

## FRANKLIN TOWN COUNCIL

### Agenda & Meeting Packet

November 21, 2023

Meeting will be held at the **Municipal Building**

2nd floor, Council Chambers

355 East Central Street

**6:00 PM**

**A NOTE TO RESIDENTS:** All citizens are welcome to attend public board and committee meetings in person. Meetings are also live-streamed (and archived) by Franklin TV on the [Franklin Town Hall TV YouTube channel](#). Meetings are also shown live and on repeat on Comcast Channel 9 and Verizon Channel 29. In an effort to maximize citizen engagement opportunities, citizens can participate remotely via phone OR Zoom.

Link to access meeting via Zoom for the November 21, 2023 Town Council meeting:

- Zoom Link [HERE](#) -- Then click "Open Zoom".
- Or copy and paste this URL into your browser: <https://us02web.zoom.us/j/81983571907>
- Call-In Phone Number: Call 1-929-205-6099 and enter **Meeting ID # 819 8357 1907** --Then press #
- Please be sure to include your name in order to be identified and let into the meeting.
- You will automatically be muted upon "entering" the meeting. In order to speak, you will need to "raise your hand" on the Zoom platform and request to be unmuted.

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#### 1. ANNOUNCEMENTS FROM THE CHAIR

- This meeting is being recorded by Franklin TV and shown on Comcast channel 9 and Verizon Channel 29. This meeting may be recorded by others.*
- Chair to identify members participating remotely.*
- Town sponsored event announcements*

#### 2. CITIZEN COMMENTS

- Citizens are welcome to express their views for up to three minutes on a matter that is not on the agenda. The Council will not engage in a dialogue or comment on a matter raised during Citizen Comments. The Town Council will give remarks appropriate consideration and may ask the Town Administrator to review the matter.*

#### 3. PUBLIC HEARINGS - 6:00 PM

- [Franklin Tax Classification Hearing](#)
  - Legislation for Action Items: 4a, 4b, 4c, 4d, 4e

#### 4. LEGISLATION FOR ACTION

- [Resolution 23-66: Tax Classification Residential Factor](#)  
**(Motion to Approve Resolution 23-66 - Majority Vote)**
- [Resolution 23-67: Tax Classification Open Space Exemption](#)  
**(Motion to Approve Resolution 23-67 - Majority Vote)**
- [Resolution 23-68: Tax Classification Small Business Exemption](#)  
**(Motion to Approve Resolution 23-68 - Majority Vote)**

- d. [Resolution 23-69: Tax Classification Residential Property Exemption](#)  
**(Motion to Approve Resolution 23-69 - Majority Vote)**
- e. [Resolution 23-70: Tax Classification Senior Means Tested Exemption](#)  
**(Motion to Approve Resolution 23-70 - Majority Vote)**

**5. ADJOURN**

*Note: Two-Thirds Vote: requires 6 votes*

*Majority Vote: requires majority of members present and voting*

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949  
[www.franklinma.gov](http://www.franklinma.gov)

OFFICE OF THE TOWN ADMINISTRATOR

## Memorandum

November 17, 2023

To: Town Council  
From: Jamie Hellen, Town Administrator  
Amy Frigulietti, Deputy Town Administrator

### Re: Annual Tax Rate Hearing for FY24

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The attached information is related to the annual Tax Rate Hearing. The Hearing is required by Massachusetts law for the Town Council to set the FY24 Tax Rate (July 1, 2023 - June 30, 2024).

Attached is a packet of information from the Assessors office on the tax rate hearing. Please note the proposed tax rate is dropping from \$12.58 in FY23 to \$11.79 in FY24. Additionally, the residential single family property assessment has increased 9.5% from \$593,800 to \$650,400.

Please read the materials from the Board of Assessors carefully as there is a good amount of data that is of interest to the community. They have also provided the materials we are required to file with the state, as well as some historical information.

This memo and packet will serve as the backup for the five tax classification resolutions included under Legislation for Action on the 11/21/23 Town Council Meeting Agenda (4a-4e, 23-66, 67, 68, 69, 70), all of which need to be voted on annually by state law.

If you have any additional questions please feel free to ask.

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**LEGAL NOTICE  
FRANKLIN TAX HEARING  
NOTICE OF PUBLIC HEARING  
PROPERTY TAX CLASSIFICATION**

The Franklin Town Council will hold a Public Hearing in the Council Chambers of the Municipal Building, 355 East Central Street, Franklin, MA on Tuesday, November 21, 2023 at 6:00 P.M. on the issue of allocating the local property tax levy among the 5 property classes for the Fiscal Year 2024. The hearing will provide an open forum for the discussion of local property tax policy. Interested taxpayers may present oral or written information on their views.

Prior to the setting of the tax rate, the Town Council must adopt a Residential Factor following which the Council selects the percentage of the levy to be borne by Commercial, Industrial and Personal Property.

Citizens are welcome to attend public meetings in person. Additionally, citizens will be able to continue to participate remotely via phone OR Zoom. Residents can visit the Town Website ([Franklinma.gov](http://Franklinma.gov)) on and after November 17, 2023 and click on the [Town Calendar](#) for up to date information on how to access the meeting. If you have any questions, please call the Town Administrator's Office at (508) 520-4949.

*Submitted by,  
Julie McCann  
Operations Assistant to the Town Administrator*

# TOWN OF FRANKLIN, MASSACHUSETTS

## FY 2024 PROPERTY TAX CLASSIFICATION HEARING

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# OFFICE OF THE BOARD OF ASSESSORS



## MEMORANDUM

**DATE:** November 21, 2023  
**TO:** Town Council  
**FROM:** Board of Assessors  
Kevin W. Doyle, Director of Assessing  
**RE:** FY 2024 Tax Rate Hearing

Please find attached our information related to the annual Tax Rate Hearing. The hearing is required by Law and is intended primarily for the Town Council to determine whether the FY 24 Tax Rate (July 1, 2023 - June 30, 2024) will be a single/uniform or a dual/split tax rate.

