

**TOWN of FOXBOROUGH
BOARD of SELECTMEN**

CLASSIFICATION HEARING

April 13, 2010

Presented by:

**William R. Scollins, III, Finance Director
Hannelore Simonds, Chief Assessor
Foxborough Board of Assessors**

INDEX

Page

1-2	Executive Summary
3	Tax Levy Comparison
4	Property Classification & Valuation History
5	Tax Levy Recap
6	Proposition 2 1/2 and Tax Levy 10 Year History
7	Largest Real Estate Tax Payers
8	Average Residential Tax History
9	Community Comparisons
10	Analysis of Tax Burden Shifting
11	Classification Considerations

Articles: The Tax Levy
FY '08 Average Single-Family Tax Bills and Assessed Values
The Shift Was On - Split Tax Rates FY 1992 to FY 2006

EXECUTIVE SUMMARY

FY '10 TAX LEVY

- The Tax Levy is increasing by \$3.065 million or 10.28%. The increase is comprised of:
 - 2.34%, or \$698K, as allowed by Proposition 2 1/2
 - 7.56%, or \$2.25 Million in New Growth
 - 0.38%, or 114K in increased Excluded Debt primarily related to the High School Renovation project
- We continue to tax to the limits allowed by proposition 2 1/2 for the 13th consecutive year

FY '10 PROPERTY VALUES

- FY '10 total taxable property value increased by 2.0% while avg. Single Family Residential values have decreased by 2.5%
 - Over the last 10 years the average Residential value has increased by \$190K or 99%
 - Adjusted for inflation the increase has been much lower at \$92K, or 52%
- The average Single Family property value (*including condominiums*) has decreased in FY '10 by \$18.4K to ~\$381.4K
- The average Single Family property value (*excluding Condos*) has decreased in FY '10 by \$20.2K to \$392.9K
- The Residential class of property comprises 72.8% of total property value, down from 75.96% last year.
 - The remaining 27.2% of property value is associated with Commercial, Industrial and Personal Property classes
- Over the last five years Residential property has ranged from a low of 72.8% of the total valuation to a high three years ago of 80.01%
- This year's significant shift results in more of the tax burden falling on Commercial, Industrial & Personal Property taxpayers

FY '10 TAX RATE

- The tax rate per \$1,000 in assessed value has increased by 8%, or 88 cents, to \$11.79
- Over the last 10 years the tax rate has decreased by \$3.67, from \$15.46 to \$11.79

FY '10 TAX BILL

- The FY '10 average Single Family tax (*excluding condominiums*) has increased by 2.78%, or \$126, to \$4,633
- The FY '10 average Single Family tax (*including condominiums*) has increased by 3.09%, or \$135, to \$4,496
- Over the last 10 years the average Residential tax bill has increased by \$1,532, or \$153 per year
- In FY '10 the top 11 taxpayers comprised 17.19%, or \$5.65 million, of the tax levy
- The remaining 375 Commercial & Industrial taxpayers, comprised 9.2%, or \$3.0 million, of the tax levy

AREA COMMUNITY COMPARISONS (101 Class = Single Family excluding Condominiums)

Foxborough's FY '10 total valuation (\$1.65 billion) of Single Family property is 15.9% less than the FY '10 average of the 15

- area communities (\$1.97 billion) listed on page 9
 - 10 of the 15 towns had higher total valuations than Foxborough in FY '10
- Foxborough's FY '10 total number of Single Family parcels (4,210) is 16.4% less than the average of the 15 area communities (5,034)
 - 12 of the 15 towns had higher total single family parcels than Foxborough in FY '10
- Foxborough's FY '10 average Single Family valuation (\$393K) is 0.3% less than the average of the 15 area communities (\$394K)
 - 8 of the 15 towns had higher average single family values than Foxborough in FY '10
- Foxborough's FY '10 average Single Family tax bill (\$4,633) is 7% less than the average of the 15 area communities (\$4,973)
 - 8 of the 15 towns had higher average single family tax bills than Foxborough in FY '10
 - In FY '10 Foxborough's tax bill ranked 98th in the State out of the 320 with certified tax rates
- Eight of the 15 area communities have adopted a "split" tax rate structure (i.e., Residential rate lower than Business rate)

