimum residential factor.

\* The vote of the BOS should be in the following form:

"I move to approve the minimum residential factor to be \_\_\_\_\_ [i.e. .8906 or other based on 1st column on option chart] with an excess levy capacity of \_\_\_\_\_ [i.e. \$800,029 or other based on last column on option chart]."

## Average SFH Values & Tax Bills

Year	Average SFH	% Change in Value	Residential Tax Rate	Average SFH Bill	Increase Over Previous Year	Percent	Commercial Rate
1993	\$ 132,211		\$ 15.04	\$ 1,988			\$ 26.39
1994	\$ 133,514	1.0%	\$ 15.67	\$ 2,092	\$ 103.71	5.2%	\$ 27.50
1995	\$ 135,721	1.6%	\$ 16.49	\$ 2,238	\$ 145.87	7.0%	\$ 29.57
1996	\$ 136,315	0.4%	\$ 16.38	\$ 2,233	\$ (5.20)	-0.2%	\$ 28.73
1997	\$ 136,862	0.4%	\$ 16.50	\$ 2,258	\$ 25.38	1.1%	\$ 28.96
1998	\$ 152,978	10.5%	\$ 14.72	\$ 2,252	\$ (6.39)	-0.3%	\$ 25.75
1999	\$ 154,320	0.9%	\$ 14.33	\$ 2,211	\$ (40.43)	-1.8%	\$ 24.81
2000	\$ 175,000	11.8%	\$ 13.48	\$ 2,359	\$ 147.59	6.7%	\$ 23.70
2001	\$ 188,965	7.4%	\$ 12.27	\$ 2,319	\$ (40.40)	-1.7%	\$ 21.58
2002	\$ 225,755	16.3%	\$ 11.51	\$ 2,598	\$ 279.84	12.1%	\$ 21.90
2003	\$ 250,625	9.9%	\$ 10.72	\$ 2,687	\$ 88.26	3.4%	\$ 21.76
2004	\$ 295,490	15.2%	\$ 9.84	\$ 2,908	\$ 220.92	8.2%	\$ 20.97
2005	\$ 309,465	4.5%	\$ 10.34	\$ 3,200	\$ 292.25	10.1%	\$ 22.73
2006	\$ 348,865	11.3%	\$ 10.16	\$ 3,544	\$ 344.60	10.8%	\$ 22.53
2007	\$ 378,844	7.9%	\$ 9.52	\$ 3,607	\$ 62.13	1.8%	\$ 20.79
2008	\$ 356,788	-6.2%	\$ 10.38	\$ 3,703	\$ 96.86	2.7%	\$ 21.42
2009	\$ 342,897	-4.1%	\$ 11.34	\$ 3,888	\$ 184.99	5.0%	\$ 22.49
2010	\$ 314,755	-8.9%	\$ 13.02	\$ 4,098	\$ 209.66	5.4%	\$ 25.30
2011	\$ 297,302	-5.9%	\$ 14.16	\$ 4,210	\$ 111.69	2.7%	\$ 26.19
2012	\$ 289,145	-2.8%	\$ 15.51	\$ 4,485	\$ 274.84	6.5%	\$ 29.55
2013	\$ 286,966	-0.8%	\$ 16.38	\$ 4,701	\$ 215.86	4.8%	\$ 32.90
2014	\$ 278,770	-2.9%	\$ 17.42	\$ 4,856	\$ 155.67	3.3%	\$ 34.45
2015	\$ 294,227	5.3%	\$ 17.27	\$ 5,081	\$ 225.13	4.6%	\$ 35.92
2016	\$ 315,014	6.6%	\$ 17.29	\$ 5,447	\$ 365.29	7.2%	\$ 35.37
2017	\$ 332,700	5.3%	\$ 17.50	\$ 5,822	\$ 375.66	6.9%	\$ 35.35
2018	\$ 349,393	4.8%	\$ 17.50	\$ 6,114	\$ 292.13	5.0%	\$ 35.18
2019	\$ 372,142	6.1%	\$ 17.03	\$ 6,338	\$ 224.00	3.7%	\$ 34.10
2020	\$ 394,762	5.7%	\$ 16.61	\$ 6,557	\$ 219.00	3.5%	\$ 33.12
2021	\$ 405,820	2.7%	\$ 16.59	\$ 6,733	\$ 176.00	2.7%	\$ 33.16
2022	\$ 439,328	7.6%	\$ 15.86	\$ 6,968	\$ 235.00	3.5%	\$ 31.60
2023	\$ 498,197	11.8%	\$ 14.60	\$ 7,274	\$ 305.94	4.4%	\$ 28.88





