

# **Town of Pembroke Fiscal Year 2024**

**Tax Rate Classification Hearing  
November 1, 2023**





FY2024 Estimated  
Tax LEVY

**Estimated LEVY**

=

**\$49,777,430**

**Total Valuation of Town**

=

**\$4,137,774,797**

**UNIFORM TAX RATE**

=

**\$12.03**



# FY2024 CLASSIFICATION HEARING

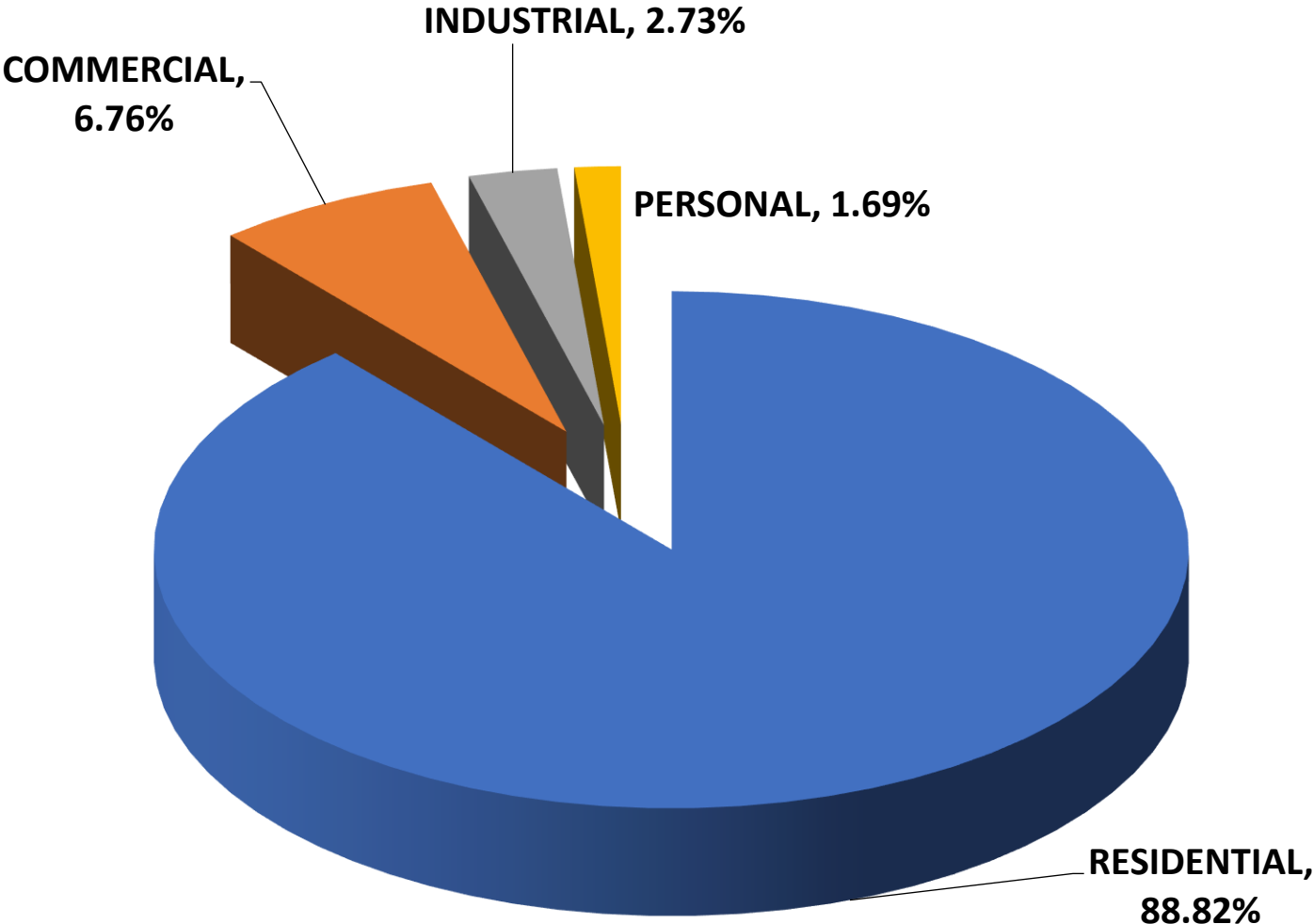
---

## FY2024 Valuation by CLASS

CLASS	PARCELS	VALUES	PERCENT
RESIDENTIAL	6436	\$3,675,360,387	88.82%
COMMERCIAL	254	\$279,559,100	6.76%
INDUSTRIAL	73	\$112,964,800	2.73%
PERSONAL	143	\$69,890,510	1.69%
<b>TOTAL</b>		<b>\$4,137,774,797</b>	<b>100.00%</b>