SHIFTING THE FY '10 TAX BURDEN FROM RESIDENTIAL TO BUSINESS

- The Board of Selectmen has the option to maintain a single tax rate or establish a "split" tax rate (see page 11 for Classification Considerations)
- Shifts as low as 1% of the tax burden to as high as 50% can be approved by the Board
- For example: (see page 10 for a wider range of options)
 - A 1% shift would reduce the average Residential tax bill by \$14.82 and conversely increase the average business tax bill by \$82.92
 - A 10% shift would reduce the average Residential tax bill by \$163.05 and conversely increase the average business tax bill by \$815.38
 - A 50% shift would reduce the average Residential tax bill by \$815.24 and conversely increase the average business tax bill by \$4,076.89
- The Board of Assessors is recommending that the single tax rate be maintained for FY '10

**TAX LEVY COMPARISON
FY 2009 to FY 2010**

Town of Foxborough

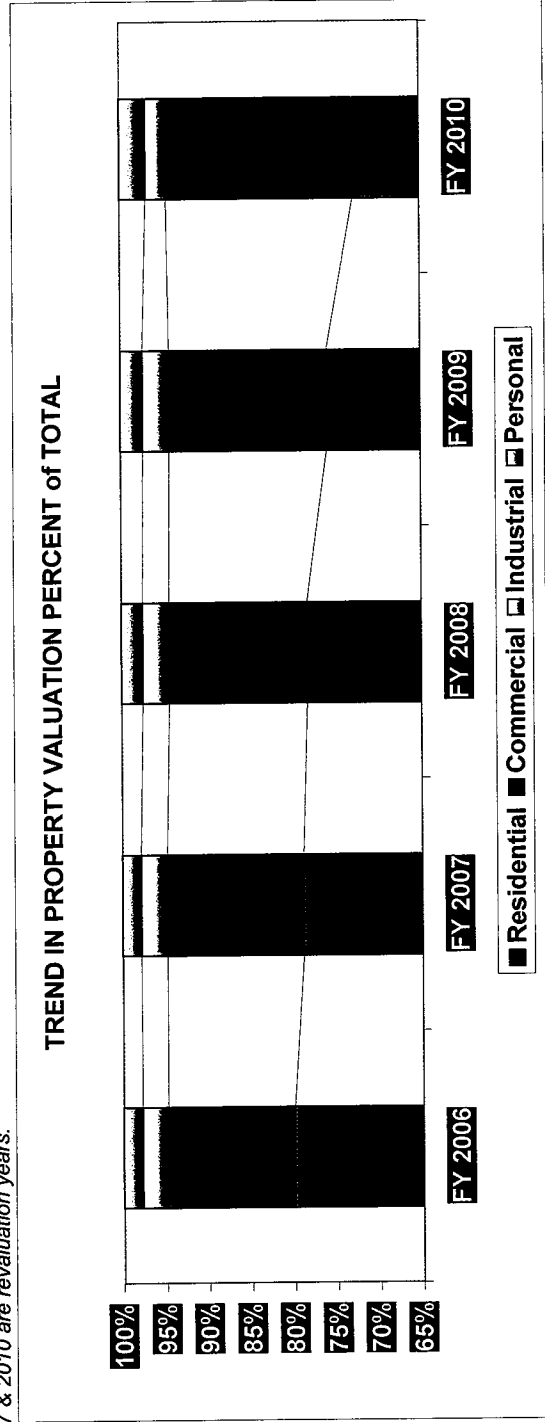
	FY 2009	FY 2010	Change	
			\$	%
<u>All Property Tax Levy</u>	29,826,115	32,891,580	3,065,465	10.28%
<u>Property Values</u>	2,733,832,700	2,789,786,250	55,953,550	2.05%
<u>Rate</u>	10.91	11.79	0.88	8.07%
<u>Residential & Condominium Average Value</u>	399,758	381,368	(18,390)	-4.60%
<u>Number of Parcels</u>	4,535	4,654	119	2.62%
<u>Average Tax</u>	4,361	4,496	135	3.09%
<u>Residential (101) Average Value</u>	413,120	392,930	(20,190)	-4.89%
<u>Number of Parcels</u>	4,106	4,210	104	2.53%
<u>Average Tax</u>	4,507	4,633	126	2.78%