## TAX LEVY HISTORY

Fiscal Year	Residential Levy	Commercial Levy	Industrial Levy	Personal Prop Levy	Total Tax Levy	% Increase over Prior FY	Res/OS as a % of Total	CIP as a % of Total
1986	\$6,334,150	\$919,626	\$1,802,311	\$144,776	\$9,200,863		68.84%	31.16%
1987	\$7,078,996	\$996,707	\$1,896,915	\$166,000	\$10,138,618	9.25%	69.82%	30.18%
1988	\$7,673,580	\$1,053,019	\$2,051,550	\$196,054	\$10,974,203	7.61%	69.92%	30.08%
1989	\$7,836,263	\$1,367,282	\$2,175,816	\$161,901	\$11,541,262	4.91%	67.90%	32.10%
1990	\$8,741,227	\$1,448,294	\$2,378,143	\$172,909	\$12,740,573	9.41%	68.61%	31.39%
1991	\$9,091,180	\$1,568,134	\$2,593,292	\$182,332	\$13,434,938	5.17%	67.67%	32.33%
1992	\$9,223,464	\$1,828,391	\$2,763,374	\$243,218	\$14,058,447	4.44%	65.61%	34.39%
1993	\$10,185,759	\$1,976,798	\$2,895,890	\$298,491	\$15,356,938	8.46%	66.33%	33.67%
1994	\$10,792,995	\$2,168,787	\$3,228,829	\$317,007	\$16,507,618	6.97%	65.38%	34.62%
1995	\$11,535,383	\$2,137,256	\$3,535,725	\$381,103	\$17,589,467	6.15%	65.58%	34.42%
1996	\$11,540,039	\$2,089,514	\$3,516,104	\$386,285	\$17,531,942	-0.33%	65.82%	34.18%
1997	\$11,739,080	\$2,070,229	\$3,613,673	\$547,161	\$17,970,143	2.44%	65.33%	34.67%
1998	\$11,836,623	\$2,085,182	\$3,564,862	\$483,025	\$17,969,692	0.00%	65.87%	34.13%
1999	\$11,707,840	\$2,016,887	\$3,571,120	\$463,866	\$17,759,713	-1.18%	65.92%	34.08%
2000	\$12,184,428	\$2,093,845	\$3,427,949	\$407,070	\$18,113,292	1.95%	67.27%	32.73%
2001	\$12,496,623	\$2,164,851	\$3,583,893	\$368,025	\$18,613,392	2.69%	67.14%	32.86%
2002	\$14,078,639	\$2,674,780	\$4,158,389	\$397,448	\$21,309,256	12.65%	66.07%	33.93%
2003	\$14,700,758	\$2,762,555	\$4,325,252	\$449,851	\$22,238,416	4.18%	66.11%	33.89%
2004	\$16,203,018	\$2,979,348	\$4,636,014	\$605,192	\$24,423,572	8.95%	66.34%	33.66%
2005	\$18,051,934	\$3,269,858	\$5,053,479	\$673,492	\$27,048,763	9.71%	66.74%	33.26%
2006	\$20,266,103	\$3,292,869	\$4,785,066	\$694,528	\$29,038,566	6.85%	69.79%	30.21%
2007	\$21,078,607	\$3,496,664	\$4,864,534	\$626,825	\$30,066,630	3.42%	70.11%	29.89%
2008	\$22,254,092	\$3,657,105	\$5,026,049	\$635,274	\$31,572,520	4.77%	70.49%	29.51%
2009	\$23,463,506	\$3,869,240	\$5,399,842	\$884,113	\$33,616,701	6.08%	69.80%	30.20%
2010	\$24,628,412	\$4,427,665	\$5,718,696	\$970,204	\$35,744,977	5.95%	68.90%	31.10%
2011	\$25,325,321	\$4,853,668	\$5,663,907	\$1,182,903	\$37,025,799	3.46%	68.40%	31.60%
2012	\$26,985,535	\$5,203,465	\$5,540,152	\$1,357,152	\$39,086,304	5.27%	69.04%	30.96%
2013	\$28,327,591	\$5,564,171	\$5,847,034	\$1,368,209	\$41,107,005	4.92%	68.91%	31.09%
2014	\$29,446,138	\$5,900,537	\$5,936,345	\$1,433,096	\$42,716,116	3.77%	68.93%	31.07%
2015	\$30,872,032	\$6,148,778	\$6,038,206	\$1,399,454	\$44,458,470	3.92%	69.44%	30.56%
2016	\$33,165,500	\$6,111,918	\$5,618,673	\$1,330,404	\$46,226,495	3.82%	71.75%	28.25%
2017	\$36,305,342	\$6,266,237	\$5,429,460	\$1,370,290	\$49,371,329	6.37%	73.54%	26.46%
2018	\$38,453,625	\$6,516,270	\$5,385,001	\$1,438,404	\$51,793,300	4.68%	74.24%	25.76%
2019	\$40,009,028	\$6,394,371	\$5,364,615	\$1,717,235	\$53,485,250	3.16%	74.80%	25.20%
2020	\$41,607,620	\$6,424,962	\$5,349,625	\$1,760,322	\$55,142,532	3.01%	75.45%	24.55%
2021	\$43,138,954	\$6,518,171	\$5,434,692	\$2,350,084	\$57,441,901	4.00%	75.10%	24.90%
2022	\$44,926,396	\$6,298,647	\$5,726,053	\$2,513,043	\$59,464,138	3.40%	75.55%	24.45%
2023	\$46,867,900	\$6,387,141	\$5,602,658	\$2,282,934	\$61,139,688	2.74%	76.66%	23.34%





## CURRENT VALUES & THREE YEAR TREND

### Property Values are as follows:

	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>Change</u> <u>(Excluding New</u> <u>Growth)</u>	<u>Change</u> <u>(Including New</u> <u>Growth)</u>
Average Single Family Home Values:	\$439,328	\$498,197	\$555,573	11.36%	11.52%

### Values

Residential	\$2,832,685,729	\$3,210,130,118	\$3,553,486,231	9.11%	10.70%
Total Comm. & Indus.	\$380,528,471	\$415,105,682	\$429,558,669	2.75%	3.48%
Personal Property	\$79,526,670	\$79,069,800	<u>\$88,787,710</u>	-8.0%	12.29%
			<b>\$4,071,832,610</b>		