A single tax rate means that all property classes (residential, commercial, industrial and personal) are taxed at the same tax rate. A dual tax rate means the commercial-industrial-personal tax rate is increased while the residential rate is decreased. In other words, some of the residential tax burden is shifted towards commercial, industrial and personal properties.

**PLEASE NOTE THAT A DUAL TAX RATE DOES NOT PRODUCE MORE TAX REVENUE, IT SIMPLY SHIFTS THE BURDEN.**

Currently the single tax rate for FY 23 is \$12.58 and the proposed tax rate for FY 24 rate is \$11.79. The average single family assessment value increased from \$593,800 to \$650,400 or \$56,600 (9.5%). For the average single family assessed at \$650,400, the tax bill will increase by \$198 a year. Individual homes may increase or decrease depending on numerous other factors.

Approximately 81% of property tax valuation and thus tax revenue is from residential taxes and 19% from commercial, industrial and personal property (CIP) taxes. If the council voted for a dual tax rate then the shift from Residential to CIP would be on a 4 to 1 basis. For example if the Residential tax rate was lowered by \$1 per thousand dollars valuation, the CIP tax rate would need to increase by \$4 to offset the reduction in taxes collected by Residential properties.

Franklin has always had a single rate; we're happy to answer any questions that you may have.

**Special Note:** We send out quarterly tax bills. The first two (July and October) are preliminary largely based on last fiscal year's bills. The final two tax bills in January and April are based on the Actual Tax Rate and Final Assessment of each property. Accordingly the four quarterly bills are usually different. The first two are generally lower while the last two are higher.

Simple Example – Your last year's tax bill was \$6,000 and this year it goes up \$200 for a total of \$6,200. Your first two bills would be \$1,500 each for a total of \$3,000. The last two tax bills are the final actual total less the first two preliminary tax amounts (\$6,200 minus \$3,000 = \$3,200) divided into the two (January and April) final installments (\$1,600 each).

Many folks multiply their third quarterly \$1,600 amount times four and think their new bill is \$6,400 for the year. They need to look at the total annual tax as indicated on the actual 3<sup>rd</sup> Quarter Tax Bill, not just at one quarterly bill. Remember that valuations typically change annually in accordance with use of the State required data. The Total Tax Levy typically increases by 2 ½ % (Proposition 2 ½), by New Growth Revenue (improvements and new properties added to the tax base), and by adjustments in the Debt Exclusion amount to be raised for payments on long-term capital projects (i.e. schools).

FY 2024 PROPERTY CLASS TOTALS								
USE	VALUE PORTION OF TOTAL	PROPERTY TYPE	ACCT/ PARCEL COUNT	CLASS 1 Residential Assessed Value	CLASS 2 Open Space Assessed Value	CLASS 3 Commercial Assessed Value	CLASS 4 Industrial Assessed Value	CLASS 5 Personal Property Assessed Value
SINGLE FAMILY	63.187%	101	7,763	5,048,879,400				
RESIDENTIAL CONDO	9.540%	102	1,917	762,308,200				
2 RES BLDGS / ONE LOT	0.476%	Misc 103,109	56	37,997,500				
TWO FAMILY	1.546%	104	231	123,551,900				
THREE FAMILY	0.473%	105	67	37,799,800				
APARTMENTS	4.761%	111-125	64	380,424,700				
RESIDENTIAL LAND	0.444%	130-132, 106	390	35,448,700				
OTHERWISE NOT CLASSIFIED	0.000%	200-231	0		0			
COMMERCIAL	6.124%	300-393	212			489,345,100		
INDUSTRIAL	9.189%	400-452	196				734,228,000	
CLASSIFIED FOREST	0.000%	CH 61 Land	1		0	2,567		
CLASSIFIED AGRICULTURAL	0.002%	CH 61A Land	28		0	140,287		
CLASSIFIED RECREATIONAL	0.020%	CH 61B Land	29		0	1,580,866		
RES/COM/IND MIXED USE	0.993%	012-043	71	46,985,710	0	32,278,735	62,380	
PERSONAL PROP - INDIVIDUAL	0.784%	501	335					62,621,200
PERSONAL PROP - CORPORATION	0.790%	502	397					63,140,290
PERSONAL PROP - MFG CORP	0.000%	503	0					0
PERSONAL PROP - TRANSMISSION	1.331%	504,550-552	9					106,372,800
PERSONAL PROP - TELEPHONE	0.220%	505	6					17,618,400
PERSONAL PROP - PIPELINES	0.097%	506	1					7,771,800
PERSONAL PROP - WIRELESS	0.023%	508	3					1,856,630
	100.000%	TOTALS	11,776	6,473,395,910	0	523,347,555	734,290,380	259,381,120
				REAL AND PERSONAL PROPERTY TOTAL TAXABLE VALUE				7,990,414,965
EXEMPT PARCEL COUNT & VALUE			830	EXEMPT VALUE				544,716,800



<b>FY2024 CLASS</b>	<b>CLASS VALUE</b>	<b>KEY GROUPS</b>	<b>VALUE OF GROUP</b>	<b>GROUP % OF CLASS</b>
COMMERCIAL	523,347,555	MALL & OFFICE BLDG.	75,729,200	14.47%
INDUSTRIAL	734,290,380	CONSTITUTION & FORGE	474,533,500	64.62%
<b>SUB-TOTAL</b>	<b>1,257,637,935</b>	<b>SUB-TOTAL</b>	<b>550,262,700</b>	<b>43.75%</b>
PERSONAL PROP.	259,381,120	PERSONAL PROP.	259,381,120	100.00%
<b>GRAND TOTAL</b>	<b>1,517,019,055</b>	<b>GRAND TOTAL</b>	<b>809,643,820</b>	<b>53.37%</b>
				of total CIP

