

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949
www.franklinma.gov

OFFICE OF THE TOWN ADMINISTRATOR

Memorandum

November 25, 2020

To: Town Council
From: Jamie Hellen, Town Administrator

Re: Resolution 20-86, 69, 70, 71: Tax Rate Hearing

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 FY21 Tax Rate (July 1, 2020 - June 30, 2021).

I have attached a packet of information from the Assessors office on the tax rate hearing. Please note that the average median house value has increased in Town by 2.8% and the proposed tax rate is \$14.65. We 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 next four resolutions, all of which need to be voted on annually by state law.

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

FY 2021 Franklin Tax Classification Hearing Presentation

The primary purpose of this Annual Hearing is to present data relevant to the Town Council's consideration to have single or multiple tax rates for the current fiscal year.

The following 4 items are related to the 4 votes the Town Council must take on the 4 corresponding Resolutions, Town Clerk certifications of which must then be provided to the Massachusetts Department of Revenue.

1. Historically, the Council has voted a factor of 1, meaning a uniform tax rate for Residential Property as well as Commercial-Industrial-Personal Property.
2. The Board of Assessors has not classified any property under State Land Use Class "open space", thus a vote for an "open space" discount is N/A.
3. The assessors have not determined qualified property for a small commercial exemption (only in about a dozen of 351 cities & towns). N/A
4. Lastly, what's known as a residential exemption (also only in a dozen cities & towns) is found to be relevant in largely non-owner occupied resort or densely populated communities with major rental markets. N/A

Begin by reviewing some Massachusetts and Franklin property tax background.

- A. New Growth brief on its role and where it's coming from.
- B. Levy Limit brief component discussion.
- C. Median (middle) Single Family Valuation and Tax.
- D. Mean (average) Single Family Valuation and Tax.
- E. Historic Average Single Family Value, Tax Rate & Annual Tax Bill.
- F. Classification Options brief perspective on single vs. split tax rate.

FY 2021 PROPERTY TAX CLASSIFICATION HEARING

TOWN OF FRANKLIN, MASSACHUSETTS

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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 in the Municipal Office Building, 355 East Central Street, Franklin, MA on Wednesday evening, December 2, 2020 at 7:10 P.M. on the issue of allocating the local property tax levy among the 5 property classes for the Fiscal Year 2021. 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 and Industrial and Personal Property.

This meeting will be done remotely via the "ZOOM" platform. Residents can visit the Town Website (Franklinma.gov) 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,
Alecia Alleyne
Licensing Administrator

OFFICE OF THE BOARD OF ASSESSORS



MEMORANDUM

DATE: December 2, 2020
TO: Town Council
FROM: Board of Assessors
Kevin W. Doyle, Director of Assessing
RE: FY 2021 Tax Rate Hearing

Please find attached our information related to the annual Tax Rate Hearing. The hearing is required by Law and is intended for the Town Council to determine whether the FY 21 Tax Rate (July 1, 2020 - June 30, 2021) will be a single or a dual 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 20 is \$14.51 and the proposed tax rate for FY 21 rate is \$14.65. The average single family assessment value increased from \$460,400 to \$473,300 or \$12,900 (2.8%). The average single family tax bill (home is assessed at \$473,300) will increase by \$254 a year. Individual homes may increase or decrease depending on many 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 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 3rd 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 2021 PROPERTY CLASS TOTALS							CLASS 1	CLASS 2	CLASS 3	CLASS 4	CLASS 5
USE	VALUE PORTION OF TOTAL	PROPERTY TYPE	ACCT/ PARCEL COUNT	Residential Assessed Value	Open Space Assessed Value	Commercial Assessed Value	Industrial Assessed Value	Personal Property Assessed Value			
SINGLE FAMILY	63.488%	101	7,745	3,665,821,100							
RESIDENTIAL CONDO	10.004%	102	1,916	577,646,100							
2 RES BLDGS / ONE LOT	0.427%	Misc 103,109	47	24,642,500							
TWO FAMILY	1.506%	104	235	86,935,100							
THREE FAMILY	0.503%	105	67	29,052,700							
APARTMENTS	4.038%	111-125	63	233,177,200							
RESIDENTIAL LAND	0.532%	130-132, 106	407	30,726,500							
OTHERWISE NOT CLASSIFIED	0.000%	200-231	0		0						
COMMERCIAL	6.203%	300-393	216			358,180,900					
INDUSTRIAL	8.921%	400-452	188				515,108,300				
CLASSIFIED FOREST	0.000%	CH 61 Land	0		0	0					
CLASSIFIED AGRICULTURAL	0.002%	CH 61A Land	19		0	125,320					
CLASSIFIED RECREATIONAL	0.023%	CH 61B Land	16		0	1,321,120					
RES/COM/IND MIXED USE	1.082%	012-043	78	36,478,115	0	25,937,820	55,640				
PERSONAL PROP - INDIVIDUAL	0.702%	501	266					40,541,610			
PERSONAL PROP - CORPORATION	1.066%	502	392					61,526,050			
PERSONAL PROP - MFG CORP	0.000%	503	0					0			
PERSONAL PROP - TRANSMISSION	1.060%	504,550-552	6					61,210,320			
PERSONAL PROP - TELEPHONE	0.284%	505	5					16,375,300			
PERSONAL PROP - PIPELINES	0.114%	506	1					6,563,100			
PERSONAL PROP - WIRELESS	0.046%	508	4					2,658,390			
TOTALS	100.000%		11,671	4,684,479,315	0	385,565,160	515,163,940	188,874,770			
REAL AND PERSONAL PROPERTY TOTAL VALUE							5,774,083,185				
EXEMPT PARCEL COUNT & VALUE							EXEMPT VALUE				
							822				