PROPERTY CLASSIFICATION & VALUATION HISTORY FY 2006 - FY 2010

Town of Foxborough

Property Type	FY 2006		FY 2007		FY 2008		FY 2009		FY 2010		5 Year CAGR
	Assessed Valuation	% of Total	Assessed Valuation	% of Total	Assessed Valuation	% of Total	Assessed Valuation	% of Total	Assessed Valuation	% of Total	
Residential # of Accts.	2,010,657,563 5,348	80.01% 83.81%	2,159,820,329 5,425	78.87% 84.29%	2,100,175,015 5,507	78.33% 84.39%	2,076,563,832 5,480	75.96% 84.96%	2,031,070,206 5,481	72.80% 83.31%	3.17%
Commercial # of Accts.	371,667,469 360	14.79% 5.64%	436,666,111 351	15.94% 5.45%	432,516,525 349	16.13% 5.35%	503,179,568 339	18.41% 5.26%	608,528,294 294	21.81% 4.47%	12.51%
Industrial # of Accts.	74,513,400 46	2.97% 0.72%	82,511,300 46	3.01% 0.71%	82,073,500 45	3.06% 0.69%	82,496,000 47	3.02% 0.73%	64,756,600 91	2.32% 1.38%	-2.36%
Personal # of Accts.	56,018,090 627	2.23% 9.83%	59,601,450 614	2.18% 9.54%	66,368,340 625	2.48% 9.58%	71,593,300 584	2.62% 9.05%	85,431,150 713	3.06% 10.84%	8.52%
Total Valuation	2,512,856,522	100.00%	2,738,599,190	100.00%	2,681,133,380	100.00%	2,733,832,700	100.00%	2,789,786,250	100.00%	4.82%
Total Accounts	6,381	100.00%	6,436	100.00%	6,526	100.00%	6,450	100.00%	6,579	100.00%	

Please Note:
Fiscal Years 2007 & 2010 are revaluation years.



**TAX LEVY RECAP
FY 2009 vs. FY 2010**

Town of Foxborough

	FY 2009	FY 2010	Change	
			\$	%
REVENUE USES:				
Appropriations	53,350,240	57,415,707	4,065,467	7.62%
Debt Service Not Appropriated	-	163,135	163,135	100.00%
State Assessments	1,844,926	1,842,998	(1,928)	-0.10%
Cherry Sheet Offsets	39,291	33,858	(5,433)	-13.83%
Snow & Ice Deficit	328,820	463,344	134,344	40.86%
Prior Year Allowance for Abatelements Deficit	10,281	2,500	(7,781)	-75.68%
Allowance for Abatelements	696,574	440,000	(256,574)	-36.83%
Total Revenue to be Raised	56,270,132	60,361,363	4,091,231	7.27%
REVENUE SOURCES:				
NON-TAX REVENUE SOURCES:				
Cherry Sheet Receipts	10,995,206	10,195,435	(799,771)	-7.27%
MSBA Receipts	665,555	665,555	-	0.00%
Federal A.R.R.A. Grant	-	615,488	615,488	100.00%
Local Receipts	5,926,981	5,218,637	(708,344)	-11.95%
Solid Waste Enterprise Fund	1,082,718	1,102,024	19,306	1.78%
Water Enterprise Fund	2,991,825	3,921,670	929,845	31.08%
Sewer Enterprise Fund	1,245,834	1,181,800	(64,034)	-5.14%
Total Enterprise Revenue	5,320,376	6,205,494	885,118	16.64%
Free Cash	2,605,304	2,683,173	77,869	2.99%
Available Funds	930,595	1,886,000	955,405	102.67%
Total Non-Tax Revenue Sources	26,444,017	27,469,783	1,025,766	3.88%
TAX LEVY REQUIRED	29,826,115	32,891,580	3,065,465	10.28%
TOTAL TAX & NON-TAX REVENUE	56,270,132	60,361,363	4,091,231	7.27%