## SHIFTING THE TAX RATE

Fiscal Year 2024

## I. CALCULATION OF THE MINIMUM RESIDENTIAL FACTOR - 150% Shift (formerly shown on the LA-7)

The Minimum Residential Factor is used to make sure the shift of the tax burden complies with the law (M.G.L. c. 58, § 1A). Residential and Open Space taxpayers must pay at least 65% of their full and fair cash value share of the levy. Commercial/Industrial/Personal Property taxpayers cannot pay more than 150% of their full and fair cash value share of the levy. If the calculated Minimum Residential Factor is less than 65%, a community cannot make the maximum shift and must use a Commercial/Industrial/Personal Property factor less than 150%.

A Class	B Full and Fair Cash Valuation	C Percentage Share	D Combined Res/OS, CIP
1. Residential	6,473,395,910	81.0145%	81.0145%
2. Open Space	0	0.0000%	
3. Commercial	523,347,555	6.5497%	18.9855%
4. Industrial	734,290,380	9.1896%	
5. Personal Property	259,381,120	3.2462%	
<b>TOTALS</b>	<b>7,990,414,965</b>	<b>100.0000%</b>	

The "Percentage Share" is based on the "Full and Fair Cash Valuation" of each class, which is affected by the level of assessment for each class. The level of assessment can range between 90% and 110%. This alone can cause a shift if the level of assessment for Residential and Open Space is different than the level of assessment for Commercial, Industrial and Personal Property.

**Maximum Share of Levy for Commercial/Industrial/Personal Property:**  $150\% \times 18.9855\%$  (Lines 3C + 4C + 5C) = **28.4783% (Max % Share)**

This calculation shows the maximum % share of the levy allowed for the full and fair cash value of the combined Commercial, Industrial and Personal Property classes (150% of the combined shares.) NOTE: Shift impact is reduced as the Max % Share decreases.

**Minimum Share of Levy for Residential and Open Space:**  $100\% - 28.4783\%$  (Max % Share) = **71.5217% (Min % Share)**

This calculation shows the minimum % share of the levy allowed for the full and fair cash value of the combined Residential and Open Space Property classes. This is computed by subtracting the Maximum Share for Industrial/Commercial/Personal Property from 100%.

**Minimum Residential Factor (MRF):**  $71.5217\%$  (Min % Share) /  $81.0145\%$  (Lines 1C + 2C) = **88.2826% (Minimum Residential Factor)**

This calculates the Minimum Residential Factor: divide the minimum % share for Residential and Open Space by the actual % share for Residential and Open Space.

**MINIMUM RESIDENTIAL FACTOR: 88.2826%** Chapter 58, Section 1A mandates a minimum residential factor of not less than 65 percent

When the Minimum Residential Factor is multiplied by % share of the Residential and Open space full and fair cash value, it reduces the Residential and Open Space share to its Minimum % Share of the Levy as calculated above.

LA13 Tax Base Levy Growth

Retain documentation for 5 years in case of DOR audit - Fiscal Year 2024

Property Class	(A) All Prior Year Abatement No.	(B) All Prior Year Abatement Values	(C) New Growth Valuation	(D) PY Tax Rate	(E) Tax Levy Growth
<b>RESIDENTIAL</b>					
SINGLE FAMILY (101)	0	0	17,143,000		
CONDOMINIUM (102)	0	0	2,014,800		
TWO & THREE FAMILY (104 & 105)	0	0	162,000		
MULTI - FAMILY (111-125)	0	0	10,529,100		
VACANT LAND (130-132 & 106)	0	0	430,300		
ALL OTHERS (103, 109, 012-018)	0	0	160,900		
<b>TOTAL RESIDENTIAL</b>	<b>0</b>	<b>0</b>	<b>30,440,100</b>	<b>12.58</b>	<b>382,936</b>
<b>OPEN SPACE</b>	<b>0</b>	<b>0</b>	<b>0</b>		
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0		
<b>TOTAL OPEN SPACE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>
<b>COMMERCIAL</b>	<b>0</b>	<b>0</b>	<b>4,261,000</b>		
COMMERCIAL - CHAPTER 61, 61A, 61B	0	0	0		
<b>TOTAL COMMERCIAL</b>	<b>0</b>	<b>0</b>	<b>4,261,000</b>	<b>12.58</b>	<b>53,603</b>
<b>INDUSTRIAL</b>	<b>0</b>	<b>0</b>	<b>3,447,600</b>	<b>12.58</b>	<b>43,371</b>
<b>PERSONAL PROPERTY</b>	<b>0</b>	<b>0</b>	<b>50,231,900</b>	<b>12.58</b>	<b>631,917</b>
<b>TOTAL REAL &amp; PERSONAL</b>	<b>0</b>	<b>0</b>	<b>88,380,600</b>		<b>1,111,827</b>

Community Comments:

Signatures	
<b>Board of Assessors</b>  KEVIN William DOYLE, Dir. of Assessing , Franklin , kdoyle@franklinma.gov 508-520-4920   11/12/2023 2:19 PM Comment: SIGNED BY DIRECTION OF THE BOARD OF ASSESSORS.	

