

CLASSIFICATION HEARING

Board of Assessors -

Mary Jo LaFreniere, Chair
John H. Duffy, Vice Chair
John Palmer, Clerk



John H. Neas
Principal Assessor



Part 1 – Board of Assessors



Part 2 – Principal Assessor



Part 1



TOWN OF HOPKINTON BOARD OF ASSESSORS

18 Main Street
Hopkinton, MA 01748
Phone: (508) 497-9720
Fax (508) 497-9786

November 17, 2015

To the Board of Selectmen and the Citizens of Hopkinton:

The Board of Assessors appear before the Board of Selectmen this evening to present information to assist the Selectmen in making decisions in reference to property tax options. These decisions are:

1. Selection of a Residential Factor or whether to shift the tax burden from the 'residential and open space class' to the 'commercial, industrial and personal property class', and if so, by what percentage.
2. Whether or not to grant an Open Space Discount.
3. Whether or not to grant a Residential Exemption.
4. Whether or not to grant a Small Commercial Exemption.

Residential Factor

The tax classification process allows cities and towns to have different tax rates for different classes of property. This allows the Board of Selectmen to make a decision on whether or not to adopt a split tax rate and shift the tax burden from one class of property to another class of property. The statute provides a maximum allowable portion of the tax levy up to 175% to shift to the commercial, industrial and personal property class and a minimum allowable portion to shift to the residential class.

Open Space Discount

The selectmen or council may allow for a discount for all Class Two, Open Space properties.

Amount

The discount may reduce the amount of the tax levy paid by the open space class to no less than 75 percent of its full and fair cash share of the levy, *i.e.*, may allow a discount of up to 25 percent.

Tax Rate Impact

Adopting an open space discount lowers the open space tax rate because the amount of the levy paid by the class is reduced. Those taxes are *shifted* to the residential class alone, which means a higher residential tax rate.

Residential Exemption

The selectmen or mayor, with the approval of the council, may grant a residential exemption to all Class One, Residential properties that are the principal residence of the taxpayer on January 1.

Amount

The exemption may not exceed 20 percent of the average assessed value of all Class One, Residential properties. To calculate the exemption, the assessors first determine the average assessed value of all residential parcels. The adopted percentage is applied to this amount. The assessed valuation of each residential parcel that is the domicile of the taxpayer is then reduced by that amount.

Tax Rate Impact

Adopting a residential exemption increases the residential tax rate. The amount of the tax levy paid by the class remains the same, but because of the exempted valuation, it is distributed over less assessed value. This higher rate creates a *shift* within the class that reduces the taxes paid by homeowners with moderately valued properties. Those taxes are then paid by owners of rental properties, vacation homes and higher valued homes.

Small Commercial Exemption

The selectmen or mayor, with the approval of the council, may grant a small commercial exemption to all Class Three, Commercial properties that are occupied by businesses with an average annual employment of no more than 10 people and an assessed valuation of less than \$1,000,000.

Amount

The exemption may not exceed 10 percent of the assessed value of each eligible Class Three, Commercial property.

Eligible Business

For a business to qualify, the Director of the Department of Workforce Development must certify that it had an average annual employment of 10 or fewer people at all locations during the preceding calendar year. By July 1 of each year, the Director provides assessors with a list of businesses that met that employment criterion. If a sole proprietorship or partnership does not appear on the certified list, the assessors may determine whether it met the employment criterion for the preceding calendar year.

Tax Rate Impact

Adopting a small commercial exemption increases the commercial and industrial tax rates. The amount of the tax levy paid by those two classes remains the same, but because of the exempted valuation, it is distributed over less assessed value. This higher rate creates a *shift* that reduces the taxes paid by owners of properties occupied by small businesses and shifts them to larger commercial and industrial taxpayers.

The total taxable value of the town is \$3,249,773,804 of which 83% is residential and 17% is commercial, industrial and personal property.

The residential percentage at 83% and the commercial/industrial/personal property percentage at 17% has remained relatively unchanged over the past five years.

The average single family property is assessed at \$525,705 compared to \$494,685 in the previous year.

New construction in the condominium class has continued to be significant with 665 condominium units and an average assessment of \$313,485 compared to a total of 616 condominium units and an average assessment of \$274,005 last year.

New growth for Fiscal Year 2016 is \$85,865,468 or \$1,542,143 in tax dollars. This figure is lower than Fiscal Year 2015 but is higher than the number of \$1.26 million in tax dollars that was projected.

The largest categories of new growth include the single family class at \$23,765,406, the condominium class at \$27,496,034 and the personal property class at \$30,712,300.

The single family growth and the condominium growth is the result of 105 building permits for new single family construction and new condominium construction (Legacy Farms); and 877 building permits for items that include additions, barns, bathrooms, decks, finished attics, garages, porches, sheds and sun rooms.

The property tax levy provides 75% ± of the revenue that is required to fund the municipal government and services of the Town of Hopkinton.

If the town continues its prior practice of maintaining a single tax rate, the town residents can expect to see an average increase of 2% in their Fiscal Year 2016 property tax bill. Additions or renovations or other changes to the property would result in a further valuation increase and a higher percentage increase in the tax bill.