PROPOSITION 2 1/2 and TAX LEVY 10 YEAR HISTORY
FY 2001 - FY 2010
(\$ in 000's)

Town of Foxborough

	FY 01	FY 02	FY 03	FY 04	FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	10 Year CAGR
Prior Year's Levy Limit	18,259	19,315	20,273	21,207	22,249	23,295	24,403	25,619	26,708	28,545	
ADD: 2 1/2%	457	483	507	530	556	582	610	640	668	714	
ADD: New Growth	599	475	427	511	491	525	606	449	1,146	2,231	
Subtotal Levy Limit	19,315	20,273	21,207	22,249	23,295	24,403	25,619	26,708	28,522	31,490	5.60%
ADD: Debt Exclusions	1,601	1,158	905	755	816	1,550	1,574	1,853	1,306	1,420	
TOTAL Levy Available	20,916	21,431	22,112	23,004	24,111	25,952	27,193	28,561	29,828	32,909	5.92%
Actual Levy	20,907	21,417	22,096	22,999	24,098	25,933	27,167	28,554	29,826	32,892	5.93%
Unused Levy	9	14	16	5	14	20	26	7	2	18	
Tax Rate	14.96	14.15	13.74	10.83	10.93	10.32	9.92	10.65	10.91	11.79	-2.67%
Total Property Valuation	1,397,518	1,513,550	1,608,168	2,123,625	2,204,720	2,512,857	2,738,599	2,684,450	2,733,833	2,789,786	9.41%
Levy Ceiling (Outside Limit)	34,938	37,839	40,204	53,091	55,118	62,821	68,465	67,111	68,346	69,745	9.41%

LARGEST REAL ESTATE TAXPAYERS FY 2010

Town of Foxborough

Business Name	Nature of Business	FY 2010		
		Assessed Valuation	Tax Levy	% of Tax Levy
Foxboro Realty Associates Et Al	Sports, Entertainment & Various Real Estate	254,579,500	3,001,492	9.13%
Invensys Systems, Inc.	Process Controls	51,592,700	608,278	1.85%
Foxborough Lodge, L.P. (1)	Apartments	31,920,900	376,347	1.14%
Mayfair Realty Et Al (1)	Apartments	30,539,700	360,063	1.09%
Hub Properties Trust	Office Buildings	24,950,200	294,163	0.89%
Rodman Et Al	Auto & Real Estate	19,366,600	228,332	0.69%
Quincy Foxboro, LLC	Office Buildings	16,466,700	194,142	0.59%
Panagopoulos, D & N	Real Estate	15,251,400	179,814	0.55%
208 North St., LLC	Truck Terminal	11,923,100	140,573	0.43%
Harfinger, C. E. Trustee	Office Buildings	11,807,000	139,205	0.42%
Hospitality Properties, Inc.	Hotel & Restaurant	11,289,500	133,103	0.40%
Sub-Total - Top 11 Accounts		479,687,300	5,655,513	17.19%
All Other Commercial & Industrial Real Property- 375 Accounts		256,058,194	3,018,926	9.18%
Total Commercial & Industrial Real Property - 386 Accounts (1)		735,745,494	8,674,439	26.37%

(1) Foxborough Lodge & Mayfair's real estate is technically classified as residential, but is included in this commercial listing due to its significance to the tax base.

AVERAGE RESIDENTIAL TAX HISTORY
Single Family, Including Condominiums & Mixed Use
FY 2000 - FY 2010

Town of Foxborough

FY	# Parcels	Avg. Value	% Change	Tax Rate	Avg. Tax	% Change	\$ Change
2010	4,654	381,368	-4.60%	11.79	4,496.33	3.09%	134.97
2009	4,535	399,758	-1.03%	10.91	4,361.37	1.38%	59.57
2008	4,516	403,924	-4.23%	10.65	4,301.79	2.82%	117.96
2007	4,456	421,757	2.77%	9.92	4,183.83	-1.21%	(51.22)
2006	4,423	410,372	14.50%	10.32	4,235.04	8.11%	317.54
2005	4,371	358,418	6.89%	10.93	3,917.50	7.87%	285.94
2004	4,336	335,324	30.23%	10.83	3,631.56	2.65%	93.72
2003	4,258	257,485	6.89%	13.74	3,537.84	3.80%	129.43
2002	4,258	240,877	8.96%	14.15	3,408.41	3.06%	101.08
2001	4,213	221,078	15.29%	14.96	3,307.33	11.56%	342.75
2000	4,144	191,758	5.95%	15.46	2,964.58	4.67%	132.22