FY2021 CLASS	CLASS VALUE	KEY GROUPS	VALUE OF GROUP	GROUP % OF CLASS
COMMERCIAL	385,565,160	MALL & OFFICE BLDG.	60,737,800	15.75%
INDUSTRIAL	515,163,940	CONSTITUTION & FORGE	346,637,200	67.29%
SUB-TOTAL	900,729,100	SUB-TOTAL	407,375,000	45.23%
PERSONAL PROP.	188,874,770	PERSONAL PROP.	188,874,770	100.00%
GRAND TOTAL	1,089,603,870	GRAND TOTAL	596,249,770	54.72%
				of total CIP

MINIMUM RESIDENTIAL FACTOR COMPUTATION
Fiscal Year 2021

A Class	B Full and Fair Cash Valuation	C Percentage Share	
1. Residential	4,684,479,315	81.1294%	81.1294%
2. Open Space	0	0.0000%	
3. Commercial	385,565,160	6.6775%	18.8706%
4. Industrial	515,163,940	8.9220%	
5. Personal Property	188,874,770	3.2711%	
TOTALS	5,774,083,185	100.0000%	

Maximum Share of Levy for Classes Three, Four and Personal Property: $150\% * 18.8706\%$ (Lines 3C + 4C + 5C) = **28.3059%** (Max % Share)

Minimum Share of Levy for Classes One and Two: $100\% - 28.3059\%$ (Max % Share) = **71.6941%** (Min % Share)

Minimum Residential Factor (MRF): 71.6941% (Min % Share) / 81.1294% (Lines 1C + 2C) = **88.3701%** (Minimum Residential Factor)

MINIMUM RESIDENTIAL FACTOR LA7 (6-96): **88.3701%**

Chapter 58, Section 1A mandates a minimum residential factor of not less than 65 percent.

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 2021

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
RESIDENTIAL					
SINGLE FAMILY (101)	15	394,800	12,918,900		
CONDOMINIUM (102)	2	35,300	22,498,000		
TWO & THREE FAMILY (104 & 105)	2	31,800	365,800		
MULTI - FAMILY (111-125)	1	851,100	20,012,600		
VACANT LAND (130-132 & 106)	4	530,400	445,700		
ALL OTHERS (103, 109, 012-018)	0	0	316,500		
TOTAL RESIDENTIAL	24	1,843,400	56,557,500	14.51	820,649
OPEN SPACE	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0		
TOTAL OPEN SPACE	0	0	0	0.00	0
COMMERCIAL	0	0	4,367,400		
COMMERCIAL - CHAPTER 61, 61A, 61B	0	0	0		
TOTAL COMMERCIAL	0	0	4,367,400	14.51	63,371
INDUSTRIAL	1	2,883,100	7,541,200	14.51	109,423
PERSONAL PROPERTY	2	84,150	46,516,150	14.51	674,949
TOTAL REAL & PERSONAL	27	4,810,650	114,982,250		1,668,392

Community Comments:

Signatures
<p>Board of Assessors</p> <p>KEVIN William DOYLE, Dir. of Assessing , Franklin , kdoyle@franklinma.gov 508-520-4920 11/13/2020 2:12 PM</p> <p>Comment: SIGNED BY DIRECTION OF THE BOARD OF ASSESSORS</p>