Levy Limit  
Fiscal Year 2024

FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY 2023 LEVY LIMIT

A. FY 2022 Levy Limit	83,859,338	
A1. Amended FY 2022 Growth	0	
B. ADD (IA + IA1)*2.5%	2,096,483	
C. ADD FY 2023 New Growth	1,299,688	
C1. ADD FY 2023 New Growth Adjustment	0	
D. ADD FY 2023 Override	0	
E. FY 2023 Subtotal	87,255,509	
F. FY 2023 Levy Ceiling	180,889,544	I. 87,255,509 FY 2023 Levy Limit

II. TO CALCULATE THE FY 2024 LEVY LIMIT

A. FY 2023 Levy Limit from I	87,255,509	
A1. Amended FY 2023 Growth	25,292	
B. ADD (IIA + IIA1)*2.5%	2,182,020	
C. ADD FY 2024 New Growth	1,111,827	
C1. ADD FY 2024 New Growth Adjustment	0	
D. ADD FY 2024 Override	0	
E. ADD FY 2024 Subtotal	90,574,648	
F. FY 2024 Levy Ceiling	199,760,374	II. 90,574,648 FY 2024 Levy Limit

III. TO CALCULATE THE FY 2024 MAXIMUM ALLOWABLE LEVY

A. FY 2024 Levy Limit from II.	90,574,648
B. FY 2024 Debt Exclusion(s)	3,685,776
C. FY 2024 Capital Expenditure Exclusion(s)	0
D. FY 2024 Stabilization Fund Override	0
E. FY 2024 Other Adjustment :	0
F. FY 2024 Water/Sewer	0
G. FY 2024 Maximum Allowable Levy	94,260,424

Signatures

No signatures to display.

Documents

No documents have been uploaded.

**CLASSIFICATION TAX ALLOCATION**  
**Fiscal Year 2024**

LA4 VALUES		FFCV PERCENTS		SHIFT OPTIONS	
Residential	6,473,395,910	Residential	81.0145	Min Res Factor at 150%	88.2826
Open Space	0	Open Space	0.0000	Min Res Factor at 175%	0.0000
Commercial	523,347,555	Commercial	6.5497	Chapter 3	0.0000
Industrial	734,290,380	Industrial	9.1896	Lowest Historical Res%	76.8745
Pers Prop	259,381,120	Pers Prop	3.2462	Prior FY LA5 Res Shift%	81.2190
Total	7,990,414,965	Total %	100.0000	Lowest Res Factor	88.2826
		INPUT OPTIONS		OPEN SPACE DISCOUNT	
Levy (Recap Page1 Ic)	94,206,992	Resid Factor Selected	1.000000	Open Space Discount %	0.0000
		Com/Ind/PP Shift	1.00000	Open Space Factor	1.00000
		Single Tax Rate	11.79		
SHIFT PERCENTS		TAX RATES			
Residential %	81.0145	Residential	11.79		
Open Space %	0.0000	Open Space	0.00		
Commercial %	6.5497	Commercial	11.79		
Industrial %	9.1896	Industrial	11.79		
Pers Prop %	3.2462	Pers Prop	11.79		
Total %	100.0000				

**RESIDENTIAL EXEMPTION OPTIONS & CALCULATIONS (Upload Exemption Calculation Worksheet)**

Total Residential Value	6,473,395,910	/ Total Res Parcel Count	0	= Average Residential Value	0
Avg Residential Value	0	X Res Exemption%(max35)	0.0000	= Residential Exemption	0
No. Eligible Res Parcels	0.000000	Total Res Value Exempted	0		
Total Residential Value	6,473,395,910	- Total Res Value Exempted	0	= Tot Res Value After Exemption	0
Total Residential Value	6,473,395,910	/ # Eligible Res Parcels	0.000000	= Approx. Break-Even Value	0

**SENIOR MEANS TESTED EXEMPTION OPTIONS & CALCULATION (Upload Exemption Calculation Worksheet)**

No. Eligible Res Parcels	0	Total Res Value Exempted	0		
Total Residential Value	6,473,395,910	- Total Res Value Exempted	0	= Total Res Val After Exemption	6,473,395,910

**COMBINED IMPACT OF SENIOR MEANS TESTED AND RESIDENTIAL EXEMPTIONS**

Residential Exemption	0	+ Senior Means Tested Exemption	0	= Combined Res Value Exempted	0
Total Residential Value	6,473,395,910	- Combined Res Value Exempted	0	= Total Res Val After Exemptions	6,473,395,910
Net Value of 101 Parcels After Combined Exemptions			0		

**SMALL COMMERCIAL EXEMPTION OPTIONS & CALCULATION**

## CLASSIFICATION TAX ALLOCATION

Fiscal Year 2024

No. Eligible Com Parcels	0				
Com Exemp % (max 10%)	0.0000	X Total Value of Eligible Parcel	0	= Total Com Value Exempted	0
Tot Com & Indus Value	1,257,637,935	- Total Com Value Exempted	0	= Com & Ind Val after Exemption	1,257,637,935

LA5 Certification

Public Hearing Held on: Date Time at Adopted on Date

The LA-5 excess capacity for the current fiscal year is calculated as 53,431.57

The LA-5 excess capacity for the prior fiscal year is calculated as 37,376.36

If adopting a residential or senior means tested exemption, the Exemption Calculation Worksheet must be uploaded to submit the LA - 5.

## Signatures

No signatures to display.

## Documents

No documents have been uploaded.