ACTUAL DOLLARS

Cumulative Change	510	189,610	98.9%	(3.67)	1,531.75	51.7%	1,531.75
10 Year Avg. Change	51	18,961	9.9%	(0.37)	153.18	5.2%	153.18

INFLATION ADJUSTED DOLLARS

Cumulative Change	NA	91,804	51.8%	NA	431.40	15.7%	431.40
10 Year Avg. Change	NA	9,180	5.2%	NA	43.14	1.6%	43.14

**COMMUNITY COMPARISONS of
FY 2008, 2009 & 2010 AVERAGE SINGLE FAMILY PROPERTY (101) TAX BILLS***

Town	FY	Total Value Single Family Properties	% Change	# of Parcels	Average Value per Parcel	Residential Tax Rate	Average Tax Bill	% Change	Residential % of Property Value	Shift Rate	Residential Factor	State Rank
Bellingham	2010	1,243,306,415	-9.41%	4,505	275,984	11.96	3,301	3.67%	71.42	Yes	0.89	212
	2009	1,372,465,115	-1.98%	4,500	304,992	10.44	3,184	4.74%	72.56	Yes	0.89	218
	2008	1,400,203,490	-2.55%	4,491	311,780	9.75	3,040	2.95%	73.79	Yes	0.87	229
Canton*	2009	2,583,381,000	0.66%	5,268	490,391	9.98	4,894	7.18%	77.50	Yes	0.82	77
	2008	2,566,491,800	-3.65%	5,250	488,856	9.34	4,566	1.26%	77.57	Yes	0.82	90
	2007	2,663,647,800	6.73%	5,246	507,748	8.88	4,509	1.44%	78.01	Yes	0.82	84
Easton	2010	2,182,087,600	-4.38%	5,525	394,948	13.49	5,328	4.27%	86.72	No	0.97	63
	2009	2,281,924,600	-3.12%	5,515	413,767	12.35	5,110	3.84%	87.00	No	0.97	69
	2008	2,356,315,100	-2.68%	5,499	428,317	11.49	4,921	2.84%	87.71	No	0.97	70
Franklin	2010	2,793,914,300	-3.87%	7,577	368,736	12.03	4,436	3.21%	78.07	No	0.97	107
	2009	2,906,337,200	-5.98%	7,553	384,792	11.17	4,298	2.09%	78.16	No	0.97	112
	2008	3,091,250,900	-5.61%	7,512	411,508	10.23	4,210	8.73%	79.30	No	0.97	107
Mansfield	2010	1,984,199,800	-7.23%	5,298	374,519	13.33	4,992	2.95%	75.96	Yes	0.97	82
	2009	2,138,873,500	-5.09%	5,298	403,713	12.01	4,849	0.54%	77.09	Yes	0.97	82
	2008	2,253,622,300	2.53%	5,290	426,016	11.32	4,823	2.84%	78.07	Yes	0.98	75
Norfolk	2010	1,281,045,100	1.43%	2,879	444,962	14.07	6,261	2.72%	93.37	No	0.87	47
	2009	1,262,962,000	-4.52%	2,874	439,444	13.87	6,095	3.41%	93.77	No	0.87	47
	2008	1,322,713,800	-3.20%	2,868	461,197	12.78	5,894	1.57%	94.34	No	0.87	45
North Attleborough	2010	2,291,008,600	-4.00%	6,710	341,432	10.44	3,565	1.89%	77.72	No	0.79	173
	2009	2,386,439,700	-4.82%	6,698	356,291	9.82	3,499	2.70%	77.96	No	0.79	174
	2008	2,507,402,300	-2.94%	6,676	375,565	9.07	3,407	3.56%	78.98	No	0.78	174
Norton	2010	1,400,451,160	-1.82%	4,370	320,469	11.58	3,711	3.95%	84.06	No	0.79	165
	2009	1,426,421,930	-6.65%	4,359	327,236	10.91	3,570	1.10%	84.79	No	0.79	168
	2008	1,527,982,300	1.35%	4,319	353,782	9.98	3,531	3.19%	87.19	No	0.79	164