### New Growth

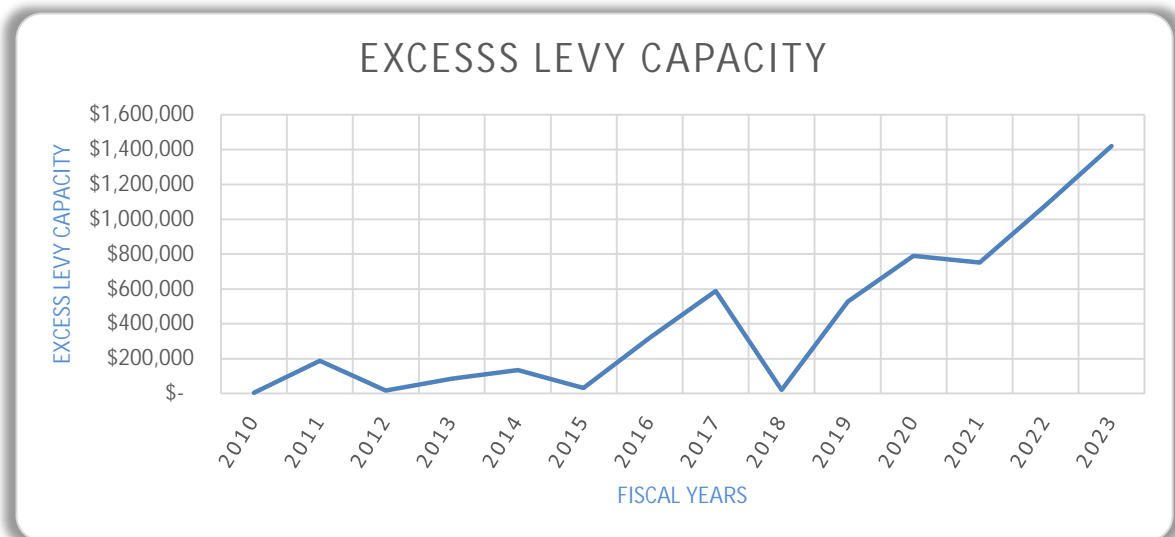
Residential Property	\$25,551,100	\$17,570,900	\$21,502,000
Commercial & Industrial	\$2,774,000	\$1,905,400	\$2,726,400
Personal Property	<u>\$16,585,240</u>	<u>\$9,825,590</u>	<u>\$15,595,920</u>
TOTAL NEW GROWTH	<b>\$44,910,340</b>	<b>\$29,301,890</b>	<b>\$39,824,320</b>

### Levy      Max Levy

2021 \$	57,461,077	\$	58,203,115	\$742,038
2022 \$	59,464,138	\$	60,565,912	\$1,101,774
2023 \$	61,124,540	\$	62,559,736	\$1,435,196
2024 \$	63,996,088	\$	64,796,088	\$800,000

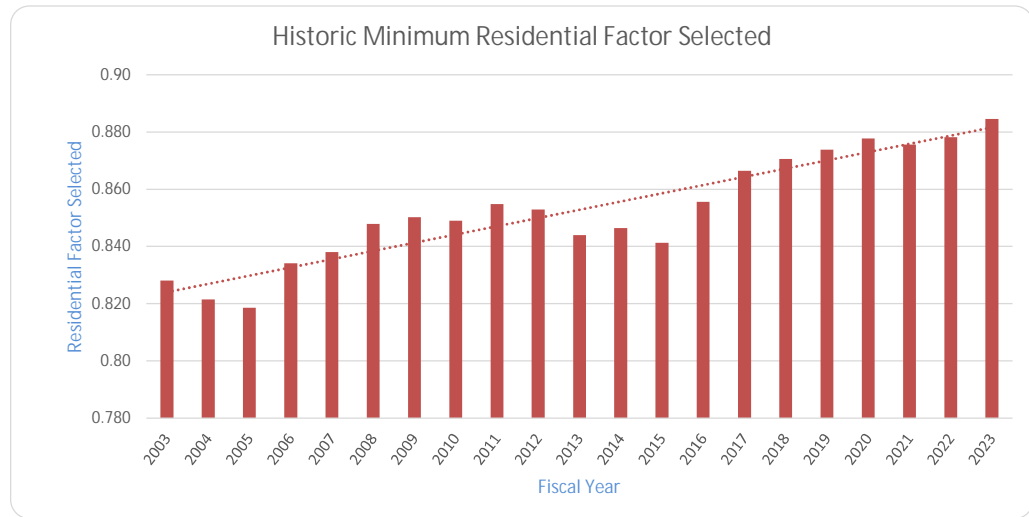
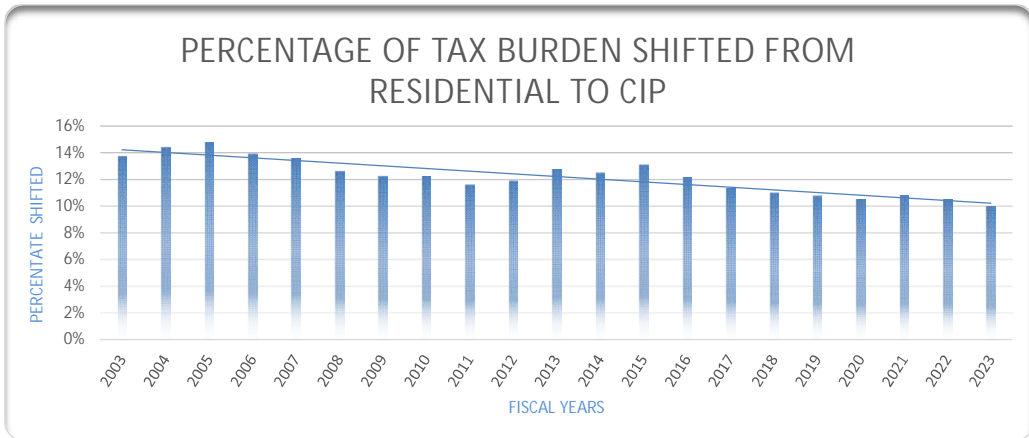
## EXCESS LEVY CAPACITY