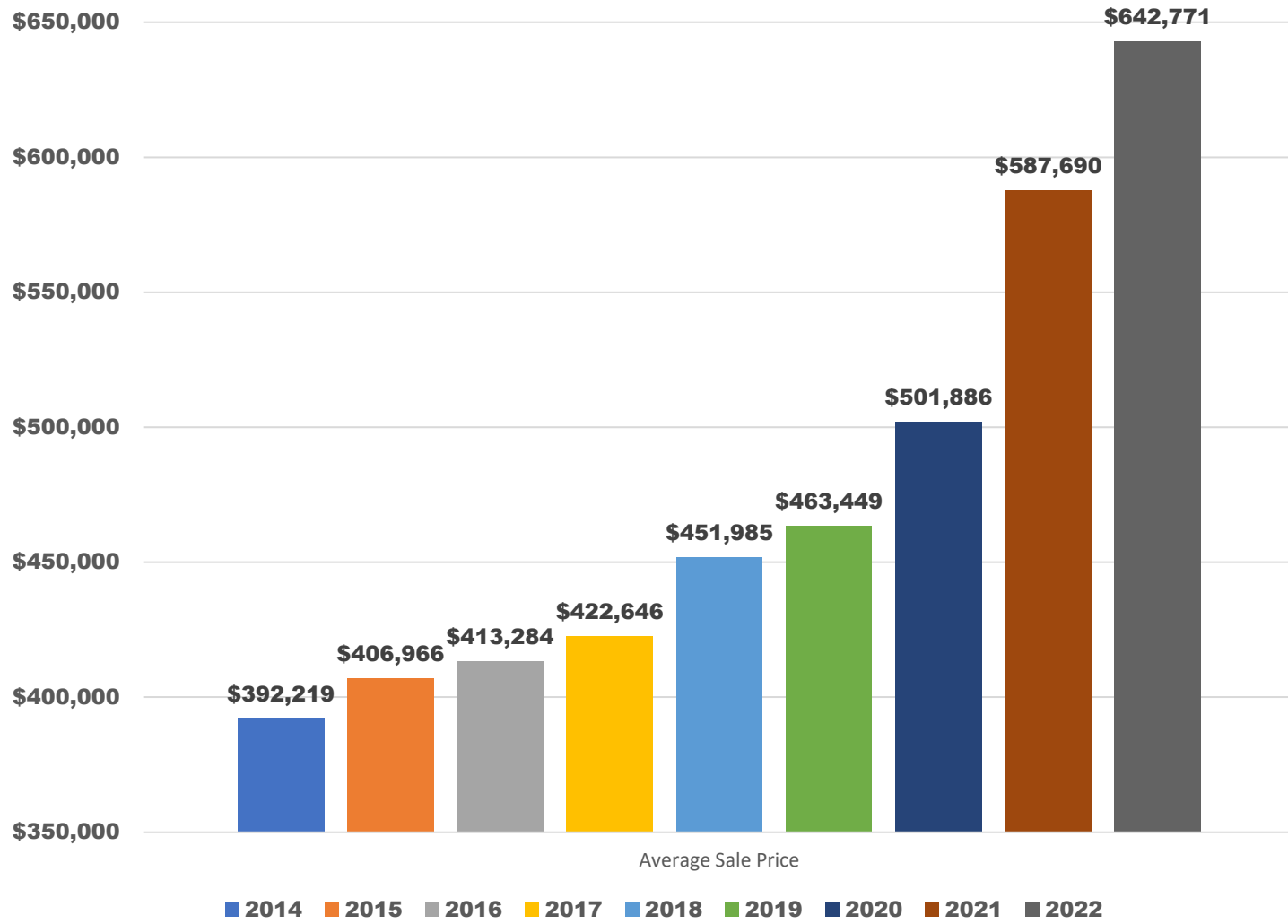
---

# Fiscal Year 2024 Valuation by CLASS



- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PERSONAL

### Average Single Family Sale Price by Calendar Year



# Community Comparison FY23

(single rate towns)

RANK	Municipality	2023 Average Single Family		
		Tax Bill	Assessment	FY2023 Tax Rate
1	Wareham	\$3,750	\$378,036	\$9.92
2	Lakeville	\$5,574	\$499,918	\$11.15
3	Whitman	\$5,707	\$420,530	\$13.57
4	Rochester	\$6,195	\$521,872	\$11.87
5	Hanson	\$6,461	\$455,623	\$14.18
6	Bridgewater	\$6,696	\$521,524	\$12.84
7	Plymouth	\$6,799	\$495,902	\$13.71
8	Rockland	\$6,802	\$446,931	\$15.22
9	Halifax	\$6,818	\$458,202	\$14.88
10	E. Bridgewater	\$6,821	\$472,023	\$14.45
11	Pembroke	\$6,827	\$536,695	\$12.72
12	Hull	\$6,983	\$573,792	\$12.17
13	Marshfield	\$7,005	\$618,840	\$11.32
14	Abington	\$7,076	\$497,978	\$14.21
15	Plympton	\$7,177	\$476,877	\$15.05
16	Kingston	\$7,181	\$537,519	\$13.36
17	Mattapoisett	\$7,409	\$658,604	\$11.25
18	Marion	\$7,976	\$844,953	\$9.44
19	Scituate	\$9,150	\$822,087	\$11.13
20	Hanover	\$9,156	\$678,719	\$13.49
21	Hingham	\$11,177	\$1,117,651	\$10.00
22	Duxbury	\$11,665	\$1,091,242	\$10.69
23	Norwell	\$12,202	\$798,053	\$15.29

# FY2024 Residential & Commercial

## AVERAGE FY2024 ASSESSMENT

Average SINGLE FAMILY residential Assessment **\$585,130**

Average SINGLE FAMILY residential Tax Bill **\$7,040**

Average COMMERCIAL Property Assessment **\$1,220,960**

Average COMMERCIAL Tax Bill **\$14,688**

**SINGLE TAX RATE** **\$12.03**

# What is the impact of the CIP shift?

- 10 % SHIFT:

In order for the average Residential taxpayer to save - \$ 87.76 per yr  
the average Comm taxpayer would bear an additional tax burden of + \$ 1,465.15 per yr

- 50 % SHIFT:

In order for the average Residential taxpayer to save - \$ 444.69 per yr  
the average Comm taxpayer would bear an additional tax burden of + \$ 7,337.96 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 14 communities statewide have adopted the Small Commercial Exemption.



# Board of Assessors RECOMMENDATION

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

# **Town of Pembroke Fiscal Year 2024**

**Tax Rate Classification Hearing  
November 1, 2023**