## CLASSIFICATION OPTIONS

CLASS	VALUE	%	
Residential	6,473,395,910	81.0145	<b>R &amp; O %</b>
Open Space	0	0.0000	81.0145
Commercial	523,347,555	6.5497	
Industrial	734,290,380	9.1896	<b>C I P %</b>
Personal Property	259,381,120	3.2462	18.9855
Total	7,990,414,965	100.0000	

### ENTER A LEVY

Levy	94,206,992
Single TaxRate	11.79

### ENTER CIP SHIFT RANGE

Shift Range	1.00	1.50
Shift Increment %		5.00
Max Shift Allowed		1.50

### Share Percentages

CIP Shift	Res Factor	Res SP	Comm SP	Ind SP	PP SP	Total SP	Res Tax Rate	CIP Tax Rate
1.0000	1.0000	81.0145	6.5497	9.1896	3.2462	100.0000	11.79	11.79
1.0500	0.9883	80.0652	6.8772	9.6491	3.4085	100.0000	11.65	12.38
1.1000	0.9766	79.1160	7.2047	10.1086	3.5708	100.0000	11.51	12.97
1.1500	0.9648	78.1667	7.5322	10.5680	3.7331	100.0000	11.38	13.56
1.2000	0.9531	77.2174	7.8596	11.0275	3.8954	100.0000	11.24	14.15
1.2500	0.9414	76.2681	8.1871	11.4870	4.0578	100.0000	11.10	14.74
1.3000	0.9297	75.3189	8.5146	11.9465	4.2201	100.0000	10.96	15.33
1.3500	0.9180	74.3696	8.8421	12.4060	4.3824	100.0000	10.82	15.92
1.4000	0.9063	73.4203	9.1696	12.8654	4.5447	100.0000	10.68	16.51
1.4500	0.8945	72.4710	9.4971	13.3249	4.7070	100.0000	10.55	17.10
1.5000	0.8828	71.5218	9.8246	13.7844	4.8693	100.0000	10.41	17.69

Massachusetts Department of Revenue								
Division of Local Services								
Municipal Databank/Local Aid Section								
FY1988 - FY2024 Average Single Family Tax Bill								
Municipality	DOR Code	FY	Assessed Value Residential Single Family	Parcels	Average Value	Tax Rate	Single Family Tax Bill	Increase over Prior FY
FRANKLIN	101	1988	586,331,400	4,476	130,995	11.63	1,523	n/a
	101	1989	613,114,500	4,589	133,605	12.38	1,654	131
	101	1990	826,464,400	4,716	175,247	9.85	1,726	72
	101	1991	868,748,600	4,877	178,132	10.11	1,801	75
	101	1992	834,542,000	5,066	164,734	11.28	1,858	57
	101	1993	830,674,100	5,252	158,163	12.34	1,952	94
	101	1994	885,344,000	5,511	160,650	12.81	2,058	106
	101	1995	949,396,000	5,832	162,791	13.44	2,188	130
	101	1996	1,084,874,600	6,182	175,489	13.71	2,406	218
	101	1997	1,175,677,500	6,550	179,493	14.21	2,551	145
	101	1998	1,302,916,600	6,812	191,268	13.80	2,639	88
	101	1999	1,368,422,600	7,017	195,015	13.92	2,715	76
	101	2000	1,544,340,100	7,128	216,658	13.11	2,840	125
	101	2001	1,672,147,900	7,202	232,178	12.82	2,977	137
	101	2002	1,985,936,800	7,276	272,943	11.57	3,158	181
	101	2003	2,209,146,500	7,352	300,482	11.07	3,326	168
	101	2004	2,257,931,800	7,392	305,456	11.04	3,372	46
	101	2005	2,849,600,500	7,435	383,268	9.17	3,515	143
	101	2006	3,091,558,600	7,453	414,807	9.02	3,742	227
	101	2007	3,274,830,500	7,493	437,052	8.86	3,872	130
	101	2008	3,091,250,900	7,512	411,508	10.23	4,210	338
	101	2009	2,906,337,200	7,553	384,792	11.17	4,298	88
	101	2010	2,793,914,300	7,577	368,736	12.03	4,436	138
	101	2011	2,744,081,800	7,599	361,111	12.95	4,676	240
	101	2012	2,682,632,300	7,607	352,653	13.73	4,842	166
	101	2013	2,651,054,200	7,618	347,999	14.34	4,990	148
	101	2014	2,784,880,900	7,651	363,989	14.45	5,260	270
	101	2015	2,918,642,300	7,656	381,223	14.84	5,657	397
	101	2016	3,052,355,300	7,664	398,272	14.50	5,775	118
	101	2017	3,166,111,000	7,688	411,825	14.58	6,004	229
	101	2018	3,248,659,900	7,702	421,794	14.65	6,179	175
	101	2019	3,424,692,100	7,722	443,498	14.66	6,502	323
	101	2020	3,564,773,500	7,743	460,387	14.51	6,680	178
	101	2021	3,665,821,100	7,745	473,315	14.65	6,934	254
	101	2022	3,930,834,400	7,756	506,812	14.05	7,121	187
	101	2023	4,609,680,600	7,763	593,801	12.58	7,470	349
	101	2024	5,048,879,400	7,763	650,377	11.79	7,668	198
						Annual Average =		166



<b>FY</b>	<b>MEAN SF VALUE</b>	<b>SINGLE RATE</b>	<b>SINGLE RATE TAX</b>	<b>CHG FR PRIOR YR</b>
2005	383,300	9.17	3,515	n/a
2006	414,800	9.02	3,741	227
2007	437,100	8.86	3,873	131
2008	411,500	10.23	4,210	337
2009	384,800	11.17	4,298	89
2010	368,800	12.03	4,437	138
2011	361,100	12.95	4,676	240
2012	352,700	13.73	4,843	166
2013	348,000	14.34	4,990	148
2014	364,000	14.45	5,260	269
2015	381,200	14.84	5,657	397
2016	398,300	14.50	5,775	118
2017	411,800	14.58	6,004	229
2018	421,800	14.65	6,179	175
2019	443,500	14.66	6,502	322
2020	460,400	14.51	6,680	179
2021	473,300	14.65	6,934	253
2022	506,800	14.05	7,121	187
2023	593,800	12.58	7,470	349
2024	650,400	11.79	7,668	198
	MEAN = AVERAGE			