Fiscal Year	Levy Limit w/o Debt & Capital Exclusions	Maximum Levy Limit	Total Tax Levy	Excess Levy Capacity	Excess as a % of Max. Levy	Levy Ceiling	Override Capacity
2010	\$ 34,415,837	\$ 35,749,552	\$ 35,744,977	\$ 4,575	0.01%	\$ 58,274,325	\$ 23,858,488
2011	\$ 36,007,706	\$ 37,213,418	\$ 37,025,799	\$ 187,619	0.50%	\$ 55,881,625	\$ 19,873,919
2012	\$ 37,466,429	\$ 39,104,511	\$ 39,086,304	\$ 18,207	0.05%	\$ 53,734,530	\$ 16,268,101
2013	\$ 38,663,614	\$ 41,191,210	\$ 41,107,005	\$ 84,205	0.20%	\$ 52,945,830	\$ 14,282,216
2014	\$ 40,322,730	\$ 42,849,368	\$ 42,716,116	\$ 133,252	0.31%	\$ 51,888,978	\$ 11,566,248
2015	\$ 41,955,423	\$ 44,490,339	\$ 44,458,470	\$ 31,869	0.07%	\$ 54,146,300	\$ 12,190,877
2016	\$ 43,753,564	\$ 46,546,242	\$ 46,226,495	\$ 319,747	0.69%	\$ 57,186,433	\$ 13,432,869
2017	\$ 45,896,901	\$ 49,959,353	\$ 49,371,329	\$ 588,024	1.18%	\$ 61,105,218	\$ 15,208,317
2018	\$ 47,803,174	\$ 51,813,513	\$ 51,793,301	\$ 20,212	0.04%	\$ 64,412,933	\$ 16,609,759
2019	\$ 49,897,596	\$ 54,002,419	\$ 53,475,514	\$ 526,905	0.98%	\$ 68,613,088	\$ 18,715,492
2020	\$ 51,902,188	\$ 55,933,458	\$ 55,142,532	\$ 790,926	1.41%	\$ 72,840,923	\$ 20,938,735
2021	\$ 54,221,196	\$ 58,193,837	\$ 57,441,901	\$ 751,936	1.29%	\$ 75,790,749	\$ 21,569,553
2022	\$ 56,642,572	\$ 60,545,912	\$ 59,464,138	\$ 1,081,774	1.79%	\$ 82,318,522	\$ 25,675,950
2023	\$ 58,708,010	\$ 62,559,736	\$ 61,139,688	\$ 1,420,048	2.27%	\$ 92,607,640	\$ 33,899,630