The following chart illustrates the percentage growth in property values by class over the last five years:

<u>Percentage Growth in Property Values by Class</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Personal Property</u>	<u>Residential</u>
Fiscal Year 2012	0.0%	-1.0%	8.5%	1.0%
Fiscal Year 2013	22.5%	-2.0%	10.0%	1.0%
Fiscal Year 2014	6.0%	6.5%	-2.5%	2.0%
Fiscal Year 2015	3.5%	0.0%	-1.0%	5.0%
Fiscal Year 2016	8.0%	5.0%	12.0%	8.5%

The largest increase in the value of any class over the last year was in the personal property class. This was largely the result of one new account with a value of \$10,000,000.

The commercial class continues with its recent trend of valuation growth over the last few years.

Top Five Taxpayer List For Fiscal Year 2016

<u>Taxpayer</u>	<u>Total Assessed Value</u>
EMC Corporation	148,698,100
Hopkinton LNG Corporation	70,352,630
Legacy Farms Apartments LLC	56,362,850
NSTAR Electric Company	36,598,800
Verizon New England	13,564,500

One of the more meaningful discussions tonight concerns the relative tax effect of a split tax rate. The residential to commercial/industrial/personal property ratio is 83% to 17%. The various examples provided later this evening will demonstrate what the increase in taxes would be to a commercial property or to an industrial property or to a personal property account and what the decrease in taxes would be to a residential property with a split tax rate and a shift in taxes to the commercial and industrial and personal property class.

The Board of Assessors hopes that this information and the following presentation by the Principal Assessor will be helpful to you. The members of the Board of Assessors are present tonight and would be happy to respond to any questions you might have after the next portion of the presentation.

Respectfully submitted,

Mary Jo LaFreniere, Chair
John H. Duffy, Vice Chair
John Palmer, Clerk
Hopkinton Board of Assessors

Part 2 – Principal Assessor





Fiscal Year 2016

**This is a 'CERTIFICATION YEAR'
for the Town of Hopkinton and the
Assessors Department has been under
intense scrutiny by the Massachusetts
Department of Revenue for the last ten
months**

Preliminary Certification Notice

11/12/2015

Town of Hopkinton, MA Mail - Notification of preliminary certification



John Neas <jneas@hopkintonma.gov>

Notification of preliminary certification

1 message

bladata@dor.state.ma.us <bladata@dor.state.ma.us>

Thu, Nov 5, 2015 at 2:03 PM

To: bpalleiko@hopkintonma.gov, bherr@hopkinton.org, duane105@msn.com, jhellen@hopkintonma.gov, jneas@hopkintonma.gov, selectmen@hopkinton.org, tcestar@hopkinton.org, dlsitgroup@dor.state.ma.us
Cc: bladata@dor.state.ma.us

Massachusetts Department of Revenue Division of Local Services
Mark Nunnally, Commissioner of Revenue
Sean R. Cronin, Senior Deputy Commissioner of Local Services

Thursday, November 5, 2015

Hopkinton Board of Assessors
Board of Assessors
Town Hall - 18 Main St.
Hopkinton, MA 01748

Re: **NOTIFICATION OF PRELIMINARY CERTIFICATION - Hopkinton**

Dear Board of Assessors:

The Bureau of Local Assessment has completed its preliminary review of your revaluation program and proposed assessments for all classes of property for fiscal year 2016. The Bureau's statistical analysis of arms-length sales indicates compliance with the Commissioner's standards for certification. In addition, the Bureau's review of a representative sample of parcels and of personal property accounts indicates a consistent application of the valuation methodologies employed for these classes of property throughout the community.

With the successful completion of this preliminary review, you are now authorized by the Bureau to proceed with the appropriate public disclosure process necessary to receive final certification for these property classes. The procedures required to complete this phase are outlined in the Bureau's Certification Standards (3/2015).

When the Board of Assessors has reviewed all assessment changes resulting from public disclosure, the LA10 should be completed which identifies each property with an assessment change in excess of ten percent of the proposed valuation in effect during our preliminary review and submitted on Gateway along with a copy of the public disclosure notice. The LA10 can be located under the "Certification Tab" in Gateway. Also, when all assessments are finalized, you must complete the classification of all property and submit the total assessed valuation of each major class on LA-4, "Assessment/ Classification Report".

Submission of the completed forms LA-4 and LA-10 will enable the Bureau to review and issue its final certification.

Your cooperation is appreciated.

Public Disclosure Notice

PUBLIC DISCLOSURE NOTICE TO HOPKINTON TAXPAYERS OF FISCAL YEAR 2016 PROPOSED VALUES

The Town of Hopkinton has completed a comprehensive reassessment of all classes of property as required by the Bureau of Local Assessment of the Massachusetts Department of Revenue and in accordance with Chapter 40, Section 56 of the Massachusetts General Laws that states in part that 'The commissioner shall triennially certify as to whether the board of assessors is assessing property at full and fair cash valuation.' Preliminary certification is 'pending' on these values. The Fiscal Year 2016 values are based on the value of property on January 1, 2015 and were developed based on calendar year 2014 sales, on income and expense information received from commercial and industrial properties, and on information received on personal property forms of list. The analysis by the Assessor's department and our consultant from Mayflower Valuation indicated that 'in general' single family properties increased in value at a rate of approximately 5.5%; residential condominiums increased at a rate of approximately 5.5%; two family properties increased at a rate of approximately 6.5%; three family properties increased at a rate of approximately 7%; properties with four to more than eight units increased at a rate of approximately 2%; vacant land increased at a rate of approximately 3%; commercial property increased at a rate of approximately 8%; and industrial property increased at a rate of approximately 5%.

