

Allocation of the Fiscal Year 2024 Tax Levy

Town of Barnstable

December 7, 2023

Calculation of Fiscal 2024 Tax Rate

Tax Levy	\$ 145,231,311
÷ Total Assessed Value	<u>\$ 24,524,518,817</u>
=	0.00592
	<u>X 1,000</u>
Fiscal 2024 Tax Rate before adoption of any tax levy shifting options	\$5.92

Allocation of Fiscal 2024 Tax Levy

Class	FY24 Value	Value %	Tax Levy
Residential	\$ 22,036,516,378	89.8550	\$ 130,502,336
Commercial	1,866,639,879	7.6113	11,050,508
Industrial	106,189,700	0.4330	628,643
Personal	515,172,860	2.1007	3,049,823
Total	\$ 24,524,518,817	100.0000	\$ 145,231,311

Residential Exemption Option

- Shifts the tax levy within the residential class from owners of moderately valued properties to the owners of vacation homes, higher valued homes and residential properties not occupied by the owner, including apartments and vacant lands.
- Characteristics of communities that have adopted the exemption include:
 - Large cities or towns with many nonowner-occupied properties like apartment buildings
 - Resort communities with many seasonal residents

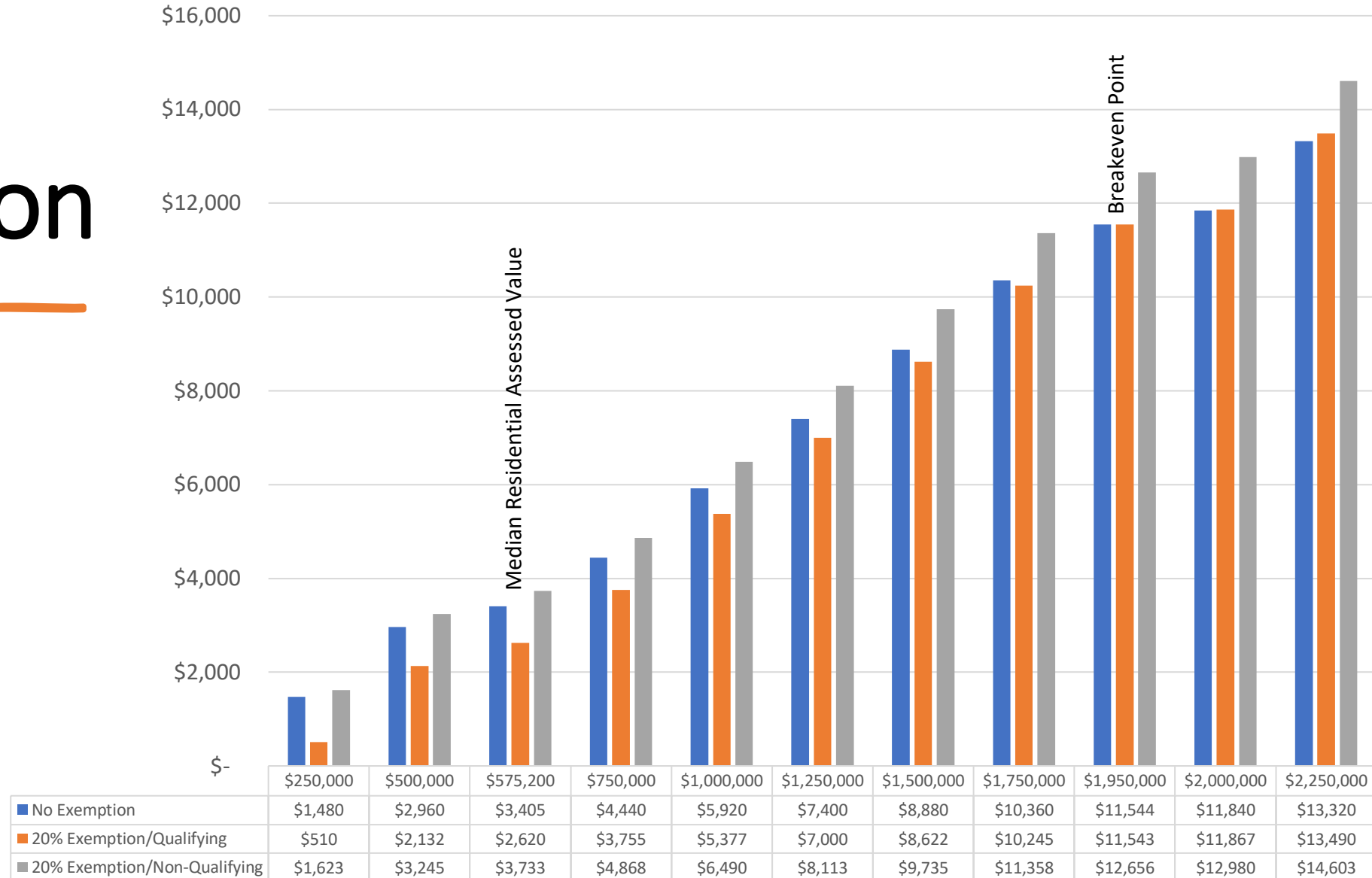
Community	FY23 Percentage
Boston	35
Chelsea	35
Somerville	35
Waltham	35
Provincetown	35
Watertown	33
Cambridge	30
Malden	30
Wellfleet	30
Truro	30
Everett	25
Nantucket	25
Tisbury	22
Brookline	20
Barnstable	20
Concord	10
Oak Bluffs	8
Mashpee	5

Residential Exemption Calculation

Total Residential Value	\$ 22,036,516,378
Total Residential Parcels	25,706
Average Residential Value	\$ 857,252
FY23 Exemption Percentage	20%
FY24 Exemption Value Using Same %	\$ 171,450
Eligible Parcels	11,247
Residential Value Exempted	\$ 1,928,298,150
Net Value Taxed	108,218,228
Residential Tax Levy	\$ 130,502,336
Residential Tax Rate	\$ 6.49

Tax Bill Comparison

- The breakeven point where there is no tax advantage for a primary resident with a 20% residential exemption is **\$1,950,000**.
- Primary resident property owners valued above the breakeven point should still seek the exemption.
- The dollar value of a 20% exemption is **\$1,116**.