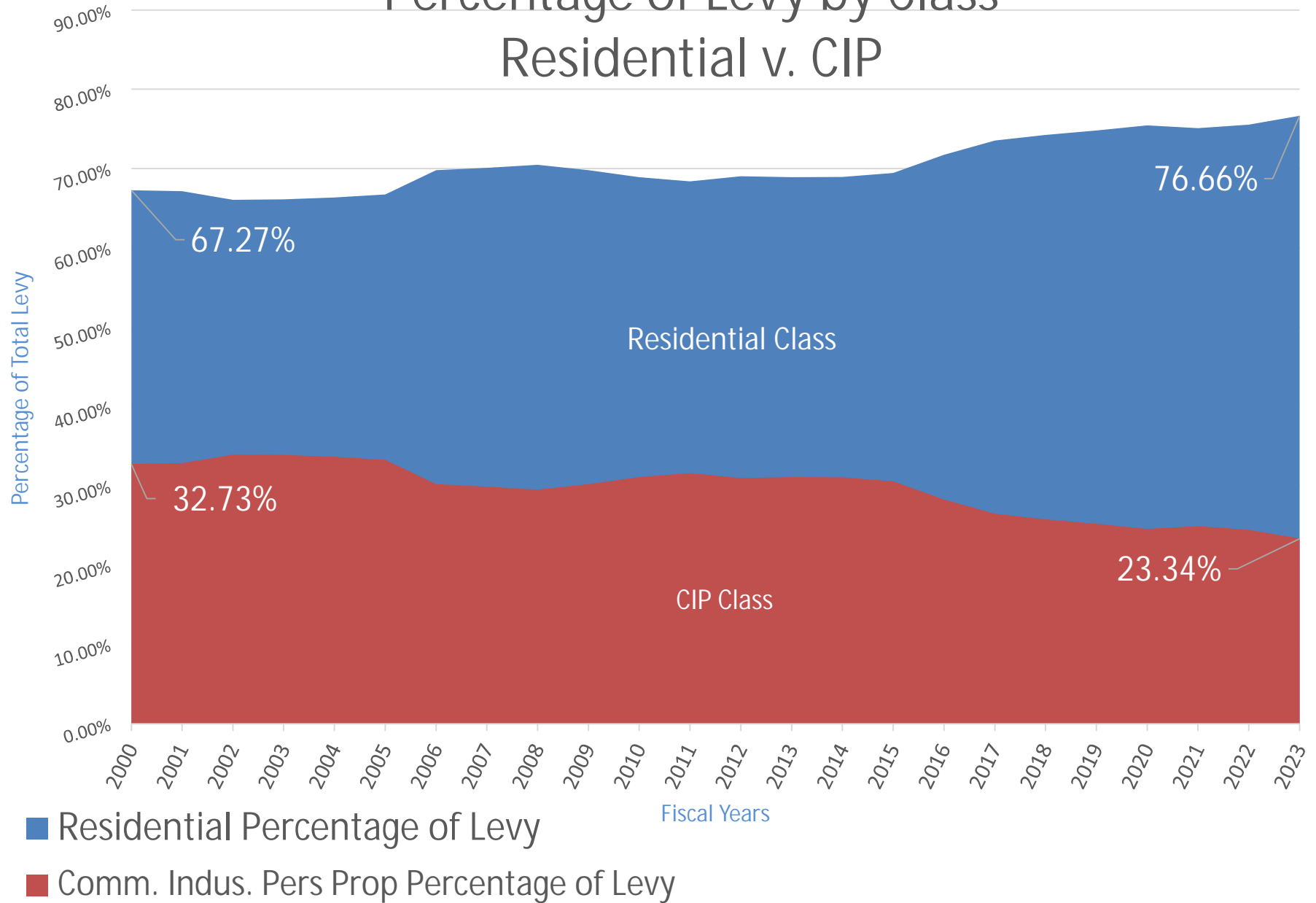
# HISTORY OF TAX SHIFT

Fiscal Year	CIP Value	Total Value	Percentage of Tax shifted from Residential	Residential Percentage of tax burden After Shift	R/O % of Total Value	CIP % of Total Value	CIP Percentage of Tax Burden After Shift	Percentage shifted to CIP	Lowest Residential Factor Allowed	Max CIP Shift Allowed	Residential Factor Selected	CIP Shift
2003	\$ 346,399,750	\$ 1,717,739,100	14%	66.11%	79.834%	20.166%	33.89%	-13.7240%	0.818288	1.7194	0.828030	1.681
2004	\$ 392,014,970	\$ 2,038,663,100	14%	66.34%	80.771%	19.229%	33.66%	-14.4310%	0.821448	1.750	0.821448	1.750
2005	\$ 395,812,995	\$ 2,141,648,000	15%	66.74%	81.518%	18.482%	33.26%	-14.7783%	0.813918	1.8208	0.818625	1.80
2006	\$ 389,368,049	\$ 2,384,063,200	14%	69.79%	83.679%	16.321%	30.21%	-13.8890%	0.824319	1.90	0.834078	1.850
2007	\$ 432,324,310	\$ 2,646,463,700	14%	70.11%	83.664%	16.336%	29.89%	-13.5541%	0.837938	1.830	0.837938	1.830
2008	\$ 435,033,970	\$ 2,578,973,500	13%	70.49%	83.132%	16.869%	29.51%	-12.6415%	0.847815	1.750	0.847815	1.750
2009	\$ 451,453,770	\$ 2,520,546,000	12%	69.80%	82.089%	17.911%	30.20%	-12.2890%	0.836358	1.750	0.850213	1.687
2010	\$ 439,389,925	\$ 2,330,973,000	12%	68.90%	81.150%	18.850%	31.10%	-12.2499%	0.825784	1.750	0.849013	1.650
2011	\$ 446,753,635	\$ 2,235,265,000	12%	68.40%	80.013%	19.987%	31.60%	-11.6134%	0.816453	1.7348	0.854822	1.581
2012	\$ 409,501,470	\$ 2,149,381,200	12%	69.04%	80.948%	19.052%	30.96%	-11.9079%	0.823478	1.750	0.852899	1.625
2013	\$ 388,432,041	\$ 2,117,833,200	13%	68.91%	81.659%	18.341%	31.09%	-12.7490%	0.831546	1.750	0.843933	1.695
2014	\$ 385,195,292	\$ 2,075,559,100	13%	68.93%	81.441%	18.559%	31.07%	-12.5114%	0.829092	1.750	0.846411	1.674
2015	\$ 378,241,591	\$ 2,165,852,000	13%	69.44%	82.536%	17.464%	30.56%	-13.0961%	0.841307	1.750	0.841307	1.750
2016	\$ 369,267,601	\$ 2,287,457,300	12%	71.75%	83.857%	16.143%	28.25%	-12.1069%	0.855619	1.750	0.855618	1.750
2017	\$ 368,617,714	\$ 2,444,208,700	11%	73.54%	84.878%	15.122%	26.46%	-11.3378%	0.866376	1.750	0.866376	1.750
2018	\$ 379,199,498	\$ 2,576,517,300	11%	74.24%	85.283%	14.718%	25.76%	-11.0425%	0.870570	1.750	0.87057	1.750
2019	\$ 395,197,121	\$ 2,744,523,500	11%	74.80%	85.601%	14.400%	25.20%	-10.8005%	0.873837	1.750	0.873837	1.750
2020	\$ 408,662,806	\$ 2,913,636,900	11%	75.45%	85.974%	14.026%	24.55%	-10.5194%	0.877645	1.750	0.877645	1.750
2021	\$ 431,331,328	\$ 3,031,629,950	11%	75.01%	85.772%	14.228%	24.90%	-10.6720%	0.875592	1.750	0.8756	1.750
2022	\$ 460,055,141	\$ 3,292,740,870	10%	75.55%	86.028%	13.972%	24.45%	-10.4759%	0.878192	1.750	0.8782	1.750
2023	\$ 494,175,482	\$ 3,704,305,600	10%	76.66%	86.659%	13.341%	23.34%	-10.0039%	0.884542	1.750	0.884542	1.750





# Percentage of Levy by Class Residential v. CIP





## Fiscal Year 2024 at a Glance

Prior Year Levy Limit (Fiscal 2023)	\$	58,708,010
Plus 2.5%	\$	1,467,700
Plus New Growth	\$	843,077
Fiscal 2024 Levy Limit	\$	61,018,787
Plus Debt Exclusion	\$	3,777,301
Fiscal Year Maximum Allowable Levy	\$	64,796,088
Actual Fiscal Year 2024 Levy (as provided by Town Administrators)	\$	63,996,088
Fiscal 2024 Excess Levy Capacity		\$800,000.00
Total Fiscal 2024 Valuation	\$	4,071,832,610