<b>FY</b>	<b>MEDIAN SF VALUE</b>	<b>SINGLE RATE</b>	<b>SINGLE TAX</b>	<b>CHG FR PRIOR YR</b>
2005	354,000	9.17	3,246	n/a
2006	385,000	9.02	3,473	227
2007	411,000	8.86	3,641	169
2008	383,000	10.23	3,918	277
2009	354,000	11.17	3,954	36
2010	343,000	12.03	4,126	172
2011	328,500	12.95	4,254	128
2012	321,300	13.73	4,411	157
2013	316,000	14.34	4,531	120
2014	331,700	14.45	4,793	262
2015	353,900	14.84	5,252	459
2016	367,100	14.50	5,323	71
2017	373,800	14.58	5,450	127
2018	389,500	14.65	5,706	256
2019	410,800	14.66	6,022	316
2020	427,700	14.51	6,206	184
2021	441,300	14.65	6,465	259
2022	470,800	14.05	6,615	150
2023	563,100	12.58	7,084	469
2024	613,100	11.79	7,228	145
	MEDIAN = MIDDLE			

PROPERTY CLASS	FY 23 CLASS LEVY AT 12.58	FY 24 CLASS LEVY AT 11.79	% CHANGE FY 2023 TO FY 2024
RESIDENTIAL	73,928,517.03	76,321,323.88	3.237%
COMMERCIAL	5,931,525.33	6,170,275.38	4.025%
INDUSTRIAL	8,265,717.93	8,657,245.78	4.737%
PERSONAL	2,897,858.35	3,058,147.39	5.531%
GRAND TOTALS	91,023,618.64	94,206,992.43	3.497%

**BOARD OF ASSESSORS - FISCAL YEAR 2023**  
**TOWN FINANCIAL SUMMARY**

**VALUATION**

Taxable Real Property	7,005,227,368.00
Taxable Personal Property	230,354,400.00

**TOTAL TAXABLE PROPERTY VALUATION** 7,235,581,768.00

**AMOUNTS TO BE RAISED**

Total Real and Personal Property Tax Levy	91,023,618.64
Total Estimated Receipts & Other Revenue Sources	70,948,332.12

**TOTAL AMOUNTS TO BE RAISED/RECEIPTS - ALL SOURCES** 161,971,950.76

**TAX RATE - \$12.58 PER \$1,000 OF TAXABLE VALUATION**

**TAX LEVY**

Real Property Levy	88,125,760.29
Personal Property Levy	2,897,858.35

**TOTAL LEVY - ALL TAXABLE CLASSES** 91,023,618.64

REAL PROPERTY EXEMPTIONS	\$ EXEMPTION TOTALS	\$ MA REIMBURSEMENT
Clause 17D Widow ( 49 )	18,081.00	350.00
Clause 22 Veterans ( 129 )	103,200.00	29,025.00
Clause 22F Veterans ( 1 )	7,816.23	7,816.23
Clause 22D Veterans ( 10 )	59,813.04	59,813.04
Clause 22E Veterans ( 44 )	88,000.00	36,300.00
Clause 37A Blind ( 10 )	10,000.00	875.00
Clause 41C Elderly ( 17 )	17,000.00	*
Clause 41A Deferred taxes ( 3 )	13,992.64	0.00
Clause 42 Widow (police) ( 1 )	8,955.67	0.00
	* subject to future State Legislature appropriation	
Exemptions Totals ( 264 )	326,858.58	134,179.27
Veteran & Senior Work Prog. ( 85 )	110,109.75	0.00

**FISCAL YEAR 2024 INTERIM YEAR ASSESSMENTS UPDATE**

For local cities and towns in Massachusetts, most revenue is raised through local “ad valorem” taxation, that is taxation on local real and personal (primarily business assets) property “according to value”. Since valuation is the basis for taxation, about 40 years ago court decisions and legislation resulted in state mandates to assure “Full and Fair Taxation” with every community revaluing all property every 3 years. Previously, while assessors recognized the importance of updating property records and values, there was often a perceived or real local government concern that once revalued, the city or town may appear to the state to be wealthier relative to its need to receive state aid. Thus, the state made it clear that this was a new mandate for uniformity statewide, thus state aid at least as value is concerned should be fairer. During this same time, Proposition 2 ½ was passed to place controls on the level and future growth of overall local property tax revenue.

Massachusetts residents got used to every 3<sup>rd</sup> year being a Revaluation Year. The expectation was that there would be a significant increase in the number of assessing agents, mostly data collectors, during the time leading up to revaluation. There was concern that with a revaluation, there was a greater chance that both valuations and tax bills would increase quite a bit. However, right from the start the intention was to create a system to equalize values to achieve uniform full and fair cash values. For properties that appreciated at a higher rate than others, there would be greater tax increases over time, which was to be expected, since these taxes were to be levied on property “according to value”. Valuation schedules have to be tested on specific market or sales data and adjusted accordingly to reflect the changes that have taken place since the last revaluation. While to revalue property doesn’t necessarily require recollecting all property data every 3 years, a periodic recollection every 5 to 10 years is state mandated and necessary to achieve appropriate property valuations.

Now a Revaluation takes place every 5<sup>th</sup> year, why does my tax bill usually have a different value every year? Over the past 4 decades, there have been both market increases and decreases, and these of course don’t wait to happen for your next Revaluation. Thus, assessors began to make value adjustments more frequently as needed, until finally in the last 2 decades it was recognized and mandated by the state that valuations needed to be tested annually and adjusted if and as needed. For the property owners and for the assessors, this really means that every year is a revaluation year. Annual updates provide greater assurance that valuations are being equalized townwide annually and generally lessen the chance for greater tax bill sticker-shock. However, even if the market is flat, property changes such as improvements are included in property record annual updates and thus may result in a property value change. Also, most cities and towns will be sure to levy the 2 ½ % annually allowable overall limit increase, thus a minimum tax increase of 2 ½ % should be anticipated annually for every property.

