

Fiscal Year 2023 Tax Bills

Review of Multiple Factors That Can
Affect the Tax Bill

Factors Affecting Tax Bills

1. Change in tax levies
 - a. Town tax levy – subject to Proposition 2 ½
 - b. Fire district tax levy
 - c. Community Preservation Tax – 3% of the real estate tax
2. Change in assessed values
 - a. Residential values are based on calendar year 2021 sales data which was one of the strongest residential markets in decades
 - b. The 2021 sales listings by village are available on the assessor's area of the website
3. Shift in tax levy between classes (Residential & CIP)
 - a. Residential class went up 27% on average and CIP was up 14%
4. Residential exemption value and percentage

1. Change in Tax Levies

- Town levy up \$4,425,961; 3.2%
- Barnstable FD down \$147,766; 3.6%
- COMM FD up \$5,522,550; 61.3%
- Cotuit FD down \$75,090; 2.5%
- Hyannis FD up \$260,366; 1.8%
- West Barnstable FD up \$67,568; 3.9%

COMM Fire District Tax Levy

	Tax Levy		
FY 18	\$	11,450,756	
FY 19	\$	13,248,015	16%
FY 20	\$	12,586,857	-5%
FY 21	\$	11,426,330	-9%
FY 22	\$	9,004,691	-21%
FY 23	\$	14,527,241	61%
Change FY 18 to FY 23			27%
Average change			5.4%

2. Change in Assessed Values

Property Assessment Goal – To maintain a full and fair market value tax base to ensure that the tax levy in any given year is equitably distributed based on the fair market value.

This is accomplished by using computer assisted mass appraisal (CAMA) software which is not the same methodology used by fee appraisers.

Impact on Tax Bill From a Change in Assessed Value

	A	B	C	D
FY 22 Assessed value	500,000	500,000	500,000	500,000
FY 23 Assessed value	550,000	610,500	635,000	670,000
Percentage increase	10%	22%	27%	34%
FY 22 Town Tax Rate w/o Res. Exmpt.	\$ 7.85	\$ 7.85	\$ 7.85	\$ 7.85
FY 23 Town Tax Rate w/o Res. Exmpt.	\$ 6.43	\$ 6.43	\$ 6.43	\$ 6.43
	-18%	-18%	-18%	-18%
FY 22 Town Tax Bill	\$ 3,925.00	\$ 3,925.00	\$ 3,925.00	\$ 3,925.00
FY 23 Town Tax Bill	\$ 3,536.50	\$ 3,925.52	\$ 4,083.05	\$ 4,308.10
Percentage increase (decrease)	-10%	0%	4%	10%

Taxpayers have until February 1, 2023 to file an abatement with the Board of Assessors if they want to contest their assessed value.

3. Shift in Tax Levy Between Classes – Based on Overall Valuation Changes

Total FY23 Town Tax Levy	\$ 140,669,929
FY 23 Residential as a % of total property value	89.0769%
FY 23 Residential tax levy	\$ 125,304,412
Total FY23 Town Tax Levy	\$ 140,669,929
FY 22 Residential as a % of total property value	87.9785%
FY 23 Residential tax levy if no change	\$ 123,759,293
Additional levy shifted to residential class	\$ 1,545,119
FY 23 Taxable residential value	\$ 19,481,851,049
FY 23 Tax Rate Impact	\$ 0.08
Tax Bill impact on \$500,000 value	\$ 40.00

4. Residential Exemption

	FY 22	FY 23	Change	
Exemption % voted	20%	20%	0%	
Residential Exemption value	\$ 119,119	\$ 151,616	\$ 32,497	27%
Residential Tax Rate	\$ 8.64	\$ 7.07	\$ (1.57)	-18%
Tax Bill savings	\$ 1,029	\$ 1,072	\$ 43	4%
Qualifying properties	11792	11631	-161	-1%
Taxes shifted withn Res. Class	\$ 1,404,651	\$ 1,763,446		

If a taxpayer believes they are eligible for the residential exemption and it is not included on their FY 2023 tax bill they have until April 1, 2023 to file for the exemption with the Assessing office.

FY 2023 Real Estate Tax Bill Stats

- Real Estate Bills issued – 27,535
- Median tax bill increase - \$146.65
- Average tax bill increase - \$381.77
- Number of lower tax bills – 7,650 (28%)
- Number of higher tax bills – 19,885 (72%)
- Largest tax bill increase - \$56,470 (850 Falmouth Rd)
- Largest tax bill decrease - \$97,311 (Cape Cod Mall)

2022 Trends & Website Updates

061 / 033/ - Use Code: 1010 **Sold for \$650,000 10/25/22**

Owner Information



Assessed Values

	Appraised Value	Assessed Value	Past Comparisons
Building Value	\$ 343,100	\$ 343,100	2022 - \$ 449,800 2021 - \$ 404,800 2020 - \$ 407,100 2019 - \$ 376,000 2018 - \$ 350,900 2017 - \$ 340,700 2016 - \$ 343,700 2015 - \$ 326,100 2014 - \$ 317,700
Extra Features	\$ 45,600	\$ 45,600	
Outbuildings	\$ 3,800	\$ 3,800	
Land Value	\$ 161,300	\$ 161,300	
Totals	\$ 553,800	\$ 553,800	

Tax Information

2023	2022
C.O.M.M. FD Tax (Commercial)	C.O.M.M. FD Tax (Commercial)
\$ 0	\$ 0
C.O.M.M. FD Tax (Residential)	C.O.M.M. FD Tax (Residential)
\$ 703.33	\$ 449.80
Community Preservation Act Tax	Community Preservation Act Tax
\$ 117.46	\$ 85.71
Town Tax (Commercial)	Town Tax (Commercial)
\$ 0	\$ 0
Town Tax (Residential)	Town Tax (Residential)
\$ 3,915.37	\$ 2,857.08
Total: \$ 4,736.16	Total: \$ 3,392.59
	Residential Exemption Received= \$119,119

061 / 035/ - Use Code: 1300 **Sold for \$240,000 12/12/22**

Owner Information



Assessed Values

	Appraised Value	Assessed Value	Past Comparisons
Building Value	\$ 0	\$ 0	2022 - \$ 120,400 2021 - \$ 120,400 2020 - \$ 129,400 2019 - \$ 129,400 2018 - \$ 136,200 2017 - \$ 136,200 2016 - \$ 137,300 2015 - \$ 131,500 2014 - \$ 131,500
Extra Features	\$ 0	\$ 0	
Outbuildings	\$ 0	\$ 0	
Land Value	\$ 161,900	\$ 161,900	
Totals	\$ 161,900	\$ 161,900	

Tax Information

2023	2022
C.O.M.M. FD Tax (Commercial)	C.O.M.M. FD Tax (Commercial)
\$ 0	\$ 0
C.O.M.M. FD Tax (Residential)	C.O.M.M. FD Tax (Residential)
\$ 205.61	\$ 120.40
Community Preservation Act Tax	Community Preservation Act Tax
\$ 34.34	\$ 31.21
Town Tax (Commercial)	Town Tax (Commercial)
\$ 0	\$ 0
Town Tax (Residential)	Town Tax (Residential)
\$ 1,144.63	\$ 1,040.26
Total: \$ 1,384.58	Total: \$ 1,191.87