# TAX RATE OPTIONS - FY 2024

Single Tax Rate = \$ 15.72

FY '23	FY '23	FY '23	FY '23
0.8845	88.45	1.75	\$ 14.60

FY '23
\$ 28.88

FY '24 Levy
\$63,996,088

Min. Residential Factor	Residential Factor	CIP Multiplier	Residential Tax Rate	Avg. SFH Tax Bill	Approximate Increase (rounded)	Avg. Increase over 2023 (In Dollars)	Res Class Levy Raised	Percentage of Levy	CIP Tax Rate	Approximate Difference (rounded)	CIP Class Levy Raised	Percentage of Levy	Total Levy Collected	Excess Levy Capacity
0.8906	89.06	1.75	\$ 14.00	\$7,778	6.93%	\$504	\$49,739,331.00	77.7%	\$ 27.50	-4.78%	\$14,256,728	22.3%	\$63,996,059	\$800,029
0.8921	89.21	1.74	\$ 14.02	\$7,789	7.09%	\$515	\$49,820,799.00	77.8%	\$ 27.35	-5.30%	\$14,175,261	22.2%	\$63,996,060	\$800,028
0.8935	89.35	1.73	\$ 14.04	\$7,800	7.24%	\$527	\$49,902,266.00	78.0%	\$ 27.19	-5.85%	\$14,093,794	22.0%	\$63,996,060	\$800,028
0.8950	89.50	1.72	\$ 14.07	\$7,817	7.47%	\$543	\$49,983,733.00	78.1%	\$ 27.03	-6.41%	\$14,012,328	21.9%	\$63,996,061	\$800,027
0.8964	89.64	1.71	\$ 14.09	\$7,828	7.62%	\$554	\$50,065,201.00	78.2%	\$ 26.88	-6.93%	\$13,930,860	21.8%	\$63,996,061	\$800,027
0.8979	89.79	1.70	\$ 14.11	\$7,839	7.77%	\$565	\$50,146,668.00	78.4%	\$ 26.72	-7.48%	\$13,849,394	21.6%	\$63,996,062	\$800,026
0.8993	89.93	1.69	\$ 14.13	\$7,850	7.93%	\$577	\$50,228,136.00	78.5%	\$ 26.56	-8.03%	\$13,767,927	21.5%	\$63,996,063	\$800,025
0.9008	90.08	1.68	\$ 14.16	\$7,867	8.16%	\$593	\$50,309,603.00	78.6%	\$ 26.40	-8.59%	\$13,686,459	21.4%	\$63,996,062	\$800,026
0.9023	90.23	1.67	\$ 14.18	\$7,878	8.31%	\$604	\$50,391,070.00	78.7%	\$ 26.25	-9.11%	\$13,604,992	21.3%	\$63,996,062	\$800,026
0.9037	90.37	1.66	\$ 14.20	\$7,889	8.46%	\$615	\$50,472,538.00	78.9%	\$ 26.09	-9.66%	\$13,523,526	21.1%	\$63,996,064	\$800,024
0.9052	90.52	1.65	\$ 14.23	\$7,906	8.69%	\$632	\$50,554,005.00	79.0%	\$ 25.93	-10.21%	\$13,442,058	21.0%	\$63,996,063	\$800,025
0.9066	90.66	1.64	\$ 14.25	\$7,917	8.84%	\$643	\$50,635,473.00	79.1%	\$ 25.78	-10.73%	\$13,360,592	20.9%	\$63,996,065	\$800,023
0.9081	90.81	1.63	\$ 14.27	\$7,928	9.00%	\$654	\$50,716,940.00	79.3%	\$ 25.62	-11.29%	\$13,279,125	20.7%	\$63,996,065	\$800,023
0.9096	90.96	1.62	\$ 14.30	\$7,945	9.23%	\$671	\$50,798,407.00	79.4%	\$ 25.46	-11.84%	\$13,197,657	20.6%	\$63,996,064	\$800,024
0.9110	91.10	1.61	\$ 14.32	\$7,956	9.38%	\$682	\$50,879,875.00	79.5%	\$ 25.30	-12.40%	\$13,116,190	20.5%	\$63,996,065	\$800,023
0.9125	91.25	1.60	\$ 14.34	\$7,967	9.53%	\$693	\$50,961,342.00	79.6%	\$ 25.15	-12.92%	\$13,034,724	20.4%	\$63,996,066	\$800,022
0.9139	91.39	1.59	\$ 14.36	\$7,978	9.68%	\$704	\$51,042,810.00	79.8%	\$ 24.99	-13.47%	\$12,953,256	20.2%	\$63,996,066	\$800,022
0.9154	91.54	1.58	\$ 14.39	\$7,995	9.91%	\$721	\$51,124,277.00	79.9%	\$ 24.83	-14.02%	\$12,871,790	20.1%	\$63,996,067	\$800,021
