

Allocation of the Fiscal Year 2026 Tax Levy

Town of Barnstable

Calculation of Fiscal 2026 Tax Rate

Tax Levy	\$ 156,242,292
÷ Total Assessed Value	<u>26,208,414,825</u>
=	0.00596
	<u>X 1,000</u>
Fiscal 2026 Tax Rate before adoption of any tax levy shifting options	\$ 5.96

Allocation of Fiscal 2026 Tax Levy by Class

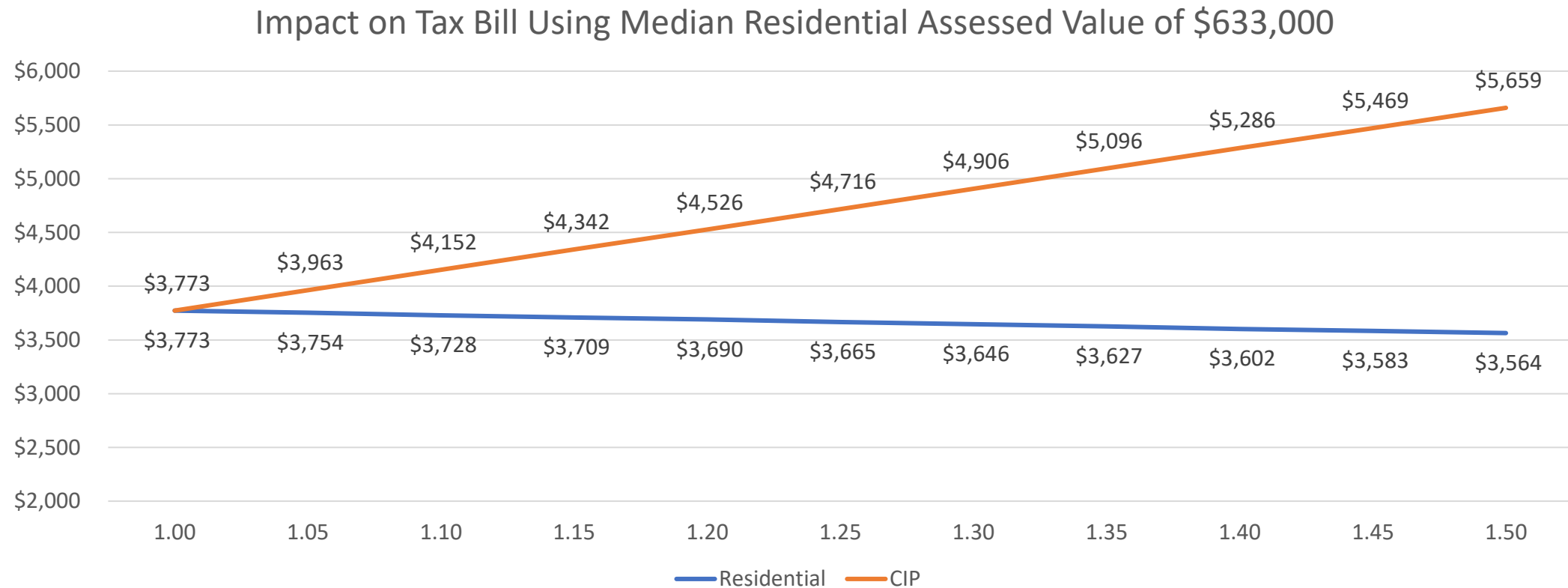
Class	Value %	Tax Levy
Residential	89.936740	\$140,523,263
Commercial	7.594383	11,862,591
Industrial	0.432335	675,316
Personal	2.036542	3,181,122
Total	100.000000	\$156,242,292

Town Council Order 2026-050 Split Tax Rate

As nearly 90% of taxable property is residential there is a very small monetary benefit to the residential class from any shift. The residential rate declines \$0.03 - \$0.04 at each shift illustrated, while the CIP rate increases \$0.30 - \$0.31 cents.

% Shift	Residential Levy	CIP Levy	Residential Rate	CIP Rate
1.00	140,519,224	15,723,069	5.96	5.96
1.05	139,733,070	16,509,222	5.93	6.26
1.10	138,946,917	17,295,376	5.89	6.56
1.15	138,160,764	18,081,529	5.86	6.86
1.20	137,374,610	18,867,683	5.83	7.15
1.25	136,588,457	19,653,835	5.79	7.45
1.30	135,802,303	20,439,989	5.76	7.75
1.35	135,016,150	21,226,141	5.73	8.05
1.40	134,229,996	22,012,295	5.69	8.35
1.45	133,443,843	22,798,448	5.66	8.64
1.50	132,657,690	23,584,602	5.63	8.94

Illustration of Split Tax Rate – Tax Bill Impact



Town Council Order 2026-051

Residential Exemption

- Town Council can authorize up to a 35% exemption for Barnstable "residents"
- The property must be the "primary residence" of the owner as used for income tax filing purposes and they must have owned the property on January 1, 2025
- This option shifts the taxes only **within** the residential class of taxpayers & does not change the levy amount itself or impact CIP property owners
- 20 communities out of 351 adopted the residential exemption in FY25
- Barnstable originally adopted the exemption in FY 2006
- This option reduces the taxable assessed value for each qualifying primary residence
- Barnstable has approximately 10,922 qualified properties
- The result of adoption would be a higher tax rate for all residential properties and a deduction from every qualified property's value before the tax is calculated at the higher tax rate

Community	FY25 Percentage
Boston	35
Chelsea	35
Somerville	35
Waltham	35
Provincetown	35
Truro	35
Watertown	35
Wellfleet	33
Cambridge	30
Malden	30
Everett	25
Nantucket	25
Barnstable	25
Tisbury	22
Brookline	20
Mashpee	20
Oak Bluffs	15
Concord	10
West Tisbury	5
Eastham	3

Residential Exemption Calculation

- The exemption may not exceed 35 percent of the average assessed value of all residential properties.
- To calculate the exemption the average assessed value of all residential parcels must first be determined.
- The adopted percentage is applied to average value. The assessed valuation of each residential parcel that is the domicile of the taxpayer is then reduced by that amount before the tax bill is calculated.

Total Residential Value	\$23,570,993,873
Total Residential Parcels	25,713
Average Residential Value	\$916,696

Average Residential Value	\$916,696
Current Exemption Percentage	25%
FY26 Exemption Value using same %	\$229,174
Eligible Parcels	10,922
Residential Value Exempted	\$2,503,038,428

Residential Exemption Impact on Residential Tax Rate (No Impact on CIP Rate)

Maintain 25% Residential Exemption	
Residential Value	\$ 23,570,993,873
Value Exempted	<u>\$ 2,503,038,428</u>
Net Value Taxed	\$ 21,067,955,445
Residential Tax Levy	\$ 140,523,263
Residential Tax Rate	\$ 6.67

As the residential exemption removes a portion of the property value subject to taxation it results in a higher tax rate for the residential class as the same amount of taxes are levied on this class of property.

Tax Bill Comparison

- The breakeven point where there is no tax advantage for a primary resident with a 25% residential exemption is **\$2,158,121**.
- Primary resident property owners valued above the breakeven point should still seek the exemption.
- The dollar value of a 25% exemption is **\$1,529**.