Documents
<p>Documents have been uploaded.</p>

NOTE : The information was Approved on 11/19/2020

**Levy Limit
 Fiscal Year 2021**

FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY 2020 LEVY LIMIT

A. FY 2019 Levy Limit	73,437,716	
A1. Amended FY 2019 Growth	0	
B. ADD (IA + IA1)*2.5%	1,835,943	
C. ADD FY 2020 New Growth	1,864,418	
C1. ADD FY 2020 New Growth Adjustment	0	
D. ADD FY 2020 Override	0	
E. FY 2020 Subtotal	<u>77,138,077</u>	
F. FY 2020 Levy Ceiling	139,553,413	I. <u>77,138,077</u>
		FY 2020 Levy Limit

II. TO CALCULATE THE FY 2021 LEVY LIMIT

A. FY 2020 Levy Limit from I	77,138,077	
A1. Amended FY 2020 Growth	0	
B. ADD (IIA + IIA1)*2.5%	1,928,452	
C. ADD FY 2021 New Growth	1,668,392	
C1. ADD FY 2021 New Growth Adjustment	0	
D. ADD FY 2021 Override	0	
E. ADD FY 2021 Subtotal	<u>80,734,921</u>	
F. FY 2021 Levy Ceiling	144,352,080	II. <u>80,734,921</u>
		FY 2021 Levy Limit

III. TO CALCULATE THE FY 2021 MAXIMUM ALLOWABLE LEVY

A. FY 2021 Levy Limit from II.	80,734,921
B. FY 2021 Debt Exclusion(s)	3,871,376
C. FY 2021 Capital Expenditure Exclusion(s)	0
D. FY 2021 Stabilization Fund Override	0
E. FY 2021 Other Adjustment :	0
F. FY 2021 Water/Sewer	0
G. FY 2021 Maximum Allowable Levy	<u>84,606,297</u>

Signatures

No signatures to display.

Documents

No documents have been uploaded.

NOTE : The information is preliminary and is subject to change.

CLASSIFICATION TAX ALLOCATION
Fiscal Year 2021

1. The selected Residential Factor is 1.000000

If you desire each class to maintain 100% of its full values tax share, indicate a residential factor of "1" and go to question 3.

2. In computing your residential factor, was a discount granted to Open Space?

Yes No

If Yes, what is the percentage discount? 0

3. Was a residential exemption adopted?

Yes No

If Yes, please complete the following:

Class 1 Total Assessed Value	=	4,684,479.315	X	<u>0</u>	=	<u>0</u>
Class 1 Total Parcel Count *		0		Selected Res. Exemption %		Residential Exemption

* Include all parcels with a Mixed-Use Residential designation

Applicable number of parcels to receive exemption 0

Net value to be exempted 0

4. Was a small commercial exemption adopted?

Yes No

% Selected 0

If Yes, please complete the following:

No. of parcels eligible	<u>0</u>
Total value of parcels	<u>0</u>
Total value to be exempted	<u>0</u>

5. The following information was derived from the LA-7. Please indicate in column D percentages (accurate to 4 digits to the right of the decimal point) which result from your selected residential factor. (If a residential factor of "1" has been selected, you may leave Column D blank.)

A Class	B Certified Full and Fair Cash Value Assessments	C Percentage Full Value Shares of Total Tax Levy	D New Percentage Shares of Total Tax Levy
Residential	4,684,479,315.00	81.1294%	81.1294%
Open Space	0.00	0.0000%	0.0000%
Commercial	385,565,160.00	6.6775%	6.6775%
Industrial	515,163,940.00	8.9220%	8.9220%
Personal Property	188,874,770.00	3.2711%	3.2711%
TOTALS	5,774,083,185.00	100.0000%	100.0000%

NOTE : The information is preliminary and is subject to change.

CLASSIFICATION TAX ALLOCATION

Fiscal Year 2021

7. We hereby attest that on (date), (time), at (place) in a public hearing on the issue of adopting the percentages for fiscal year 2021, that the Board of Assessors presented information and data relevant to making such determination and the fiscal effect of the available alternatives, and that the percentages set forth above were duly adopted in public session on (date).

8. The LA-5 excess capacity for the current fiscal year is calculated as 15,978.35

The LA-5 excess capacity for the prior fiscal year is calculated as 44,016.85

For cities : City Councilors, Aldermen, Mayor

For towns : Board of Selectmen

For districts : Prudential Committee or Commissioners

Signatures

No signatures to display.

