

COMPUTATION OF FY 22 TAX RATE USING 175% CLASSIFICATION

Total Valuation	\$11,311,678,964	
Residential	\$9,811,162,018	86.7348%
C.I.P.P.	1,500,516,946	13.2652%
TOTAL	\$11,311,678,964	100.0000%

Tax Levy FY-2022 **\$170,780,888.00**

Tax Rate -- No Classification

	Single Rate	\$15.10
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Tax Rate -- 175% Classification

13.2652	23.2141%	C.I.P.P.
	76.7859%	RESIDENTIAL
	100.0000%	TOTAL
	\$39,645,249	C.I.P.P. Levy
	\$131,135,639	RESIDENTIAL Levy
	\$170,780,888.00	Total

Commercial/Industrial	\$26.42
Residential	\$13.37

Estimated Residential Factor:

0.8852952

88.52952

Effect of Tax Rates on "Average

<i>Fiscal Year</i>	<i>Shift</i>	<i>Res</i>	<i>\$ Chg</i>	<i>C/I</i>	<i>\$ Chg</i>	<i>Fiscal Year</i>	<i>Shift</i>	<i>Res</i>	<i>\$ Chg</i>	<i>C/I</i>	<i>\$ Chg</i>
FY-2022	175.00%					FY-2015	175.00%				
Average Valuation		\$1,016,185		\$1,200,000		Average Valuation		\$818,442		\$1,200,000	
Change in VALUE over previous		1.94%		N/A		Change in VALUE over previous		8.69%		N/A	
Tax Rate <i>provisional</i>		\$13.37		\$26.42		Tax Rate		\$11.29		\$22.44	
Taxes Paid		\$13,586.39	\$598	\$31,704.00		Taxes Paid		\$9,240.21	\$475	\$26,928.00	-\$672
Increase over		4.60%		2.64%		Increase over		5.42%		-2.43%	
FY-2021	175.00%					FY-2014	175.00%				
Average Valuation		\$996,844		\$1,200,000		Average Valuation		\$753,020		\$1,200,000	
Change in VALUE over previous		1.45%		N/A		Change in VALUE over previous		1.11%		N/A	
Tax Rate		\$13.03		\$25.74		Tax Rate		11.64		\$23.00	
Taxes Paid		\$12,988.88	\$717	\$30,888.00		Taxes Paid		\$8,765.15	\$349	\$27,600.00	\$972
Increase over		5.84%		4.89%		Increase over	FY 2013	4.15%		3.65%	
FY-2020	175.00%					FY-2013	175.00%				
Average Valuation		\$982,564		\$1,200,000		Average Valuation		\$744,764		\$1,200,000	
Change in VALUE over previous		6.77%		N/A		Change in VALUE over previous		0.99%		N/A	
Tax Rate		\$12.49		\$24.54		Tax Rate		\$11.30		\$22.19	
Taxes Paid		\$12,272.22	\$870	\$29,448.00	\$144.00	Taxes Paid		\$8,415.83	\$334	\$26,628.00	\$816
Increase over		7.63%		0.49%		Increase over	FY 2012	4.13%		3.16%	
FY-2019	175.00%					FY-2012	175.00%				
Average Valuation		\$920,256		\$1,200,000		Average Valuation		\$737,436		\$1,200,000	
Change in VALUE over previous		1.71%		N/A		Change in VALUE over previous		4.13%		N/A	
Tax Rate		\$12.39		\$24.42		Tax Rate		\$10.96		\$21.51	
Taxes Paid		\$11,401.97	\$653	\$29,304.00	\$1,140.00	Taxes Paid		\$8,082.30	\$363	\$25,812.00	\$12
Increase over		6.07%		4.05%		Increase over	FY 2011	4.70%		0.05%	
FY-2018	175.00%										
Average Valuation		\$904,827		\$1,200,000							
Change in VALUE over previous		7.22%		N/A							
Tax Rate		\$11.88		\$23.47							
Taxes Paid		\$10,749.34	\$715	\$28,164.00	-\$204						
Increase over		7.13%		-0.72%							

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CLASS	VALUE	%
Residential	9,811,162,018	86.7348 R & O %
Open Space	0	0.0000 86.7348
Commercial	990,367,136	8.7553
Industrial	121,163,350	1.0711 C I P %
Personal Property	388,986,460	3.4388 13.2652
Total	11,311,678,964	100.0000