FY 2024 Illustration of Residential Exemption Shifts

	A	B	C	D	E	F	G	H	I
1	FY24 Residential property value	\$ 22,036,516,378							
2	FY24 Residential parcels	25,706							
3	FY24 Average assessed value (1 ÷ 2)	\$ 857,252							
4	FY24 Qualifying properties	11,247							
5	FY24 Median Assessed Res. Value	\$ 575,200							
									MAX
6	Residential Exemption percentage	0%	5%	10%	15%	20%	25%	30%	35%
7	Value exempted per property (3 x 6)	\$ -	\$ 42,863	\$ 85,725	\$ 128,588	\$ 171,450	\$ 214,313	\$ 257,176	\$ 300,038
8	Valued exempted - all qualifying (7 x 4)	\$ -	\$ 482,080,161	\$ 964,149,075	\$ 1,446,229,236	\$ 1,928,298,150	\$ 2,410,378,311	\$ 2,892,458,472	\$ 3,374,527,386
9	Net value taxed (1 - 8)	\$ 22,036,516,378	\$ 21,554,436,217	\$ 21,072,367,303	\$ 20,590,287,142	\$ 20,108,218,228	\$ 19,626,138,067	\$ 19,144,057,906	\$ 18,661,988,992
10	Residential tax levy (fixed amount)	\$ 130,502,336	\$ 130,502,336	\$ 130,502,336	\$ 130,502,336	\$ 130,502,336	\$ 130,502,336	\$ 130,502,336	\$ 130,502,336
11	Resulting tax rate (10 ÷ 9 x 1000)	\$ 5.92	\$ 6.05	\$ 6.19	\$ 6.34	\$ 6.49	\$ 6.65	\$ 6.82	\$ 6.99
12	Qualifying Property Assessed Value	\$ 575,200							
13	Value taxed * (12 - 7)	\$ 575,200	\$ 532,337	\$ 489,475	\$ 446,612	\$ 403,750	\$ 360,887	\$ 318,024	\$ 275,162
14	Tax Bill (13 ÷ 1000 x 11)	\$ 3,405	\$ 3,221	\$ 3,030	\$ 2,832	\$ 2,620	\$ 2,400	\$ 2,169	\$ 1,923
15	Savings over no exemption	\$ -	\$ 185	\$ 375	\$ 574	\$ 785	\$ 1,005	\$ 1,236	\$ 1,482
16	Incremental Savings	\$ -	\$ 185	\$ 191	\$ 198	\$ 211	\$ 220	\$ 231	\$ 246
17	Tax levy shifted (8 ÷ 1000 x 11)	\$ -	\$ 2,916,585	\$ 5,968,083	\$ 9,169,093	\$ 12,514,655	\$ 16,029,016	\$ 19,726,567	\$ 23,587,946
18	Value taxed for non-qualifying property	\$ 575,200	\$ 575,200	\$ 575,200	\$ 575,200	\$ 575,200	\$ 575,200	\$ 575,200	\$ 575,200
19	Tax Bill	\$ 3,405	\$ 3,480	\$ 3,560	\$ 3,647	\$ 3,733	\$ 3,825	\$ 3,923	\$ 4,021
20	Increase over no exemption	\$ -	\$ 75	\$ 155	\$ 242	\$ 328	\$ 420	\$ 518	\$ 615
21	Incremental increase	\$ -	\$ 75	\$ 81	\$ 86	\$ 86	\$ 92	\$ 98	\$ 98

Split Tax Rate Option

Allows cities and towns to shift more of the tax levy from the residential class to the commercial, industrial and personal property classes.

Characteristics of communities that have adopted a split rate typically have 20% or more of CIP property value.

Average CIP value of communities adopting is 21.11%.

Shift	Residential Levy	CIP Levy	Taxes Shifted	Residential Rate	CIP Rate
1.00	130,502,336	14,728,975	-	5.92	5.92
1.05	129,760,912	15,470,399	741,424	5.89	6.22
1.10	129,024,229	16,207,082	1,478,107	5.86	6.51
1.15	128,287,547	16,943,764	2,214,789	5.82	6.81
1.20	127,550,864	17,680,447	2,951,472	5.79	7.11
1.25	126,814,182	18,417,129	3,688,154	5.75	7.40
1.30	126,077,499	19,153,812	4,424,837	5.72	7.70
1.35	125,340,817	19,890,494	5,161,519	5.69	7.99
1.40	124,604,134	20,627,177	5,898,202	5.65	8.29
1.45	123,867,452	21,363,859	6,634,884	5.62	8.59
1.50	123,130,769	22,100,542	7,371,567	5.59	8.88

Illustration of Split Tax Rate – Tax Bill Impact