These are statistical averages. Some properties remained essentially the same in value; some properties decreased in value; and some properties increased in value. Some properties may have a substantial increase in value if there were additions or renovations to the property or if there were corrections to the property record card.

The proposed values for Fiscal Year 2016 are available for taxpayer review from Wednesday, October 7, 2015 to Friday, October 16, 2015 at the Assessor's Office at Hopkinton Town Hall on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, on Tuesday from 8:30 AM to 7:00 PM and on Friday from 8:30 AM to 2:00 PM and at the Hopkinton Public Library during their normal business hours and on the town website at www.hopkintonma.gov under the Assessor's page listed as Proposed Values for Real Estate and Personal Property for Fiscal Year 2016. The list of proposed values is arranged alphabetically by street address.

Any taxpayer who is concerned with the accuracy of the valuation of their property should visit or call the staff at the Assessor's office at 508 497-9720 during the public disclosure period to ask questions, review their value and their property record card and to discuss possible changes to their proposed value. Remember that the assessed value represents the value of the property on January 1, 2015 and not the current value of the property.

At the end of the public disclosure period, we will request final certification of the assessed values from the Department of Revenue.

Board of Assessors
Town of Hopkinton

Final Certification Notice



John Neas <jneas@hopkintonma.gov>

Notification of certification

5 messages

bladata@dor.state.ma.us <bladata@dor.state.ma.us>

Fri, Nov 6, 2015 at 4:39 PM

To: bpalleiko@hopkintonma.gov, bherr@hopkinton.org, duane105@msn.com, jhellen@hopkintonma.gov, jneas@hopkintonma.gov, selectmen@hopkinton.org, tcestari@hopkinton.org, dlsitgroup@dor.state.ma.us
Cc: bladata@dor.state.ma.us

Massachusetts Department of Revenue Division of Local Services

Mark Nunnelly, Commissioner of Revenue

Sean R. Cronin, Senior Deputy Commissioner of Local Services

Friday, November 6, 2015

Hopkinton Board of Assessors
Board of Assessors
Town Hall - 18 Main St.
Hopkinton, MA 01748

Re: NOTIFICATION OF CERTIFICATION - Hopkinton

Dear Board Members:

The Commissioner of Revenue has determined that the locally assessed values of real and personal property in your municipality represent full and fair cash valuation as of January 1, 2015 for fiscal year 2016 and that these proposed property assessments satisfy the minimum requirements for certification.

The Commissioner further certifies that:

1. all real property has been classified according to its use as of January 1, 2015 as required by Chapter 59, § 2A(b).
2. a majority of the assessors have been qualified to classify property by their attendance at a classification workshop conducted by the Department of Revenue.

The community must now hold a public hearing on the issue of selecting a residential factor, which will determine the percentages of the tax burden to be borne by each class of property for fiscal year 2016. Prior to the hearing, we urge you to promote public understanding and discussion of the options available to the town in regard to allocating the tax burden among major property classes. The Selectmen or the City Council with the approval of the Mayor may elect a factor greater than the minimum residential factor, or a factor of "1" which will result in a uniform allocation of the tax burden among all classes of property. In addition, they have the option of granting an open space discount, residential exemption and small commercial exemption.

It appears that you are progressing satisfactorily in complying with your responsibilities under the classification law. It is important that you complete the final steps expeditiously so that tax

billing will not be delayed.

If you have further questions or require assistance in completing the final steps for a classified tax system please contact the Bureau at (617) 626-2300.

Fiscal Year 2019 Certification Directives:

In order to prepare for the next scheduled recertification of all real and personal property we are enclosing your community's program directives. These directives were made by your Bureau of Local Assessment advisor as a result of your FY 2016 certification review. You should have a budget in place for any work that needs to be done two years in advance of the next certification to avoid costly delays in obtaining timely certification from the Bureau.

As you plan and implement your next triennial certification, please consult the Bureau's Certification Standards in the Division's website, www.mass.gov/dls, in the Local Assessment section. If you need assistance please call your appraisal advisor.

Sincerely yours,
Joanne M. Graziano, Chief
Bureau of Local Assessment

FY 2019 Directives **Town of Hopkinton**

Cyclical Reinspection

Maintenance of current and accurate property inventory data is a critical element in the development of uniform, fair market values. The Board of Assessors should continue the cyclical re-inspection program of all descriptive property data over a specified time period, so that each parcel is inspected at least once in every nine-year cycle. As part of this cyclical reinspection program, an on-going data quality analysis would help identify recollection priorities for program planning. For further information on cyclical reinspection programs and data quality analysis please refer to the "Certification Standards."

Income and Expense Data

Assessors need to continue their program to ensure a good return of Income and Expense data from Commercial, Industrial and Apartment property owners.