CLASSIFICATION OPTIONS

INITIAL/SENIOR MEANS TESTED EXEMPTION		SMALL COMMERCIAL EXEMPTION	
Res # of Eligible Parcels	0.000000	# of Eligible Parcels	0
Res Parcel Count	0	Total Value of Eligible Parcels	0
Res Exemption %	0.0000	Comm Exemption %	0.0000
Res Value Exempted	0	Total C & I Value Net of E	1,111,530,486

Senior # Eligible Parcels 0

Senior Value Exempted 0

Total Res Value Net of Exemption 9811162018

ENTER CIP SHIFT RANGE

Shift Range	1.00	1.75
Shift Increment %	1.00	1.00
Max Shift Allowed		1.75

ENTER A LEVY (ESTIMATED IF NECESSARY)

Levy	170,780,888
Single TaxRate	15.10

Note: This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

Share Percentages										Levy Amounts				Estimated Tax Rates			
CIP Shift	Res Factor	Res SP	OS SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	PP ET
1.0000	1.0000	86.7348	0.0000	8.7553	1.0711	3.4388	100.0000	148,126,462		14,952,379	1,829,234	5,872,813	170,780,888	15.10	0.00	15.10	15.10
1.0100	0.9985	86.6021	0.0000	8.8429	1.0818	3.4732	100.0000	147,899,917		15,101,903	1,847,526	5,931,541	170,780,888	15.07	0.00	15.25	15.25
1.0200	0.9969	86.4695	0.0000	8.9304	1.0925	3.5076	100.0000	147,673,373		15,251,427	1,865,819	5,990,269	170,780,888	15.05	0.00	15.40	15.40
1.0300	0.9954	86.3368	0.0000	9.0180	1.1032	3.5420	100.0000	147,446,829		15,400,950	1,884,111	6,048,998	170,780,888	15.03	0.00	15.55	15.55
1.0400	0.9939	86.2042	0.0000	9.1055	1.1139	3.5764	100.0000	147,220,285		15,550,474	1,902,403	6,107,726	170,780,888	15.01	0.00	15.70	15.70
1.0500	0.9924	86.0715	0.0000	9.1931	1.1247	3.6107	100.0000	146,993,740		15,699,998	1,920,696	6,166,454	170,780,888	14.98	0.00	15.85	15.85
1.0600	0.9908	85.9389	0.0000	9.2806	1.1354	3.6451	100.0000	146,767,196		15,849,522	1,938,988	6,225,182	170,780,888	14.96	0.00	16.00	16.00
1.0700	0.9893	85.8062	0.0000	9.3682	1.1461	3.6795	100.0000	146,540,652		15,999,046	1,957,280	6,283,910	170,780,888	14.94	0.00	16.15	16.15
1.0800	0.9878	85.6736	0.0000	9.4557	1.1568	3.7139	100.0000	146,314,107		16,148,569	1,975,573	6,342,638	170,780,888	14.91	0.00	16.31	16.31
1.0900	0.9862	85.5409	0.0000	9.5433	1.1675	3.7483	100.0000	146,087,563		16,298,093	1,993,865	6,401,366	170,780,888	14.89	0.00	16.46	16.46
1.1000	0.9847	85.4083	0.0000	9.6308	1.1782	3.7827	100.0000	145,861,019		16,447,617	2,012,158	6,460,094	170,780,888	14.87	0.00	16.61	16.61
1.1100	0.9832	85.2756	0.0000	9.7184	1.1889	3.8171	100.0000	145,634,475		16,597,141	2,030,450	6,518,823	170,780,888	14.84	0.00	16.76	16.76
1.1200	0.9816	85.1430	0.0000	9.8059	1.1996	3.8515	100.0000	145,407,930		16,746,665	2,048,742	6,577,551	170,780,888	14.82	0.00	16.91	16.91