The assessors recommend you familiarize yourself with the records and data they maintain on your property. Please inquire if you believe the data may be inaccurate. Errors on your property record can often best be reviewed and corrected proactively before the start of the next fiscal year’s actual tax.



# Tax Rate Presentation

November 21, 2023

Kevin Doyle - Director of Assessing  
Chris Feeley - Chairman, Board of Assessors



# **FY 2024 Town of Franklin Tax Classification Hearing Presentation**

1. New Growth brief on its role and where it's coming from
2. Levy Limit brief component discussion
3. Median (middle) Single Family Valuation and Tax
4. Classification Options brief perspective on single vs. split tax rate

MASSACHUSETTS DEPARTMENT OF REVENUE  
DIVISION OF LOCAL SERVICES  
BUREAU OF LOCAL ASSESSMENT

Franklin

TOWN

LA13 Tax Base Levy Growth

Retain documentation for 5 years in case of DOR audit - Fiscal Year 2024

Property Class	(A) All Prior Year Abatement No.	(B) All Prior Year Abatement Values	(C) New Growth Valuation	(D) PY Tax Rate	(E) Tax Levy Growth
<b>RESIDENTIAL</b>					
SINGLE FAMILY (101)	0	0	17,143,000		
CONDOMINIUM (102)	0	0	2,014,800		
TWO & THREE FAMILY (104 & 105)	0	0	162,000		
MULTI - FAMILY (111-125)	0	0	10,529,100		
VACANT LAND (130-132 & 106)	0	0	430,300		
ALL OTHERS (103, 109, 012-018)	0	0	160,900		
<b>TOTAL RESIDENTIAL</b>	<b>0</b>	<b>0</b>	<b>30,440,100</b>	<b>12.58</b>	<b>382,936</b>
<b>OPEN SPACE</b>	<b>0</b>	<b>0</b>	<b>0</b>		
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0		
<b>TOTAL OPEN SPACE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>
<b>COMMERCIAL</b>	<b>0</b>	<b>0</b>	<b>4,261,000</b>		
COMMERCIAL - CHAPTER 61, 61A, 61B	0	0	0		
<b>TOTAL COMMERCIAL</b>	<b>0</b>	<b>0</b>	<b>4,261,000</b>	<b>12.58</b>	<b>53,603</b>
<b>INDUSTRIAL</b>	<b>0</b>	<b>0</b>	<b>3,447,600</b>	<b>12.58</b>	<b>43,371</b>
<b>PERSONAL PROPERTY</b>	<b>0</b>	<b>0</b>	<b>50,231,900</b>	<b>12.58</b>	<b>631,917</b>
<b>TOTAL REAL &amp; PERSONAL</b>	<b>0</b>	<b>0</b>	<b>88,380,600</b>		<b>1,111,827</b>

Community Comments:

Board of Assessors

KEVIN William DOYLE, Dir. of Assessing, Franklin, kdoyle@franklinma.gov 508-520-4920 | 11/12/2023 2:19 PM

Comment: SIGNED BY DIRECTION OF THE BOARD OF ASSESSORS.

Signatures



MASSACHUSETTS DEPARTMENT OF REVENUE  
DIVISION OF LOCAL SERVICES  
BUREAU OF ACCOUNTS

Franklin

TOWN

Levy Limit  
Fiscal Year 2024

FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY 2023 LEVY LIMIT


A. FY 2022 Levy Limit	83,859,338	
A1. Amended FY 2022 Growth	0	
B. ADD (IA + IA1)*2.5%	2,096,483	
C. ADD FY 2023 New Growth	1,299,688	
C1. ADD FY 2023 New Growth Adjustment	0	
D. ADD FY 2023 Override	0	
E. FY 2023 Subtotal	<u>87,255,509</u>	
F. FY 2023 Levy Ceiling	180,889,544	I. <u>87,255,509</u>
		FY 2023 Levy Limit

II. TO CALCULATE THE FY 2024 LEVY LIMIT

A. FY 2023 Levy Limit from I	87,255,509	
A1. Amended FY 2023 Growth	25,292	
B. ADD (IIA + IIA1)*2.5%	2,182,020	
C. ADD FY 2024 New Growth	1,111,827	
C1. ADD FY 2024 New Growth Adjustment	0	
D. ADD FY 2024 Override	0	
E. ADD FY 2024 Subtotal	<u>90,574,648</u>	
F. FY 2024 Levy Ceiling	199,760,374	II. <u>90,574,648</u>
		FY 2024 Levy Limit

III. TO CALCULATE THE FY 2024 MAXIMUM ALLOWABLE LEVY

A. FY 2024 Levy Limit from II.	90,574,648
B. FY 2024 Debt Exclusion(s)	3,685,776
C. FY 2024 Capital Expenditure Exclusion(s)	0
D. FY 2024 Stabilization Fund Override	0
E. FY 2024 Other Adjustment :	0
F. FY 2024 Water/Sewer	0
G. FY 2024 Maximum Allowable Levy	<u>94,260,424</u>



<b>FY</b>	<b>MEDIAN SF VALUE</b>	<b>SINGLE RATE</b>	<b>SINGLE TAX</b>	<b>CHG FR PRIOR YR</b>
2005	354,000	9.17	3,246	n/a
2006	385,000	9.02	3,473	227
2007	411,000	8.86	3,641	169
2008	383,000	10.23	3,918	277
2009	354,000	11.17	3,954	36
2010	343,000	12.03	4,126	172
2011	328,500	12.95	4,254	128
2012	321,300	13.73	4,411	157
2013	316,000	14.34	4,531	120
2014	331,700	14.45	4,793	262
2015	353,900	14.84	5,252	459
2016	367,100	14.50	5,323	71
2017	373,800	14.58	5,450	127
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2019	410,800	14.66	6,022	316
2020	427,700	14.51	6,206	184
2021	441,300	14.65	6,465	259
2022	470,800	14.05	6,615	150
2023	563,100	12.58	7,084	469
2024	613,100	11.79	7,228	145
	MEDIAN = MIDDLE			