Neighborhood Review

The Board of Assessors should review all residential neighborhood delineations in accordance with indicated land value and adjust them as needed by the next certification.

Land Schedules

Assessors should review and analyze market influences of certain characteristics on the value of land, such as access, and topography, and adjust the land valuation system as needed in a uniform and equitable manner. Also, a full analysis should be undertaken to determine whether there is evidence to extend the residential curve to 60,000 square feet.

Other Directives

Assessors should review grades of all colonial-style houses in order to ensure uniformity of grades and fair and equitable valuation for all properties.

Other Directives

Assessors must review residential condo values as agreed upon during the FY16 certification process. Sales should be analyzed annually in order to determine fair and equitable valuation of all condo units and condo complexes in relation to each other and to the other classes of real

11/12/2015

Town of Hopkinton, MA Mail - Notification of certification

property.

Commercial-Industrial Land Schedule

Assessors should continue to review C&I land values and influences using market support whenever possible. Support for the rear excess land rate must be given for the next certification process.

cc: bpalleiko@hopkintonma.gov;bhem@hopkinton.org;duane105@msn.com;jhellen@hopkintonma.gov;jneas@hopkintonma.gov;selectmen@hopkinton.org;tcestari@hopkinton.org;dlsitgroup@dor.state.ma.us

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Legal Notice

On November 17, 2015 at 8:00 PM in the Selectmen's Hearing Room, Town Hall, 18 Main Street, Hopkinton, MA, there will be a public hearing to determine the percentage of local tax levy to be borne by each class of real and personal property, in accordance with Ch 40, Sec 56. Oral and written comments from the public will be accepted at the hearing.

HOPKINTON BOARD OF SELECTMEN

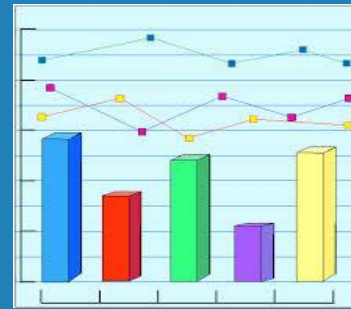


PROPOSED TAX RATE

- ⌚ The proposed tax rate for Fiscal Year 2016 is \$17.03 per thousand of valuation.
- ⌚ In general, the different classes of property increased from 3% to 8% + or -.



Statistics



<u>Type of Property</u>	<u>Percentage Change</u>
Single Family	5.5%
Commercial	8%
Industrial	5%
Vacant Land	3%
But statistics are ...	

A Sample Street



LUC NBC VS			Prev Value	Curr. Value	Difference	Ratio
101	7	C	657,700	696,300	38,600	1.059
101	7	C	628,900	665,200	36,300	1.058
101	7	C	629,200	665,100	35,900	1.057
101	7	C	699,200	736,300	37,100	1.053
101	7	C	652,700	690,200	37,500	1.057
101	7	C	646,200	683,400	37,200	1.058
101	7	C	662,100	700,100	38,000	1.057
101	7	C	643,300	680,200	36,900	1.057
101	7	C	660,200	697,700	37,500	1.057
101	7	C	629,300	665,100	35,800	1.057
101	7	C	671,900	709,500	37,600	1.056
101	7	C	640,700	676,500	35,800	1.056
101	7	C	679,200	717,500	38,300	1.056
101	7	C	600,200	633,900	33,700	1.056
101	7	C	687,000	724,100	37,100	1.054
101	7	C	609,100	643,400	34,300	1.056
101	7	C	624,300	660,800	36,500	1.058
101	7	C	657,200	693,800	36,600	1.056
101	7	C	591,300	623,700	32,400	1.055
101	7	C	588,000	619,600	31,600	1.054
101	7	C	666,800	716,200	49,300	1.074
101	7	C	573,700	603,900	30,200	1.053
101	7	C	602,200	797,700	195,500	1.325
101	7	C	549,400	577,800	28,400	1.052
101	7	C	589,400	621,000	31,600	1.054
101	7	C	569,300	598,400	29,100	1.051
101	7	C	571,000	600,900	29,900	1.052
101	7	C	616,400	652,200	35,800	1.058
101	7	C	653,300	682,900	29,600	1.053
101	7	C	587,900	618,900	31,000	1.053

Statistics from the Warren Group

	Hopkinton - Median Sales Price	
<u>Year</u>	<u>Period</u>	<u>Single Family</u>
2015	January - September	\$595,000
2014	January - December	\$549,100
2013	January - December	\$520,000
2012	January - December	\$542,800
2011	January - December	\$520,000
2010	January - December	\$520,000
2009	January - December	\$485,000
2008	January - December	\$557,750
2007	January - December	\$585,000
2006	January - December	\$645,000

Change in Assessed Value

Hopkinton Single Family Homes

<u>Fiscal Year</u>	<u>Parcel Count</u>	<u>Total Assessed Value -</u> <u>Single Family Homes</u>	<u>Average</u> <u>Assessed Value</u>
2016	4,369	2,296,804,700	525,705
2015	4,330	2,141,985,300	494,685
2014	4,310	2,087,594,300	484,361
2013	4,296	2,054,992,008	478,350
2012	4,277	2,027,459,928	474,038
2011	4,250	2,007,943,500	472,457
2010	4,232	2,064,233,200	487,768
2009	4,227	2,111,553,600	499,540
2008	4,215	2,185,694,600	518,552
2007	4,204	2,313,314,800	550,265

