



TOWN OF WEST TISBURY

Classification Presentation and
Minimum Residential Factor for

Fiscal Year 2022

Presented by
Board of Assessors
Michael Colaneri, Chairman
Richard Cohen, Member
Maria McFarland, Member

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 \$6.10 to \$5.82. This is due to a **5.4 %** increase in the levy and a **9.7%** increase in total town value.

This means that for a property valued at \$1,000,000 the taxes will decrease from \$6,100 to \$5,820.

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 it would decrease 15 cents while the commercial rate would increase \$2.91. (**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 \$0.80. Qualifying properties would be exempt from paying tax on \$431,280 of value (\$2,855.07 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/industrial class. The Selectmen can adopt an exemption amount up to 10% of the property's value. Ten properties (0.1369% of the classes) reported from the Office of Labor and Workforce Development are eligible for 2022 exemption. The increase in the commercial and industrial tax rate would be \$.05 from \$5.82 to \$5.87. (**Exhibit C**)

The current fiscal excess levy capacity is **351,010.**

The prior fiscal year excess levy capacity was **426,801.**

What If ... Scenario Worksheet for FY 2022

West Tisbury - 327

CLASS	VALUE	%	R & O %	CIP %
Residential	3,009,225,573	95.1709	95.1709	
Open Space	0	0.0000	95.1709	
Commercial	94,089,345	2.9757		
Industrial	12,547,275	0.3968		
Personal Property	46,057,640	1.4566		
Total	3,161,919,833	100.0000	4.8291	
ENTER A LEVY (ESTIMATED IF NECESSARY)				
Levy	18,406,863.00			
Single TaxRate	5.82			

ENTER CIP SHIFT RANGE
Shift Range 1.00 1.50
Shift Increment % 0.10
Max Shift Allowed 1.50

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

CIP Shift	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	95.1709	2.9757	0.3968	1.4566	100.0000	17,517,977	547,733	73,038	268,114	18,406,863	\$5.82	\$5.82
1.1000	0.9949	94.6880	3.2733	0.4365	1.6023	100.0000	17,429,087	602,506	80,342	294,926	18,406,862	\$5.79	\$6.40
1.2000	0.9899	94.2051	3.5708	0.4762	1.7479	100.0000	17,340,198	657,280	87,646	321,737	18,406,861	\$5.76	\$6.99
1.3000	0.9848	93.7222	3.8684	0.5158	1.8936	100.0000	17,251,308	712,053	94,950	348,549	18,406,859	\$5.73	\$7.57
1.4000	0.9797	93.2392	4.1660	0.5555	2.0392	100.0000	17,162,418	766,826	102,254	375,360	18,406,858	\$5.70	\$8.15
1.5000	0.9746	92.7563	4.4636	0.5952	2.1849	100.0000	17,073,528	821,600	109,558	402,172	18,406,857	\$5.67	\$8.73

11/29/2021 dlb

EXHIBIT A

MassDOR--Massachusetts Department of Revenue
 Division of Local Services
 What If.....Scenario Worksheet for FY 2022

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ENTER A LEVY	
Levy	\$18,406,863.00
Single TaxRate	5.82

RESIDENTIAL VALUE	
AVERAGE RES VALUE	3,009,225,573
	1,283,252

CLASSIFICATION OPTIONS

RESIDENTIAL EXEMPTION			
# of Eligible Parcels	810.000000	# of Eligible Parcels	810.000000
Res Parcel Count	2,345	Res Parcel Count	2,345
Res Exemption %	5.0000	Res Exemption %	25.0000
Total Res Value Net of EX	2,957,253,543	Total Res Value Net of EX	320,813
			\$2,043.58

# of Eligible Parcels	810.000000	# of Eligible Parcels	810.000000
Res Parcel Count	2,345	Res Parcel Count	2,345
Res Exemption %	10.0000	Res Exemption %	30.0000
Total Res Value Net of EX	2,905,282,323	Total Res Value Net of EX	384,976
			\$2,498.49

# of Eligible Parcels	810.000000	# of Eligible Parcels	810.000000
Res Parcel Count	2,345	Res Parcel Count	2,345
Res Exemption %	15.0000	Res Exemption %	35.0000
Total Res Value Net of EX	2,853,310,293	Total Res Value Net of EX	449,138
			\$2,973.29

# of Eligible Parcels	810.000000		
Res Parcel Count	2,345		
Res Exemption %	20.0000		
Total Res Value Net of EX	2,801,339,073		
			256,650
			\$1,604.06

App Breakeven point 3,715,093

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

Estimated Tax Rates						
CIP Shift	Res Factor	Res ET	Comm ET	Ind ET	PP ET	
1.0000	1.0000	5.92	5.82	5.82	5.82	5.82
1.0000	1.0000	6.03	5.82	5.82	5.82	5.82
1.0000	1.0000	6.14	5.82	5.82	5.82	5.82
1.0000	1.0000	6.25	5.82	5.82	5.82	5.82
1.0000	1.0000	6.37	5.82	5.82	5.82	5.82
1.0000	1.0000	6.49	5.82	5.82	5.82	5.82
1.0000	1.0000	6.62	5.82	5.82	5.82	5.82

11/29/2021

EXHIBIT B

MassDOR - Massachusetts Department of Revenue			
Division of Local Services			
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Personal Property	46,057,640	1.4566	4.8291
Total	3,161,919,833	100.0000	
ENTER A LEVY (ESTIMATED IF NECESSARY)			
Levy	18,406,863		
ESTIMATED TAX RATES			
RESIDENTIAL ET	\$5.82		
COMMERCIAL ET	\$5.87		
INDUSTRIAL ET	\$5.87		
SMALL COMMERCIAL EXEMPTION			
# of Eligible Parcels	10		
Total Value of Eligible Parcels	8,217,501		
Comm Exemption %	10.0000		
Total C & I Value Net of Exemption	105,814,870		
TOTAL COMMERCIAL & INDUSTRIAL PARCELS		73	
ELIGIBLE PARCELS		10	
% OF ELIGIBLE PARCELS RECEIVING BENEFIT		0.1369	
EXHIBIT C			