1.1300	0.9801	85.0103	0.0000	9.8935	1.2103	3.8858	100.0000	145,181,386		16,896,188	2,067,035	6,636,279	170,780,888	14.80	0.00	17.06	17.06
1.1400	0.9786	84.8777	0.0000	9.9810	1.2211	3.9202	100.0000	144,954,842		17,045,712	2,085,327	6,695,007	170,780,888	14.77	0.00	17.21	17.21
1.1500	0.9771	84.7450	0.0000	10.0686	1.2318	3.9546	100.0000	144,728,297		17,195,236	2,103,619	6,753,735	170,780,888	14.75	0.00	17.36	17.36
1.1600	0.9755	84.6124	0.0000	10.1561	1.2425	3.9890	100.0000	144,501,753		17,344,760	2,121,912	6,812,463	170,780,888	14.73	0.00	17.51	17.51
1.1700	0.9740	84.4797	0.0000	10.2437	1.2532	4.0234	100.0000	144,275,209		17,494,284	2,140,204	6,871,191	170,780,888	14.71	0.00	17.66	17.66
1.1800	0.9725	84.3471	0.0000	10.3313	1.2639	4.0578	100.0000	144,048,665		17,643,807	2,158,496	6,929,920	170,780,888	14.68	0.00	17.81	17.81
1.1900	0.9709	84.2144	0.0000	10.4188	1.2746	4.0922	100.0000	143,822,120		17,793,331	2,176,789	6,988,648	170,780,888	14.66	0.00	17.97	17.97
1.2000	0.9694	84.0818	0.0000	10.5064	1.2853	4.1266	100.0000	143,595,576		17,942,855	2,195,081	7,047,376	170,780,888	14.64	0.00	18.12	18.12
1.2100	0.9679	83.9491	0.0000	10.5939	1.2960	4.1609	100.0000	143,369,032		18,092,379	2,213,373	7,106,104	170,780,888	14.61	0.00	18.27	18.27
1.2200	0.9664	83.8165	0.0000	10.6815	1.3067	4.1953	100.0000	143,142,487		18,241,902	2,231,666	7,164,832	170,780,888	14.59	0.00	18.42	18.42
1.2300	0.9648	83.6838	0.0000	10.7690	1.3175	4.2297	100.0000	142,915,943		18,391,426	2,249,958	7,223,560	170,780,888	14.57	0.00	18.57	18.57
1.2400	0.9633	83.5512	0.0000	10.8566	1.3282	4.2641	100.0000	142,689,399		18,540,950	2,268,250	7,282,288	170,780,888	14.54	0.00	18.72	18.72
1.2500	0.9618	83.4185	0.0000	10.9441	1.3389	4.2985	100.0000	142,462,855		18,690,474	2,286,543	7,341,016	170,780,888	14.52	0.00	18.87	18.87
1.2600	0.9602	83.2858	0.0000	11.0317	1.3496	4.3329	100.0000	142,236,310		18,839,998	2,304,835	7,399,745	170,780,888	14.50	0.00	19.02	19.02
1.2700	0.9587	83.1532	0.0000	11.1192	1.3603	4.3673	100.0000	142,009,766		18,989,521	2,323,127	7,458,473	170,780,887	14.47	0.00	19.17	19.17
1.2800	0.9572	83.0205	0.0000	11.2068	1.3710	4.4017	100.0000	141,783,222		19,139,045	2,341,420	7,517,201	170,780,887	14.45	0.00	19.33	19.33
1.2900	0.9556	82.8879	0.0000	11.2943	1.3817	4.4361	100.0000	141,556,677		19,288,569	2,359,712	7,575,929	170,780,887	14.43	0.00	19.48	19.48
1.3000	0.9541	82.7552	0.0000	11.3819	1.3924	4.4704	100.0000	141,330,133		19,438,093	2,378,004	7,634,657	170,780,887	14.41	0.00	19.63	19.63

