

# **Town of Pembroke Fiscal Year 2017**

**Tax Rate Classification  
Hearing  
November 28, 2016**

# FY2017 Estimated Tax LEVY

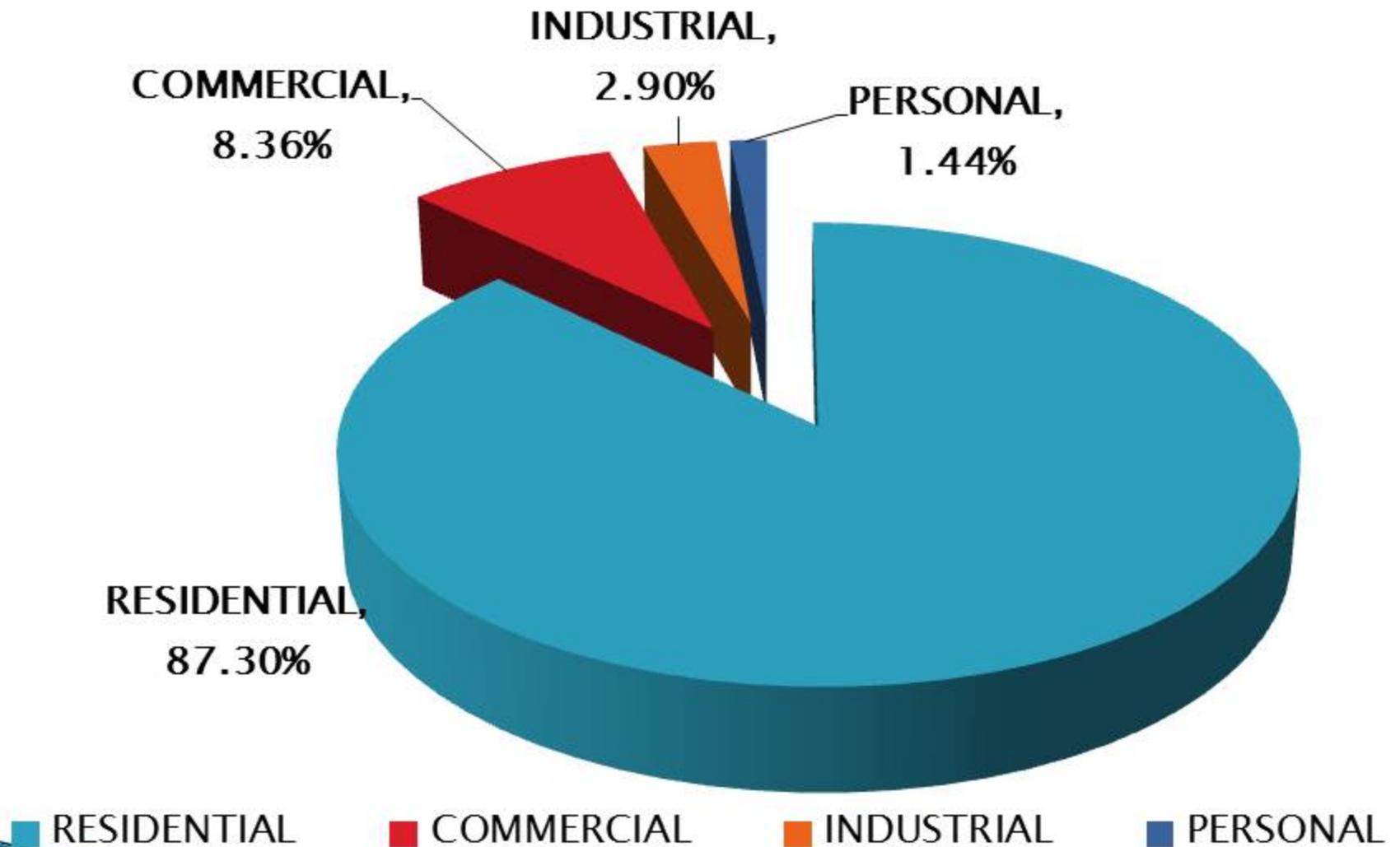
▶ Estimated LEVY	=	\$38,586,004
▶ Total Valuation of Town	=	\$2,555,364,489
▶ UNIFORM TAX RATE	=	\$15.10

# FY2017 CLASSIFICATION HEARING

## FY2017 Valuation by CLASS

CLASS	PARCELS	VALUES	PERCENT
RESIDENTIAL	6358	\$2,230,759,287	87.30%
COMMERCIAL	242	\$213,509,908	8.36%
INDUSTRIAL	68	\$74,178,424	2.90%
PERSONAL	307	\$36,916,870	1.44%
<b>TOTAL</b>		<b>\$2,555,364,489</b>	<b>100.00%</b>