Norwood	2010	2,143,883,600	-4.33%	5,812	368,872	9.33	3,442	5.32%	69.95	Yes	0.79	190
	2009	2,240,982,300	-0.68%	5,801	386,310	8.46	3,268	3.32%	70.37	Yes	0.79	204
	2008	2,256,276,800	-4.70%	5,800	389,013	8.13	3,163	2.66%	71.54	Yes	0.78	202
Plainville	2010	662,349,300	-3.00%	1,887	351,007	12.57	4,412	1.73%	77.65	No	0.87	109
	2009	682,806,800	-4.63%	1,872	364,747	11.89	4,337	5.09%	77.92	No	0.87	109
	2008	715,932,600	0.53%	1,863	384,290	10.74	4,127	0.22%	81.02	No	0.87	115
Sharon	2010	2,234,673,300	-2.89%	5,213	428,673	17.92	7,682	-1.93%	92.37	No	0.87	27
	2009	2,301,283,700	-2.57%	5,206	442,045	17.72	7,833	2.71%	92.20	No	0.87	25
	2008	2,361,884,200	-8.38%	5,200	454,209	16.79	7,626	8.56%	93.14	No	0.87	23
Stoughton	2010	1,954,739,900	-8.95%	6,505	300,498	12.46	3,744	3.00%	78.40	Yes	0.87	161
	2009	2,146,865,000	-8.54%	6,503	330,135	11.01	3,635	2.89%	80.46	Yes	0.87	164
	2008	2,347,367,600	1.57%	6,500	361,133	9.79	3,535	2.49%	82.06	Yes	0.85	163
Walpole	2010	2,621,420,800	-4.84%	6,272	417,956	12.64	5,283	2.40%	86.02	Yes	0.96	64
	2009	2,754,737,500	-2.77%	6,231	442,102	11.67	5,159	4.45%	86.93	Yes	0.96	66
	2008	2,833,121,100	0.44%	6,212	456,072	10.83	4,939	0.73%	86.76	Yes	0.96	67
Westwood	2010	2,847,022,200	-3.49%	4,470	636,918	13.07	8,325	5.01%	86.60	Yes	0.89	20
	2009	2,949,874,500	0.09%	4,469	660,075	12.01	7,928	2.38%	85.60	Yes	0.89	22
	2008	2,947,310,700	1.06%	4,468	659,649	11.74	7,744	10.55%	85.96	Yes	0.89	20
Wrentham	2010	1,279,257,300	-3.16%	3,220	397,285	13.12	5,217	3.68%	81.66	Yes	0.97	71
	2009	1,320,999,280	-4.14%	3,211	411,398	12.22	5,027	3.84%	81.66	Yes	0.97	74
	2008	1,378,012,800	-2.39%	3,197	431,033	11.23	4,841	2.22%	82.90	Yes	0.97	72
Average	2010	1,966,849,358	-4.08%	5,034	394,177	12.53	4,973	2.62%	81.16	8 Yes / 7 No	0.87	106
Average	2009	2,060,423,608	-3.48%	5,024	410,486	11.70	4,846	3.30%	81.60	8 Yes / 7 No	0.87	107
Average	2008	2,124,325,853	-2.16%	5,010	426,163	10.88	4,691	4.03%	82.69	8 Yes / 7 No	0.87	108
FOXBOROUGH	2010	1,654,236,600	-2.48%	4,210	392,930	11.79	4,633	2.78%	72.80%	??	0.87	98
	2009	1,696,271,000	-0.20%	4,106	413,120	10.91	4,507	1.88%	75.96%	No	0.87	99
	2008	1,699,746,786	-3.06%	4,092	416,383	10.65	4,424	2.98%	78.33%	No	0.87	96
FOXBOROUGH	2007	1,753,386,040	6.13%	4,049	433,042	9.92	4,296	1.57%	78.87%	No	0.87	92

Source: Massachusetts DOR Division of Local Services Municipal Databank.
* Canton's FY 2010 Values & Tax Rate have not been certified as of the date of this publication. Their FY '09 data has been used in the FY '10 Averages.