CIP Shift	Res Factor	Res SP	OS SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.3100	0.9526	82.6226	0.0000	11.4694	1.4031	4.5048	100.0000	141,103,589		19,587,617	2,396,297	7,693,385	170,780,887	14.38	0.00	19.78	19.78	19.78
1.3200	0.9511	82.4899	0.0000	11.5570	1.4139	4.5392	100.0000	140,877,045		19,737,140	2,414,589	7,752,113	170,780,887	14.36	0.00	19.93	19.93	19.93
1.3300	0.9495	82.3573	0.0000	11.6445	1.4246	4.5736	100.0000	140,650,500		19,886,664	2,432,881	7,810,842	170,780,887	14.34	0.00	20.08	20.08	20.08
1.3400	0.9480	82.2246	0.0000	11.7321	1.4353	4.6080	100.0000	140,423,956		20,036,188	2,451,174	7,869,570	170,780,887	14.31	0.00	20.23	20.23	20.23
1.3500	0.9465	82.0920	0.0000	11.8197	1.4460	4.6424	100.0000	140,197,412		20,185,712	2,469,466	7,928,298	170,780,887	14.29	0.00	20.38	20.38	20.38
1.3600	0.9449	81.9593	0.0000	11.9072	1.4567	4.6768	100.0000	139,970,867		20,335,236	2,487,758	7,987,026	170,780,887	14.27	0.00	20.53	20.53	20.53
1.3700	0.9434	81.8267	0.0000	11.9948	1.4674	4.7112	100.0000	139,744,323		20,484,759	2,506,051	8,045,754	170,780,887	14.24	0.00	20.68	20.68	20.68
1.3800	0.9419	81.6940	0.0000	12.0823	1.4781	4.7455	100.0000	139,517,779		20,634,283	2,524,343	8,104,482	170,780,887	14.22	0.00	20.83	20.83	20.83
1.3900	0.9404	81.5614	0.0000	12.1699	1.4888	4.7799	100.0000	139,291,235		20,783,807	2,542,635	8,163,210	170,780,887	14.20	0.00	20.99	20.99	20.99
1.4000	0.9388	81.4287	0.0000	12.2574	1.4995	4.8143	100.0000	139,064,690		20,933,331	2,560,928	8,221,938	170,780,887	14.17	0.00	21.14	21.14	21.14
1.4100	0.9373	81.2961	0.0000	12.3450	1.5103	4.8487	100.0000	138,838,146		21,082,855	2,579,220	8,280,667	170,780,887	14.15	0.00	21.29	21.29	21.29
1.4200	0.9358	81.1634	0.0000	12.4325	1.5210	4.8831	100.0000	138,611,602		21,232,378	2,597,512	8,339,395	170,780,887	14.13	0.00	21.44	21.44	21.44
1.4300	0.9342	81.0308	0.0000	12.5201	1.5317	4.9175	100.0000	138,385,058		21,381,902	2,615,805	8,398,123	170,780,887	14.10	0.00	21.59	21.59	21.59
1.4400	0.9327	80.8981	0.0000	12.6076	1.5424	4.9519	100.0000	138,158,513		21,531,426	2,634,097	8,456,851	170,780,887	14.08	0.00	21.74	21.74	21.74
1.4500	0.9312	80.7655	0.0000	12.6952	1.5531	4.9863	100.0000	137,931,969		21,680,950	2,652,389	8,515,579	170,780,887	14.06	0.00	21.89	21.89	21.89
1.4600	0.9296	80.6328	0.0000	12.7827	1.5638	5.0206	100.0000	137,705,425		21,830,473	2,670,682	8,574,307	170,780,887	14.04	0.00	22.04	22.04	22.04
1.4700	0.9281	80.5002	0.0000	12.8703	1.5745	5.0550	100.0000	137,478,880		21,979,997	2,688,974	8,633,035	170,780,887	14.01	0.00	22.19	22.19	22.19
1.4800	0.9266	80.3675	0.0000	12.9578	1.5852	5.0894	100.0000	137,252,336		22,129,521	2,707,266	8,691,764	170,780,887	13.99	0.00	22.34	22.34	22.34
1.4900	0.9251	80.2349	0.0000	13.0454	1.5959	5.1238	100.0000	137,025,792		22,279,045	2,725,559	8,750,492	170,780,887	13.97	0.00	22.50	22.50	22.50
1.5000	0.9235	80.1022	0.0000	13.1330	1.6067	5.1582	100.0000	136,799,248		22,428,569	2,743,851	8,809,220	170,780,887	13.94	0.00	22.65	22.65	22.65
1.5100	0.9220	79.9695	0.0000	13.2205	1.6174	5.1926	100.0000	136,572,703		22,578,092	2,762,143	8,867,948	170,780,887	13.92	0.00	22.80	22.80	22.80
1.5200	0.9205	79.8369	0.0000	13.3081	1.6281	5.2270	100.0000	136,346,159		22,727,616	2,780,436	8,926,676	170,780,887	13.90	0.00	22.95	22.95	22.95