Some of the Reasons for Increase or Decrease in Property Value

- ∞ Addition
- ∞ Changes to the Property Record Card
- ∞ Cyclical Inspection
- ∞ Demolition
- ∞ Fire Damage
- ∞ Market Changes
- ∞ New Construction
- ∞ Permit Inspection
- ∞ Renovations



REAL ESTATE ASSESSMENTS

- ⌚ **The average assessment for a single family home is \$525,705.**
- ⌚ **The average tax bill for this assessment is \$8,953.**
- ⌚ **The average assessment for a residential condominium is \$313,485.**
- ⌚ **The average tax bill for this assessment is \$5,339.**
- ⌚ **The average assessment for commercial property is \$1,350,388.**
- ⌚ **The average tax bill for this assessment is \$22,997.**
- ⌚ **The average assessment for industrial property is \$4,565,948.**
- ⌚ **The average tax bill for this assessment is \$77,758.**

Tax Rate Recap

State Tax Form 31C

**THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF REVENUE
TAX RATE RECAPITULATION
OF
HOPKINTON
City / Town / District**

FISCAL 2016

I. TAX RATE SUMMARY

la. Total amount to be raised (from IIe) \$ 78,885,665.37
 lb. Total estimated receipts and other revenue sources (from IIIe) 23,542,017.49
 lc. Tax levy (la minus lb) \$ 55,343,647.88
 Id. Distribution of Tax Rates and levies

CLASS	(b) Levy percentage (from LA - 5)	(c) IC above times each percent in col (b)	(d) Valuation by class (from LA - 5)	(e) Tax Rates (c) / (d) x 1000	(f) Levy by class (d) x (e) / 1000
Residential	83.3754%	46,142,987.79	2,709,511,360	17.03	46,142,978.46
Net of Exempt					0.00
Open Space	0.0043%	2,379.78	140,100	17.03	2,385.90
Commercial	3.8455%	2,128,239.98	124,969,539	17.03	2,128,231.25
Net of Exempt					0.00
Industrial	9.1326%	5,054,313.99	296,788,255	17.03	5,054,303.98
SUBTOTAL	96.3578%		3,131,409,254		53,327,899.59
Personal	3.6422%	2,015,726.34	118,364,550	17.03	2,015,748.29
TOTAL	100.0000%		3,249,773,804		55,343,647.88

Board of Assessors of

HOPKINTON

City / Town / District

MUST EQUAL 1C

NOTE : The information was Approved on 12/08/2015.

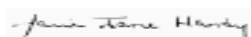
John Nees, Principal Assessor, Hopkinton, 508-497-9720
Assessor

11/18/2015 10:25 AM Signed under the authorization of the Board of
Date (Comments)

Do Not Write Below This Line — For Department of Revenue Use Only

Reviewed By
Date :
Approved :
Director of Accounts

Kathy Reed
08-DEC-15
Dennis Mountain



(Mary Jane Handy)

TAX RATE RECAPITULATION

FISCAL 2016

HOPKINTON

City / Town / District

II. Amounts to be raised

IIa. Appropriations (col.(b) through col.(e) from page 4)

\$ 76,595,626.36

IIb. Other amounts to be raised

1. Amounts certified for tax title purposes
2. Debt and interest charges not included on page 4
3. Final court judgments
4. Total overlay deficits of prior years
5. Total cherry sheet offsets (see cherry sheet 1-ER)
6. Revenue deficits
7. Offset receipts deficits Ch. 44, Sec. 53E
8. Authorized Deferral of Teachers' Pay
9. Snow and Ice deficit Ch. 44, Sec. 31D
10. Other (specify on separate letter)

45,651.42
0.00
0.00
0.00
15,618.00
0.00
0.00
0.00
0.00
1,120,597.00

TOTAL IIb (Total lines 1 through 10)

1,181,866.42

IIc. State and county cherry sheet charges (C.S. 1-EC)

610,015.00

IId. Allowance for abatements and exemptions (overlay)

498,157.59

IIe. Total amount to be raised (Total IIa through IId)

\$ 78,885,665.37

III. Estimated receipts and other revenue sources

IIIa. Estimated receipts - State

1. Cherry sheet estimated receipts (C.S. 1-ER Total)
2. Massachusetts school building authority payments

\$ 7,072,311.00
1,487,086.00

TOTAL IIIa

8,559,397.00

IIIb. Estimated receipts - Local

1. Local receipts not allocated (page 3, col.(b), Line 24)
2. Offset Receipts (Schedule A-1)
3. Enterprise Funds (Schedule A-2)
4. Community Preservation Funds (See Schedule A-4)

3,588,550.00
0.00
5,699,305.71
2,575,228.00

TOTAL IIIb

11,863,083.71

IIIc. Revenue sources appropriated for particular purposes

1. Free cash (page 4, col.(c))
2. Other available funds (page 4, col.(d))

2,902,313.38
217,223.40

TOTAL IIIc

3,119,536.78

IIId. Other revenue sources appropriated specifically to reduce the tax rate

- 1a. Free cash..appropriated on or before June 30, 2015
- b. Free cash..appropriated on or after July 1, 2015
2. Municipal light source
3. Teachers' pay deferral
4. Other source :

