



TOWN OF WEST TISBURY

**Classification Presentation and
Minimum Residential Factor for**

Fiscal Year 2020

Presented by

Board of Assessors

Michael Colaneri, Chairman

Richard Cohen, Member

Maria McFarland, Member

**TOWN OF WEST TISBURY
TAX CLASSIFICATION HEARING**

FISCAL YEAR 2020

State law requires that the Selectmen hold a public hearing each year to consider the tax rate options available to West Tisbury under property tax classification. The hearing is held after the assessors have determined final values and classified all properties and reported this information to DOR. The Board of Assessors has prepared information regarding the various options available to help the Selectmen make their decisions.

This year if the Selectmen maintain a single tax rate for all classes the tax rate will decrease from \$6.18 to \$6.07. This is due to a **2.5 %** increase in the levy and a **4.1%** increase in total town value.

This means that for a property valued at \$500,000 the taxes will decrease from \$3,090 to \$3,035.

There are several options other than a single tax rate.

Split the tax rate between the Residential and Commercial classes, effectively shifting a portion of the residential burden onto the commercial properties. The Selectmen can choose to shift up to 150% of the commercial class. If the Selectmen were to shift the **maximum** amount allowed the residential rate would decrease 15 cents while the commercial rate would increase \$3.04. (**Exhibit A**)

The remaining options are exemptions for certain types of property.

An open space exemption. West Tisbury **does not** classify properties in the open space class. The Town classifies open space under MGL Chapter 61, 61A or 61B.

A residential exemption. The Selectmen can choose to grant an exemption of up to 35% of the Town's average residential value to properties that are the principal residence of the taxpayer. This exemption increases the tax rate solely in the residential class. For example, if the Selectmen were to grant a full 35% exemption the residential rate would increase by \$1.15. While qualifying properties would be exempt from paying tax on \$399,277 of value (\$2,882.78 tax dollars). (**Exhibit B**)

A small commercial exemption. The small commercial exemption is similar to the residential exemption in that it only affects the tax rate for the commercial class. The Selectmen can adopt an exemption amount up to 10% of the property's value. No properties reported from the Office of Labor and Workforce Development qualifies for 2020 exemption.

The current fiscal excess levy capacity is **171,664.51**.

The prior fiscal year excess levy capacity was **72,633.18**.

MassDOR - Massachusetts Department of Revenue
Division of Local Services

What if ... Scenario Worksheet for FY 2020

CLASSIFICATION OPTIONS

CLASS	VALUE	%	R & O %	CIP %
Residential	2,685,425,386	95.0715	95.0715	
Open Space	0	0.0000		
Commercial	83,399,048	2.9526		
Industrial	10,601,765	0.3753		
Personal Property	45,210,030	1.6006		
Total	2,824,636,229	100.0000		

ENTER A LEVY (ESTIMATED IF NECESSARY)

Levy	17,153,251
Single TaxRate	6.07

ENTER CIP SHIFT RANGE	1.00	1.50
Shift Range		10.00
Shift Increment %		1.50
Max Shift Allowed		

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

CIP Shift	Share Percentages			Levy Amounts									
	Res Factor	Res SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	COM/IND/PP ET
1.0000	1.0000	95.0715	2.9526	0.3753	1.6006	100.0000	16,307,853	506,467	64,376	274,555	17,153,251	6.07	6.07
1.1000	0.9948	94.5787	3.2479	0.4128	1.7607	100.0000	16,223,314	557,114	70,814	302,010	17,153,252	6.04	6.68
1.2000	0.9896	94.0858	3.5431	0.4504	1.9207	100.0000	16,138,775	607,760	77,251	329,466	17,153,253	6.01	7.29
1.3000	0.9844	93.5930	3.8384	0.4879	2.0808	100.0000	16,054,236	658,407	83,689	356,921	17,153,254	5.98	7.89
1.4000	0.9793	93.1001	4.1336	0.5254	2.2408	100.0000	15,969,697	709,054	90,127	384,377	17,153,254	5.95	8.50
1.5000	0.9741	92.6073	4.4289	0.5630	2.4009	100.0000	15,885,158	759,700	96,564	411,832	17,153,255	5.92	9.11

EA

11-13-19 EST.

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West Tisbury - 327

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Residential	2,685,425,386	95.0715	95.0715	
Open Space	0	0.0000		
Commercial	83,999,048	2.9526		
Industrial	10,601,765	0.3753		
Personal Property	45,210,030	1.6006		4.9285
Total	2,824,596,229	100.0000		

CLASSIFICATION OPTIONS

RESIDENTIAL EXEMPTION			RESIDENTIAL VALUE		
# of Eligible Parcels	1,072,000,000		# of Eligible Parcels	1,072,000,000	
Res Parcel Count	2,354		Res Parcel Count	2,354	
Res Exemption %	5.0000	57,040	Res Exemption %	25.0000	285,198
Total Res Value Net of Exemption	2,824,278,506	\$354,222	Total Res Value Net of Exemption	2,379,693,130	\$1,953.61
# of Eligible Parcels	1,072,000,000		# of Eligible Parcels	1,072,000,000	
Res Parcel Count	2,354		Res Parcel Count	2,354	
Res Exemption %	10.0000	114,079	Res Exemption %	30.0000	342,238
Total Res Value Net of Exemption	2,563,132,698	\$725.54	Total Res Value Net of Exemption	2,318,546,250	\$2,405.93
# of Eligible Parcels	1,072,000,000		# of Eligible Parcels	1,072,000,000	
Res Parcel Count	2,354		Res Parcel Count	2,354	
Res Exemption %	15.0000	171,119	Res Exemption %	35.0000	395,277
Total Res Value Net of Exemption	2,501,985,818	\$1,115.70	Total Res Value Net of Exemption	2,257,400,442	\$2,882.78
# of Eligible Parcels	1,072,000,000		# of Eligible Parcels	1,072,000,000	
Res Parcel Count	2,354		Res Parcel Count	2,354	
Res Exemption %	20.0000	228,158	Res Exemption %	35.0000	395,277
Total Res Value Net of Exemption	2,440,840,010	\$1,524.10	Total Res Value Net of Exemption	2,257,400,442	\$2,882.78

RESIDENTIAL EXEMPTION			RESIDENTIAL VALUE		
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Res Parcel Count	2,354		Res Parcel Count	2,354	
Res Exemption %	5.0000	57,040	Res Exemption %	25.0000	285,198
Total Res Value Net of Exemption	2,824,278,506	\$354,222	Total Res Value Net of Exemption	2,379,693,130	\$1,953.61

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

%	CIP Shift	Res Factor	Res LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	Comm ET	Ind ET	PP ET
5	1.0000	1.0000						6.21	6.07	6.07	6.07
10	1.0000	1.0000						6.36	6.07	6.07	6.07
15	1.0000	1.0000						6.52	6.07	6.07	6.07
20	1.0000	1.0000						6.68	6.07	6.07	6.07
25	1.0000	1.0000						6.85	6.07	6.07	6.07
30	1.0000	1.0000						7.09	6.07	6.07	6.07
35	1.0000	1.0000						7.22	6.07	6.07	6.07

EXHIBIT B FISCAL YEAR 2020-DOR GATEWAY SPREADSHEET