1.5300	0.9189	79.7042	0.0000	13.3956	1.6388	5.2614	100.0000	136,119,615		22,877,140	2,798,728	8,985,404	170,780,887	13.87	0.00	23.10	23.10	23.10
1.5400	0.9174	79.5716	0.0000	13.4832	1.6495	5.2958	100.0000	135,893,070		23,026,664	2,817,021	9,044,132	170,780,887	13.85	0.00	23.25	23.25	23.25
1.5500	0.9159	79.4389	0.0000	13.5707	1.6602	5.3301	100.0000	135,666,526		23,176,188	2,835,313	9,102,860	170,780,887	13.83	0.00	23.40	23.40	23.40
1.5600	0.9144	79.3063	0.0000	13.6583	1.6709	5.3645	100.0000	135,439,982		23,325,711	2,853,605	9,161,589	170,780,887	13.80	0.00	23.55	23.55	23.55
1.5700	0.9128	79.1736	0.0000	13.7458	1.6816	5.3989	100.0000	135,213,438		23,475,235	2,871,898	9,220,317	170,780,887	13.78	0.00	23.70	23.70	23.70
1.5800	0.9113	79.0410	0.0000	13.8334	1.6923	5.4333	100.0000	134,986,893		23,624,759	2,890,190	9,279,045	170,780,887	13.76	0.00	23.85	23.85	23.85
1.5900	0.9098	78.9083	0.0000	13.9209	1.7030	5.4677	100.0000	134,760,349		23,774,283	2,908,482	9,337,773	170,780,887	13.74	0.00	24.01	24.01	24.01
1.6000	0.9082	78.7757	0.0000	14.0085	1.7138	5.5021	100.0000	134,533,805		23,923,807	2,926,775	9,396,501	170,780,887	13.71	0.00	24.16	24.16	24.16
1.6100	0.9067	78.6430	0.0000	14.0960	1.7245	5.5365	100.0000	134,307,260		24,073,330	2,945,067	9,455,229	170,780,887	13.69	0.00	24.31	24.31	24.31
1.6200	0.9052	78.5104	0.0000	14.1836	1.7352	5.5709	100.0000	134,080,716		24,222,854	2,963,359	9,513,957	170,780,887	13.67	0.00	24.46	24.46	24.46
1.6300	0.9036	78.3777	0.0000	14.2711	1.7459	5.6052	100.0000	133,854,172		24,372,378	2,981,652	9,572,685	170,780,887	13.64	0.00	24.61	24.61	24.61
1.6400	0.9021	78.2451	0.0000	14.3587	1.7566	5.6396	100.0000	133,627,628		24,521,902	2,999,944	9,631,414	170,780,887	13.62	0.00	24.76	24.76	24.76
1.6500	0.9006	78.1124	0.0000	14.4462	1.7673	5.6740	100.0000	133,401,083		24,671,425	3,018,236	9,690,142	170,780,887	13.60	0.00	24.91	24.91	24.91
1.6600	0.8991	77.9798	0.0000	14.5338	1.7780	5.7084	100.0000	133,174,539		24,820,949	3,036,529	9,748,870	170,780,887	13.57	0.00	25.06	25.06	25.06
1.6700	0.8975	77.8471	0.0000	14.6214	1.7887	5.7428	100.0000	132,947,995		24,970,473	3,054,821	9,807,598	170,780,887	13.55	0.00	25.21	25.21	25.21
1.6800	0.8960	77.7145	0.0000	14.7089	1.7994	5.7772	100.0000	132,721,450		25,119,997	3,073,113	9,866,326	170,780,887	13.53	0.00	25.36	25.36	25.36
1.6900	0.8945	77.5818	0.0000	14.7965	1.8102	5.8116	100.0000	132,494,906		25,269,521	3,091,406	9,925,054	170,780,887	13.50	0.00	25.52	25.51	25.52
1.7000	0.8929	77.4492	0.0000	14.8840	1.8209	5.8460	100.0000	132,268,362		25,419,044	3,109,698	9,983,782	170,780,887	13.48	0.00	25.67	25.67	25.67
1.7100	0.8914	77.3165	0.0000	14.9716	1.8316	5.8803	100.0000	132,041,818		25,568,568	3,127,990	10,042,511	170,780,887	13.46	0.00	25.82	25.82	25.82
1.7200	0.8899	77.1839	0.0000	15.0591	1.8423	5.9147	100.0000	131,815,273		25,718,092	3,146,283	10,101,239	170,780,887	13.44	0.00	25.97	25.97	25.97
1.7300	0.8884	77.0512	0.0000	15.1467	1.8530	5.9491	100.0000	131,588,729		25,867,616	3,164,575	10,159,967	170,780,887	13.41	0.00	26.12	26.12	26.12
1.7400	0.8868	76.9186	0.0000	15.2342	1.8637	5.9835	100.0000	131,362,185		26,017,140	3,182,867	10,218,695	170,780,887	13.39	0.00	26.27	26.27	26.27
1.7500	0.8853	76.7859	0.0000	15.3218	1.8744	6.0179	100.0000	131,135,640		26,166,663	3,201,160	10,277,423	170,780,887	13.37	0.00	26.42	26.42	26.42