# CLASSIFICATION OPTIONS

CLASS	VALUE	%	
Residential	6,473,395,910	81.0145	R & O %
Open Space	0	0.0000	81.0145
Commercial	523,347,555	6.5497	
Industrial	734,290,380	9.1896	C I P %
Personal Property	259,381,120	3.2462	18.9855
Total	7,990,414,965	100.0000	

## ENTER A LEVY

Levy	94,206,992
Single TaxRate	11.79

## ENTER CIP SHIFT RANGE

Shift Range	1.00	1.50
Shift Increment %		5.00
Max Shift Allowed		1.50

## Share Percentages

CIP Shift	Res Factor	Res SP	Comm SP	Ind SP	PP SP	Total SP	Res Tax Rate	CIP Tax Rate
1.0000	1.0000	81.0145	6.5497	9.1896	3.2462	100.0000	11.79	11.79
1.0500	0.9883	80.0652	6.8772	9.6491	3.4085	100.0000	11.65	12.38
1.1000	0.9766	79.1160	7.2047	10.1086	3.5708	100.0000	11.51	12.97
1.1500	0.9648	78.1667	7.5322	10.5680	3.7331	100.0000	11.38	13.56
1.2000	0.9531	77.2174	7.8596	11.0275	3.8954	100.0000	11.24	14.15
1.2500	0.9414	76.2681	8.1871	11.4870	4.0578	100.0000	11.10	14.74
1.3000	0.9297	75.3189	8.5146	11.9465	4.2201	100.0000	10.96	15.33
1.3500	0.9180	74.3696	8.8421	12.4060	4.3824	100.0000	10.82	15.92
1.4000	0.9063	73.4203	9.1696	12.8654	4.5447	100.0000	10.68	16.51
1.4500	0.8945	72.4710	9.4971	13.3249	4.7070	100.0000	10.55	17.10
1.5000	0.8828	71.5218	9.8246	13.7844	4.8693	100.0000	10.41	17.69



**TOWN OF FRANKLIN  
RESOLUTION 23-66**

**Tax Classification - Residential Factor**

**WHEREAS,** a public hearing on the Property Tax Classification was held and closed on November 21, 2023.

**NOW THEREFORE** be it resolved that the Residential Factor will be set at [1.000000].

---

**DATED:** \_\_\_\_\_, 2023

**VOTED:**

**UNANIMOUS:** \_\_\_\_\_

**A True Record Attest:**

**YES:** \_\_\_\_\_ **NO:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**Nancy Danello, CMC  
Town Clerk**

---

**Glenn Jones, Clerk  
Franklin Town Council**



**TOWN OF FRANKLIN  
RESOLUTION 23-67**

**Tax Classification - Open Space Exemption**

**WHEREAS,** a public hearing on the Property Tax Classification was held and closed on November 21, 2023.

**NOW THEREFORE** be it resolved that there [ ~~be~~ ] [ not be ] an exemption for open space.

**DATED:** \_\_\_\_\_, 2023

**VOTED:**

**UNANIMOUS:** \_\_\_\_\_

**A True Record Attest:**

**YES:** \_\_\_\_\_ **NO:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**Nancy Danello, CMC  
Town Clerk**

\_\_\_\_\_  
**Glenn Jones, Clerk  
Franklin Town Council**



**TOWN OF FRANKLIN  
RESOLUTION 23-68**

**Tax Classification - Small Business Exemption**

**WHEREAS,** a public hearing on the Property Tax Classification was held and closed on November 21, 2023.

**NOW THEREFORE** be it resolved that there [ ~~be~~ ] [ not be ] an exemption for small businesses.

**DATED:** \_\_\_\_\_, 2023

**VOTED:**

**UNANIMOUS:** \_\_\_\_\_

**A True Record Attest:**

**YES:** \_\_\_\_\_ **NO:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**Nancy Danello, CMC  
Town Clerk**

\_\_\_\_\_  
**Glenn Jones, Clerk  
Franklin Town Council**



**TOWN OF FRANKLIN  
RESOLUTION 23-69**

**Tax Classification - Residential Property Exemption**

**WHEREAS,** a public hearing on the Property Tax Classification was held and closed on November 21, 2023.

**NOW THEREFORE** be it resolved that there [ ~~be~~ ] [ not be ] an exemption for residential properties.

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**DATED:** \_\_\_\_\_, 2023

**VOTED:**

**UNANIMOUS:** \_\_\_\_\_

**A True Record Attest:**

**YES:** \_\_\_\_\_ **NO:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**Nancy Danello, CMC  
Town Clerk**

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**Glenn Jones, Clerk  
Franklin Town Council**



**TOWN OF FRANKLIN  
RESOLUTION 23-70**

**Tax Classification - Senior Means Tested Exemption**

**WHEREAS,** a public hearing on the Property Tax Classification was held and closed on November 21, 2023.

**NOW THEREFORE** be it resolved that there [ ~~be~~ ] [ not be ] an exemption for senior means tested.

---

**DATED:** \_\_\_\_\_, 2023

**VOTED:**

**UNANIMOUS:** \_\_\_\_\_

**A True Record Attest:**

**YES:** \_\_\_\_\_ **NO:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**Nancy Danello, CMC  
Town Clerk**

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**Glenn Jones, Clerk  
Franklin Town Council**