0.9169	91.69	1.57	\$ 14.41	\$8,006	10.07%	\$732	\$51,205,744.00	80.0%	\$ 24.68	-14.54%	\$12,790,322	20.0%	\$63,996,066	\$800,022
0.9183	91.83	1.56	\$ 14.43	\$8,017	10.22%	\$743	\$51,287,212.00	80.1%	\$ 24.52	-15.10%	\$12,708,855	19.9%	\$63,996,067	\$800,021
0.9198	91.98	1.55	\$ 14.46	\$8,034	10.45%	\$760	\$51,368,679.00	80.3%	\$ 24.36	-15.65%	\$12,627,388	19.7%	\$63,996,067	\$800,021
0.9212	92.12	1.54	\$ 14.48	\$8,045	10.60%	\$771	\$51,450,147.00	80.4%	\$ 24.20	-16.20%	\$12,545,920	19.6%	\$63,996,067	\$800,021
0.9227	92.27	1.53	\$ 14.50	\$8,056	10.75%	\$782	\$51,531,614.00	80.5%	\$ 24.05	-16.72%	\$12,464,454	19.5%	\$63,996,068	\$800,020
0.9241	92.41	1.52	\$ 14.52	\$8,067	10.91%	\$793	\$51,613,081.00	80.7%	\$ 23.89	-17.28%	\$12,382,987	19.3%	\$63,996,068	\$800,020
0.9256	92.56	1.51	\$ 14.55	\$8,084	11.13%	\$810	\$51,694,549.00	80.8%	\$ 23.73	-17.83%	\$12,301,520	19.2%	\$63,996,069	\$800,019
0.9271	92.71	1.50	\$ 14.57	\$8,095	11.29%	\$821	\$51,776,016.00	80.9%	\$ 23.58	-18.35%	\$12,220,053	19.1%	\$63,996,069	\$800,019
0.9285	92.85	1.49	\$ 14.59	\$8,106	11.44%	\$832	\$51,857,484.00	81.0%	\$ 23.42	-18.91%	\$12,138,586	19.0%	\$63,996,070	\$800,018
0.9300	93.00	1.48	\$ 14.62	\$8,122	11.67%	\$849	\$51,938,951.00	81.2%	\$ 23.26	-19.46%	\$12,057,118	18.8%	\$63,996,069	\$800,019
0.9314	93.14	1.47	\$ 14.64	\$8,134	11.82%	\$860	\$52,020,418.00	81.3%	\$ 23.10	-20.01%	\$11,975,652	18.7%	\$63,996,070	\$800,018
0.9329	93.29	1.46	\$ 14.66	\$8,145	11.98%	\$871	\$52,101,886.00	81.4%	\$ 22.95	-20.53%	\$11,894,185	18.6%	\$63,996,071	\$800,017
0.9344	93.44	1.45	\$ 14.69	\$8,161	12.20%	\$888	\$52,183,353.00	81.5%	\$ 22.79	-21.09%	\$11,812,718	18.5%	\$63,996,071	\$800,017
0.9358	93.58	1.44	\$ 14.71	\$8,172	12.36%	\$899	\$52,264,821.00	81.7%	\$ 22.63	-21.64%	\$11,731,251	18.3%	\$63,996,072	\$800,016
0.9373	93.73	1.43	\$ 14.73	\$8,184	12.51%	\$910	\$52,346,288.00	81.8%	\$ 22.47	-22.20%	\$11,649,784	18.2%	\$63,996,072	\$800,016
0.9387	93.87	1.42	\$ 14.75	\$8,195	12.66%	\$921	\$52,427,755.00	81.9%	\$ 22.32	-22.71%	\$11,568,316	18.1%	\$63,996,071	\$800,017
0.9402	94.02	1.41	\$ 14.78	\$8,211	12.89%	\$938	\$52,509,223.00	82.1%	\$ 22.16	-23.27%	\$11,486,850	17.9%	\$63,996,073	\$800,015
0.9417	94.17	1.40	\$ 14.80	\$8,222	13.04%	\$949	\$52,590,690.00	82.2%	\$ 22.00	-23.82%	\$11,405,383	17.8%	\$63,996,073	\$800,015
0.9431	94.31	1.39	\$ 14.82	\$8,234	13.20%	\$960	\$52,672,158.00	82.3%	\$ 21.85	-24.34%	\$11,323,916	17.7%	\$63,996,074	\$800,014
0.9446	94.46	1.38	\$ 14.85	\$8,250	13.43%	\$977	\$52,753,625.00	82.4%	\$ 21.69	-24.90%	\$11,242,449	17.6%	\$63,996,074	\$800,014
0.9460	94.60	1.37	\$ 14.87	\$8,261	13.58%	\$988	\$52,835,092.00	82.6%	\$ 21.53	-25.45%	\$11,160,983	17.4%	\$63,996,075	\$800,013