0.00
0.00
0.00
0.00
0.00

TOTAL IIId

0.00

IIIe. Total estimated receipts and other revenue sources

\$ 23,542,017.49

(Total IIIa through IIId)

IV. Summary of total amount to be raised and total receipts from all sources

- a. Total amount to be raised (from IIe)
- b. Total estimated receipts and other revenue sources (from IIIe)
- c. Total real and personal property tax levy (from Ic)
- d. Total receipts from all sources (total IVb plus IVc)

\$ 78,885,665.37
\$ 23,542,017.49
\$ 55,343,647.88
\$ 78,885,665.37

LOCAL RECEIPTS NOT ALLOCATED *
TAX RATE RECAPITULATION

HOPKINTON
City/Town/District

	(a) Actual Receipts Fiscal 2016	(b) Estimated Receipts Fiscal 2018
--> 1 MOTOR VEHICLE EXCISE	2,764,150.00	2,488,674.00
2 OTHER EXCISE		
--> a.Meals	0.00	0.00
--> b.Room	0.00	0.00
--> c.Other	0.00	0.00
--> 3 PENALTIES AND INTEREST ON TAXES AND EXCISES	181,235.00	181,235.00
--> 4 PAYMENTS IN LIEU OF TAXES	195,061.00	195,061.00
5 CHARGES FOR SERVICES - WATER	0.00	0.00
6 CHARGES FOR SERVICES - SEWER	0.00	0.00
7 CHARGES FOR SERVICES - HOSPITAL	0.00	0.00
8 CHARGES FOR SERVICES - SOLID WASTE FEES	0.00	0.00
9 OTHER CHARGES FOR SERVICES	0.00	0.00
10 FEES	610,840.00	295,000.00
11 RENTALS	0.00	0.00
12 DEPARTMENTAL REVENUE - SCHOOLS	0.00	0.00
13 DEPARTMENTAL REVENUE - LIBRARIES	0.00	0.00
14 DEPARTMENTAL REVENUE - CEMETERIES	0.00	0.00
15 DEPARTMENTAL REVENUE - RECREATION	0.00	0.00
16 OTHER DEPARTMENTAL REVENUE	0.00	0.00
17 LICENSES AND PERMITS	55,222.00	55,222.00
18 SPECIAL ASSESSMENTS	0.00	0.00
--> 19 FINES AND FORFEITS	132,808.00	132,808.00
--> 20 INVESTMENT INCOME	69,910.00	69,910.00
--> 21 MEDICAID REIMBURSEMENT	75,139.00	75,139.00
--> 22 MISCELLANEOUS RECURRING (PLEASE SPECIFY)	95,501.00	95,501.00
23 MISCELLANEOUS NON-RECURRING (PLEASE SPECIFY)	45,023.00	0.00
24 TOTALS	\$ 4,224,889.00	\$ 3,588,550.00

I hereby certify that the actual receipts as shown in column (a) are, to the best of my knowledge correct and complete, and I further certify that I have examined the entries made on page 4 of the Fiscal 2016 tax rate recapitulation form by the City, Town or District Clerk and hereby acknowledge that such entries correctly reflect the appropriations made and the sources from which such appropriations are to be met.

Chris Sandini - Finance Director/Town Accountant, Hopkinton
508-697-9726

11/19/2015 11:14 AM

Accounting Officer

Date

* Do not include receipts in columns (a) or (b) that were voted by the City / Town / District Council or Town Meeting as offset receipts on Schedule A-1, enterprise funds on Schedule A-2, or revolving funds on Schedule A-3. Written documentation should be submitted to support increases / decreases of estimated receipts to actual receipts.

--> Written documentation should be submitted to support increases/ decreases of FY 2015 estimated receipts to FY2016 estimated

CERTIFICATION OF APPROPRIATIONS AND SOURCES OF FUNDING

TAX RATE RECAPITULATION

HOPKINTON

City / Town / District

FISCAL 2016

APPROPRIATIONS							AUTHORIZATIONS	
							MEMO ONLY	
City / Town Council or Town Meeting Dates	FY*	(a) Total Appropriations of Each Meeting	(b) *** From Raise and Appropriate	(c) From Free Cash See B-1	(d) From Other Available Funds See B-2	(e) From Offset Receipts (See A-1), Enterprise Funds (See A-2), or Community Preservation Fund (See A-4)	(f) *** Revolving Funds (See A-3)	(g) Borrowing Authorization
05/04/2015	2015	890.92	0.00	0.00	890.92	0.00	0.00	0.00
05/05/2015	2016	72,089,346.06	67,549,608.47	0.00	76,332.48	4,463,405.11	1,683,000.00	17,399,471.00
05/06/2015	2016	1,463,076.00	0.00	0.00	0.00	1,463,076.00	0.00	6,099,900.00
10/26/2015	2016	3,042,313.38	0.00	2,902,313.38	140,000.00	0.00	0.00	43,729,373.00
Totals		76,595,626.36	67,549,608.47	2,902,313.38	217,223.40	5,926,481.11		
		Must Equal Cols. (b) thru (e)						

I hereby certify that the appropriations correctly reflect the votes taken by City / Town / District Council.