**ANALYSIS of TAX BURDEN SHIFTING from RESIDENTIAL
to COMMERCIAL, INDUSTRIAL, & PERSONAL PROPERTY (CIP)**

Town of Foxborough

	<u>Value</u>	<u>Tax Rate</u>	<u>Tax</u>	<u>% Change</u>	<u>\$ Change</u>
No Classification					
Average Residential	370,566	11.79	4,368.97	0.00%	-
Average CIP	690,998	11.79	8,146.87	0.00%	-
1% Shift in Burden					
Average Residential	370,566	11.75	4,354.15	-0.34%	(14.82)
Average CIP	690,998	11.91	8,229.79	1.02%	82.92
2% Shift in Burden					
Average Residential	370,566	11.70	4,335.62	-0.76%	(33.35)
Average CIP	690,998	12.03	8,312.71	2.04%	165.84
3% Shift in Burden					
Average Residential	370,566	11.66	4,320.80	-1.10%	(48.17)
Average CIP	690,998	12.14	8,388.72	2.97%	241.85
4% Shift in Burden					
Average Residential	370,566	11.61	4,302.27	-1.53%	(66.70)
Average CIP	690,998	12.26	8,471.64	3.99%	324.77
5% Shift in Burden					
Average Residential	370,566	11.57	4,287.44	-1.87%	(81.52)
Average CIP	690,998	12.38	8,554.56	5.00%	407.69
10% Shift in Burden					
Average Residential	370,566	11.35	4,205.92	-3.73%	(163.05)
Average CIP	690,998	12.97	8,962.25	10.01%	815.38
15% Shift in Burden					
Average Residential	370,566	11.13	4,124.40	-5.60%	(244.57)
Average CIP	690,998	13.56	9,369.94	15.01%	1,223.07
20% Shift in Burden					
Average Residential	370,566	10.91	4,042.87	-7.46%	(326.10)
Average CIP	690,998	14.15	9,777.62	20.02%	1,630.76
25% Shift in Burden					
Average Residential	370,566	10.69	3,961.35	-9.33%	(407.62)
Average CIP	690,998	14.74	10,185.31	25.02%	2,038.44
30% Shift in Burden					
Average Residential	370,566	10.47	3,879.82	-11.20%	(489.15)
Average CIP	690,998	15.33	10,593.00	30.03%	2,446.13
35% Shift in Burden					
Average Residential	370,566	10.25	3,798.30	-13.06%	(570.67)
Average CIP	690,998	15.92	11,000.69	35.03%	2,853.82
40% Shift in Burden					
Average Residential	370,566	10.03	3,716.77	-14.93%	(652.20)
Average CIP	690,998	16.51	11,408.38	40.03%	3,261.51
45% Shift in Burden					
Average Residential	370,566	9.81	3,635.25	-16.79%	(733.72)
Average CIP	690,998	17.10	11,816.07	45.04%	3,669.20
50% Shift in Burden					
Average Residential	370,566	9.59	3,553.72	-18.66%	(815.24)
Average CIP	690,998	17.69	12,223.76	50.04%	4,076.89

CLASSIFICATION CONSIDERATIONS

Economic & Political Issues

1. Consider the percentage of Commercial & Industrial (C & I) properties compared to Residential. Will an increased tax burden on C & I significantly lower the Residential tax burden?
2. What is the mix of Commercial & Industrial properties?
How much of the tax burden falls on large business vs. small business?
3. Will a change adversely effect small / large business and drive them out of the community?
4. Will a change slow economic development?
5. Does business significantly contribute in a "non-tax" way to the community?
6. Are the town's businesses of the type that require an extraordinary amount of municipal services & resources?
7. Is the timing appropriate for a move to a split tax rate?
8. Will a shift to Commercial & Industrial maintain or increase the historical ratio of the tax burden?
9. Is a change a matter of principle or economics?