<u>Min. Residential Factor</u>	<u>Residential Factor</u>	<u>CIP Multiplier</u>	<u>Residential Tax Rate</u>	<u>Avg. SFH Tax Bill</u>	<u>Approximate Increase (rounded)</u>	<u>Avg. Increase over 2023 (In Dollars)</u>	<u>Res Class Levy Raised</u>	<u>Percentage of Levy</u>	<u>CIP Tax Rate</u>	<u>Approximate Difference (rounded)</u>	<u>CIP Class Levy Raised</u>	<u>Percentage of Levy</u>	<u>Total Levy Collected</u>	<u>Excess Levy Capacity</u>
0.9475	94.75	1.36	\$ 14.89	\$8,272	13.73%	\$999	\$52,916,560.00	82.7%	\$ 21.37	-26.00%	\$11,079,514	17.3%	\$63,996,074	\$800,014
0.9489	94.89	1.35	\$ 14.91	\$8,284	13.88%	\$1,010	\$52,998,027.00	82.8%	\$ 21.22	-26.52%	\$10,998,048	17.2%	\$63,996,075	\$800,013
0.9504	95.04	1.34	\$ 14.94	\$8,300	14.11%	\$1,027	\$53,079,495.00	82.9%	\$ 21.06	-27.08%	\$10,916,580	17.1%	\$63,996,075	\$800,013
0.9519	95.19	1.33	\$ 14.96	\$8,311	14.27%	\$1,038	\$53,160,962.00	83.1%	\$ 20.90	-27.63%	\$10,835,114	16.9%	\$63,996,076	\$800,012
0.9533	95.33	1.32	\$ 14.98	\$8,322	14.42%	\$1,049	\$53,242,429.00	83.2%	\$ 20.75	-28.15%	\$10,753,647	16.8%	\$63,996,076	\$800,012
0.9548	95.48	1.31	\$ 15.01	\$8,339	14.65%	\$1,065	\$53,323,897.00	83.3%	\$ 20.59	-28.70%	\$10,672,180	16.7%	\$63,996,077	\$800,011
0.9562	95.62	1.30	\$ 15.03	\$8,350	14.80%	\$1,077	\$53,405,364.00	83.5%	\$ 20.43	-29.26%	\$10,590,712	16.5%	\$63,996,076	\$800,012
0.9577	95.77	1.29	\$ 15.05	\$8,361	14.95%	\$1,088	\$53,486,832.00	83.6%	\$ 20.27	-29.81%	\$10,509,246	16.4%	\$63,996,078	\$800,010
0.9592	95.92	1.28	\$ 15.07	\$8,372	15.11%	\$1,099	\$53,568,299.00	83.7%	\$ 20.12	-30.33%	\$10,427,778	16.3%	\$63,996,077	\$800,011
0.9606	96.06	1.27	\$ 15.10	\$8,389	15.34%	\$1,115	\$53,649,766.00	83.8%	\$ 19.96	-30.89%	\$10,346,312	16.2%	\$63,996,078	\$800,010
0.9621	96.21	1.26	\$ 15.12	\$8,400	15.49%	\$1,127	\$53,731,234.00	84.0%	\$ 19.80	-31.44%	\$10,264,845	16.0%	\$63,996,079	\$800,009
0.9635	96.35	1.25	\$ 15.14	\$8,411	15.64%	\$1,138	\$53,812,701.00	84.1%	\$ 19.65	-31.96%	\$10,183,377	15.9%	\$63,996,078	\$800,010
0.9650	96.50	1.24	\$ 15.17	\$8,428	15.87%	\$1,154	\$53,894,168.00	84.2%	\$ 19.49	-32.51%	\$10,101,910	15.8%	\$63,996,078	\$800,010
0.9664	96.64	1.23	\$ 15.19	\$8,439	16.02%	\$1,165	\$53,975,636.00	84.3%	\$ 19.33	-33.07%	\$10,020,443	15.7%	\$63,996,079	\$800,009
0.9679	96.79	1.22	\$ 15.21	\$8,450	16.18%	\$1,177	\$54,057,103.00	84.5%	\$ 19.17	-33.62%	\$9,938,976	15.5%	\$63,996,079	\$800,009
0.9694	96.94	1.21	\$ 15.24	\$8,467	16.41%	\$1,193	\$54,138,571.00	84.6%	\$ 19.02	-34.14%	\$9,857,509	15.4%	\$63,996,080	\$800,008
0.9708	97.08	1.20	\$ 15.26	\$8,478	16.56%	\$1,204	\$54,220,038.00	84.7%	\$ 18.86	-34.70%	\$9,776,043	15.3%	\$63,996,081	\$800,007
0.9723	97.23	1.19	\$ 15.28	\$8,489	16.71%	\$1,215	\$54,301,505.00	84.9%	\$ 18.70	-35.25%	\$9,694,575	15.1%	\$63,996,080	\$800,008
0.9737	97.37	1.18	\$ 15.30	\$8,500	16.86%	\$1,227	\$54,382,973.00	85.0%	\$ 18.55	-35.77%	\$9,613,109	15.0%	\$63,996,082	\$800,006
0.9752	97.52	1.17	\$ 15.33	\$8,517	17.09%	\$1,243	\$54,464,440.00	85.1%	\$ 18.39	-36.32%	\$9,531,641	14.9%	\$63,996,081	\$800,007
0.9767	97.67	1.16	\$ 15.35	\$8,528	17.25%	\$1,254	\$54,545,908.00	85.2%	\$ 18.23	-36.88%	\$9,450,174	14.8%	\$63,996,082	\$800,006
0.9781	97.81	1.15	\$ 15.37	\$8,539	17.40%	\$1,265	\$54,627,375.00	85.4%	\$ 18.07	-37.43%	\$9,368,707	14.6%	\$63,996,082	\$800,006
0.9796	97.96	1.14	\$ 15.40	\$8,556	17.63%	\$1,282	\$54,708,842.00	85.5%	\$ 17.92	-37.95%	\$9,287,241	14.5%	\$63,996,083	\$800,005
0.9810	98.10	1.13	\$ 15.42	\$8,567	17.78%	\$1,293	\$54,790,310.00	85.6%	\$ 17.76	-38.50%	\$9,205,773	14.4%	\$63,996,083	\$800,005
0.9825	98.25	1.12	\$ 15.44	\$8,578	17.93%	\$1,304	\$54,871,777.00	85.7%	\$ 17.60	-39.06%	\$9,124,307	14.3%	\$63,996,084	\$800,004
0.9840	98.40	1.11	\$ 15.46	\$8,589	18.09%	\$1,315	\$54,953,245.00	85.9%	\$ 17.45	-39.58%	\$9,042,839	14.1%	\$63,996,084	\$800,004
0.9854	98.54	1.10	\$ 15.49	\$8,606	18.31%	\$1,332	\$55,034,712.00	86.0%	\$ 17.29	-40.13%	\$8,961,372	14.0%	\$63,996,084	\$800,004
0.9869	98.69	1.09	\$ 15.51	\$8,617	18.47%	\$1,343	\$55,116,179.00	86.1%	\$ 17.13	-40.69%	\$8,879,905	13.9%	\$63,996,084	\$800,004
0.9883	98.83	1.08	\$ 15.53	\$8,628	18.62%	\$1,354	\$55,197,647.00	86.3%	\$ 16.97	-41.24%	\$8,798,438	13.7%	\$63,996,085	\$800,003
0.9898	98.98	1.07	\$ 15.56	\$8,645	18.85%	\$1,371	\$55,279,114.00	86.4%	\$ 16.82	-41.76%	\$8,716,971	13.6%	\$63,996,085	\$800,003
0.9912	99.12	1.06	\$ 15.58	\$8,656	19.00%	\$1,382	\$55,360,582.00	86.5%	\$ 16.66	-42.31%	\$8,635,505	13.5%	\$63,996,087	\$800,001
0.9927	99.27	1.05	\$ 15.60	\$8,667	19.15%	\$1,393	\$55,442,049.00	86.6%	\$ 16.50	-42.87%	\$8,554,036	13.4%	\$63,996,085	\$800,003
0.9942	99.42	1.04	\$ 15.63	\$8,684	19.38%	\$1,410	\$55,523,516.00	86.8%	\$ 16.35	-43.39%	\$8,472,570	13.2%	\$63,996,086	\$800,002
0.9956	99.56	1.03	\$ 15.65	\$8,695	19.54%	\$1,421	\$55,604,984.00	86.9%	\$ 16.19	-43.94%	\$8,391,103	13.1%	\$63,996,087	\$800,001
0.9971	99.71	1.02	\$ 15.67	\$8,706	19.69%	\$1,432	\$55,686,451.00	87.0%	\$ 16.03	-44.49%	\$8,309,636	13.0%	\$63,996,087	\$800,001
0.9985	99.85	1.01	\$ 15.69	\$8,717	19.84%	\$1,443	\$55,767,919.00	87.1%	\$ 15.87	-45.05%	\$8,228,169	12.9%	\$63,996,088	\$800,000
1.0000	100.00	1.00	\$ 15.72	\$8,734	20.07%	\$1,460	\$55,849,386.00	87.3%	\$ 15.72	-45.57%	\$8,146,703	12.7%	\$63,996,089	\$799,999

# Split Rate Impact to Tax Burden Per Class