HOPKINTON

Geri F. Holland, City/Town Clerk, Hopkinton, 508-497-8700

11/18/2015 11:10 AM

City/Town/District

Clerk

Date

Classification Options - What If Scenarios

Hopkinton - Fiscal Year 2016				
	Class	Value	Percent	
	Residential	2,709,511,360	83.3754%	R & O
	Open Space	140,100	0.0043%	83.3797%
	Commercial	124,969,539	3.8455%	
	Industrial	296,788,255	9.1326%	CIP
	Personal Property	118,364,550	3.6422%	16.6203%
	Total	3,249,773,804	100	
<u>Classification Options</u>				
	Residential Exemption	0		
	Small Commercial Exemption	0		
<u>Levy</u>				
	Estimated Levy	55,343,648		
	Single Tax Rate	\$17.03		
<u>CIP Shift</u>				
	Range	1.00 to 1.50		
	Increment (in percentage)	5		

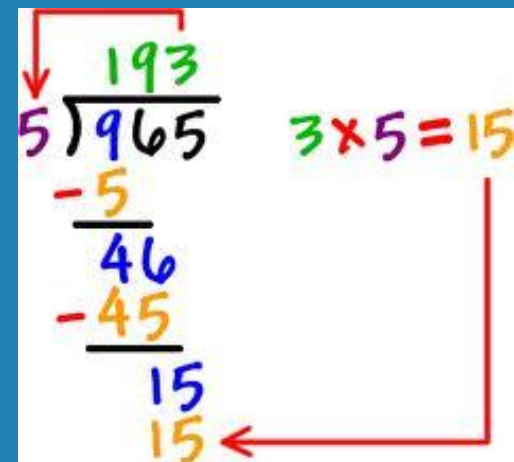
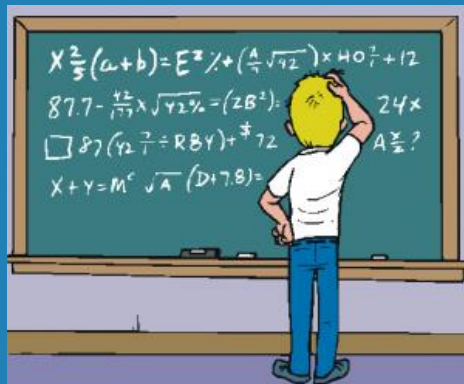


Who Determines the Tax Rate

- ⌚ **The responsibility of the Assessor is to fairly and equitably value all of the property in Town.**
- ⌚ **The Assessor does not set the tax rate.**
- ⌚ **The tax rate is determined each year as a result of the amount of money the town and the residents decide to spend at Town Meeting.**
- ⌚ **The residents choose what services they would like the town to provide and decide whether or not they can afford those services and are partly responsible for any increase or decrease in the total amount of spending and any increase or decrease in the tax rate.**
- ⌚ **So in effect the residents of Hopkinton that participate in the Town Meeting process play a role in setting the tax rate.**

Formula to Determine the Tax Rate

Tax Levy	\$55,343,648
Divided by The Real and Personal Property Total Value of the Town for Fiscal Year 2016	\$3,249,773,804
Proposed Tax Rate	\$17.03



Classification Options

CIP Shift	Res Factor	Share Percentages					
		Res	O S	Com	Ind	PP	Total
1	100	83.3754	0.0043	3.8455	9.1326	3.6422	100
1.05	99.0033	82.5444	0.0043	4.0378	9.5892	3.8244	100
1.1	98.0067	81.7134	0.0042	4.23	10.0458	4.0065	100
1.15	97.01	80.8825	0.0042	4.4223	10.5025	4.1886	100
1.2	96.0133	80.0515	0.0041	4.6146	10.9591	4.3707	100
1.25	95.0167	79.2205	0.0041	4.8069	11.4157	4.5528	100
1.3	94.02	78.3895	0.0041	4.9991	11.8724	4.7349	100
1.35	93.0234	77.5586	0.004	5.1914	12.329	4.917	100
1.4	92.0267	76.7276	0.004	5.3837	12.7856	5.0991	100
1.45	91.03	75.8966	0.0039	5.576	13.2422	5.2812	100
1.5	90.0334	75.0657	0.0039	5.7682	13.6989	5.4634	100

Levy Amounts						Estimated Tax Rates				
Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
46,142,979	2,386	2,128,231	5,054,304	2,015,748	55,343,648	17.03	17.03	17.03	17.03	17.03
45,683,088	2,362	2,234,643	5,307,019	2,116,536	55,343,648	16.86	16.86	17.88	17.88	17.88
45,223,198	2,338	2,341,054	5,559,734	2,217,323	55,343,648	16.69	16.69	18.73	18.73	18.73
44,763,307	2,315	2,447,466	5,812,450	2,318,111	55,343,648	16.52	16.52	19.58	19.58	19.58
44,303,417	2,291	2,553,878	6,065,165	2,418,898	55,343,648	16.35	16.35	20.44	20.44	20.44
43,843,527	2,267	2,660,289	6,317,880	2,519,685	55,343,648	16.18	16.18	21.29	21.29	21.29
43,383,636	2,243	2,766,701	6,570,595	2,620,473	55,343,648	16.01	16.01	22.14	22.14	22.14
42,923,746	2,219	2,873,112	6,823,310	2,721,260	55,343,648	15.84	15.84	22.99	22.99	22.99
42,463,855	2,196	2,979,524	7,076,026	2,822,048	55,343,648	15.67	15.67	23.84	23.84	23.84
42,003,965	2,172	3,085,935	7,328,741	2,922,835	55,343,648	15.5	15.5	24.69	24.69	24.69
41,544,075	2,148	3,192,347	7,581,456	3,023,622	55,343,648	15.33	15.33	25.55	25.55	25.55