# Fiscal Year 2017 Valuation by CLASS



# Community Comparison FY16

Plymouth County Comparison (single rate Towns)			
RANK	Municipality	2016 Average Single Family Tax Bill	FY16 Tax Rate
1	Wareham	\$2,674	\$11.36
2	Whitman	\$4,224	\$15.59
3	Lakeville	\$4,295	\$14.13
4	Hanson	\$4,835	\$16.55
5	Rochester	\$4,924	\$14.01
6	Rockland	\$5,042	\$18.49
7	Bridgewater	\$5,044	\$15.54
8	Plymouth	\$5,092	\$16.27
9	Pembroke	\$5,274	\$15.26
10	Halifax	\$5,317	\$19.25
11	Hull	\$5,356	\$13.48
12	Marshfield	\$5,414	\$13.88
13	Abington	\$5,420	\$17.93
14	East Bridgewater	\$5,494	\$18.16
15	Kingston	\$5,845	\$17.61
16	Mattapoisett	\$5,882	\$13.20
17	Plympton	\$5,925	\$17.66
18	Marion	\$6,197	\$11.31
19	Scituate	\$7,192	\$14.14
20	Hingham	\$9,001	\$12.49
21	Norwell	\$9,495	\$16.50
22	Duxbury	\$9,744	\$15.55

# FY2017 Residential & Commercial

## AVERAGE FY2017 ASSESSMENT

Average RESIDENTIAL Property Assmt \$358,941

Average RESIDENTIAL Tax Bill \$5,420.01

Average COMMERCIAL Property Assmt \$981,707

Average COMMERCIAL Tax Bill \$14,823.78

**SINGLE TAX RATE \$15.10**

# Review of Recent Fiscal Year Valuations & Taxes

## Valuations

**Fiscal  
Year**

**Average  
Single Family  
Value**

2017	\$358,900
2016	\$345,600
2015	\$333,400

## Taxes

**Average Single  
Family Value**

**% Value  
Change**

**Average Single  
Family Tax**

**TAX \$ Change**

**TAX % Change**

2017	\$358,900	3.71%	\$5,420	\$146	2.77%
2016	\$345,600	3.53%	\$5,274	\$359	7.31%
2015	\$333,400	3.16%	\$4,915	\$171	3.61%

# SPLIT TAX RATE

(% shift burden from Resid to Comm/Ind Class)

AVERAGE FY2017 ASSESSMENT	
Avg RES Property ASSMT	\$358,941.00
Avg RES Tax Bill	\$5,420.01
Avg COMM Property ASSMT	\$981,707.00
Avg COMM Tax Bill	\$14,823.78
SINGLE TAX RATE =	\$15.10

## SPLIT TAX RATE

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

CIP SHIFT	RO Tax Rate	CIP Tax Rate	AVERAGE			
			RES TAX BILL	SAVINGS	COMM TAX BILL	INCR TAX BURDEN
10%	\$14.88	\$16.61	\$5,341.14	-\$78.87	\$16,306.15	\$1,482.38
20%	\$14.66	\$18.12	\$5,262.27	-\$157.74	\$17,788.53	\$2,964.76
30%	\$14.44	\$19.63	\$5,183.40	-\$236.61	\$19,270.91	\$4,447.13
40%	\$14.22	\$21.14	\$5,104.54	-\$315.47	\$20,753.29	\$5,929.51
50%	\$14.00	\$22.65	\$5,025.67	-\$394.34	\$22,235.66	\$7,411.89

# What is the impact of the CIP shift?

## ▶ 10 % SHIFT:

In order for the average Resid taxpayer to save - \$78.87 per yr  
the average Comm taxpayer would bear an additional tax burden of +1,482.38 per yr

## ▶ 50 % SHIFT:

In order for the average Resid taxpayer to save - \$394.34 per yr  
the average Comm taxpayer would bear an additional tax burden of +7,411.89 per yr

# Board of Assessors RECOMMENDATION

- ▶ **Single Tax RATE**

# Small Commercial Exemption

## ▶ **Who's Eligible?**

- Sole Proprietors + Partnership
- No more than 10 employees (all locations company wide)
- Total value cannot exceed \$1,000,000
- Business must be certified by Dept of Labor & Workforce Development
- If parcel has multiple tenants, ALL must be eligible businesses

## ▶ **Benefit**

- Up to 10% of Commercial Levy can be shifted from the eligible parcels to the non-eligible parcels

## ▶ **Things to Consider**

- If not owner occupied, the tax benefit goes to the property owner and not the small business owner.
- Difficult to track
- Depending on ownership, the burden is sometimes shifted to other small business owners.
- Only 10 communities statewide have adopted the Small Commercial Exemption.

# Board of Assessors RECOMMENDATION

- ▶ **“NO” on Small Commercial Exemption**