105% Split Rate

- ⌚ **A single family house with an average assessment of \$525,705 would save about \$90 per year.**
- ⌚ **A residential condominium with an average assessment of \$313,485 would save about \$54 per year.**
- ⌚ **A commercial property with an average assessment of \$1,350,388 would pay an additional \$1,148 per year.**
- ⌚ **An industrial property with an average assessment of \$4,565,948 would pay an additional \$3,882**
- ⌚ **per year.**



110% Split Rate

- ⌚ **A single family house with an average assessment of \$525,705 would save about \$179 per year.**
- ⌚ **A residential condominium with an average assessment of \$313,485 would save about \$107 per year.**
- ⌚ **A commercial property with an average assessment of \$1,350,388 would pay an additional \$2,296 per year.**
- ⌚ **An industrial property with an average assessment of \$4,565,948 would pay an additional \$7,762 per year.**



115% Split Rate

- ⌚ **A single family house with an average assessment of \$525,705 would save about \$268 per year.**
- ⌚ **A residential condominium with an average assessment of \$313,485 would save about \$160 per year.**
- ⌚ **A commercial property with an average assessment of \$1,350,388 would pay an additional \$3,444 per year.**
- ⌚ **An industrial property with an average assessment of \$4,565,948 would pay an additional \$11,643 per year.**



120% Split Rate

- ⌚ **A single family house with an average assessment of \$525,705 would save about \$358 per year.**
- ⌚ **A residential condominium with an average assessment of \$313,485 would save about \$214 per year.**
- ⌚ **A commercial property with an average assessment of \$1,350,388 would pay an additional \$4,605 per year.**
- ⌚ **An industrial property with an average assessment of \$4,565,948 would pay an additional \$15,570 per year.**



125% Split Rate

- ⌚ **A single family house with an average assessment of \$525,705 would save about \$447 per year.**
- ⌚ **A residential condominium with an average assessment of \$313,485 would save about \$267 per year.**
- ⌚ **A commercial property with an average assessment of \$1,350,388 would pay an additional \$5,753 per year.**
- ⌚ **An industrial property with an average assessment of \$4,565,948 would pay an additional \$19,451 per year.**



150% SPLIT RATE

- ∞ A single family house with an average assessment of \$525,705 would save about \$894 per year.**
- ∞ A residential condominium with an average assessment of \$313,485 would save about \$533 per year.**
- ∞ A commercial property with an average assessment of \$1,350,388 would pay an additional \$11,505 per year.**
- ∞ An industrial property with an average assessment of \$4,565,948 would pay an additional \$38,902 per year.**

Tax Rate Comparison

	<u>Town</u>	<u>Residential Tax Rate</u>	<u>Residential Tax Rate</u>	<u>Percentage</u>	<u>Percentage of</u>	<u>Percentage of</u>	<u>CIP</u>
		<u>Fiscal Year 2015</u>	<u>Fiscal Year 2016</u>	<u>Increase or Decrease in Tax Rate</u>	<u>Residential and</u>	<u>Commercial,</u>	<u>Tax Rate</u>
					<u>Open Space</u>	<u>Industrial and</u>	
						<u>Personal Property</u>	
	Ashland	\$17.30	\$17.00	-1.50%	91	9	---
*	Foxborough	\$15.19	\$14.82	-2.50%	73	27	\$17.65
*	Framingham	\$17.82	\$17.38	-2.50%	60	40	\$37.98
	Franklin	\$14.84	\$14.50	-2.50%	80	20	---
	Holliston	\$19.38	\$18.79	-3.00%	87	13	---
	Hopkinton	\$17.96	\$17.03	-5.00%	83	17	---
	Medfield	\$16.04	\$16.75	4.50%	95	5	---
	Medway	\$18.24	\$18.11	-1.00%	85	15	---
*	Milford	\$17.55	\$17.18	-2.50%	66	34	\$29.57
	Sherborn	\$20.32	\$20.57	1.00%	95	5	---
	Southborough	\$16.02	\$15.82	-1.00%	81	19	---
	Upton	\$16.95	\$18.56	9.50%	94	6	---
*	Walpole	\$15.70	\$15.56	-1.00%	83	17	\$20.73
	Westborough	\$18.59	\$17.77	-4.50%	65	35	---
	* Community with split rate						



Board of Selectmen

Open Space Discount ???

Residential Exemption ???

Small Commercial Exemption ???

Single Tax Rate or Split Tax Rate ???

Sign the LA 5 !!!