Documents

No documents have been uploaded.

CLASSIFICATION OPTIONS

CLASS	VALUE	%	R & O %	CIP %
Residential	4,684,479,315	81.1294	81.1294	
Open Space	0	0.0000	0.0000	
Commercial	385,565,160	6.6775	6.6775	
Industrial	515,163,940	8.9220	8.9220	
Personal Property	188,874,770	3.2711	3.2711	18.8706
Total	5,774,083,185	100.0000	100.0000	

ENTER A LEVY

Levy	84,590,319
Single TaxRate	14.65

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	81.1294	6.6775	8.9220	3.2711	100.0000	14.65	14.65
1.0500	0.9884	80.1859	7.0114	9.3681	3.4347	100.0000	14.48	15.38
1.1000	0.9767	79.2423	7.3453	9.8142	3.5982	100.0000	14.31	16.11
1.1500	0.9651	78.2988	7.6791	10.2603	3.7618	100.0000	14.14	16.85
1.2000	0.9535	77.3553	8.0130	10.7064	3.9253	100.0000	13.97	17.58
1.2500	0.9419	76.4118	8.3469	11.1525	4.0889	100.0000	13.80	18.31
1.3000	0.9302	75.4682	8.6808	11.5986	4.2524	100.0000	13.63	19.04
1.3500	0.9186	74.5247	9.0146	12.0447	4.4160	100.0000	13.46	19.78
1.4000	0.9070	73.5812	9.3485	12.4908	4.5795	100.0000	13.29	20.51
1.4500	0.8953	72.6376	9.6824	12.9369	4.7431	100.0000	13.12	21.24
1.5000	0.8837	71.6941	10.0163	13.3830	4.9067	100.0000	12.95	21.97

Massachusetts Department of Revenue								
Division of Local Services								
Municipal Databank/Local Aid Section								
FY1988 - FY2021 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
							average =	164

FY	MEAN SF VALUE	SINGLE RATE	SINGLE RATE TAX	CHG FR PRIOR YR
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
	MEAN = AVERAGE			

FY	MEDIAN SF VALUE	SINGLE RATE	SINGLE TAX	CHG FR PRIOR YR
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
	MEDIAN = MIDDLE			

PROPERTY CLASS	FY 20 CLASS LEVY AT 14.51	FY 21 CLASS LEVY AT 14.65	% CHANGE FY 2020 TO FY 2021
RESIDENTIAL	65,394,573.42	68,627,621.96	4.944%
COMMERCIAL	5,576,513.77	5,648,529.59	1.291%
INDUSTRIAL	7,293,197.72	7,547,151.72	3.482%
PERSONAL	2,732,516.24	2,767,015.38	1.263%
GRAND TOTALS	80,996,801.15	84,590,318.65	4.437%

**BOARD OF ASSESSORS - FISCAL YEAR 2020
TOWN FINANCIAL SUMMARY**

VALUATION

Taxable Real Property	5,393,817,017.00
Taxable Personal Property	188,319,520.00

TOTAL TAXABLE PROPERTY VALUATION 5,582,136,537.00

AMOUNTS TO BE RAISED

Total Real and Personal Property Tax Levy	80,996,801.15
Total Estimated Receipts & Other Revenue Sources	64,089,883.20

TOTAL AMOUNTS TO BE RAISED/RECEIPTS - ALL SOURCES 145,086,684.35

TAX RATE - \$14.51 PER \$1,000 OF TAXABLE VALUATION

TAX LEVY

Real Property Levy	78,264,284.91
Personal Property Levy	2,732,516.24

TOTAL LEVY - ALL TAXABLE CLASSES 80,996,801.15

REAL PROPERTY EXEMPTIONS	\$ EXEMPTION TOTALS	\$ MA REIMBURSEMENT
Clause 17D Widow (51)	16,932.00	350.00
Clause 18 Hardship (1)	4,241.27	0.00
Clause 22 Veterans (123)	49,200.00	27,675.00
Clause 22F Veterans (1)	6,345.22	6,170.22
Clause 22D Veterans (10)	56,216.09	56,216.09
Clause 22E Veterans (37)	37,000.00	30,525.00
Clause 37A Blind (13)	6,500.00	0.00
Clause 41C Elderly (18)	18,000.00	0.00
Clause 42 Widow (police) (1)	8,071.91	0.00
Exemptions Totals (243)	202,506.49	120,936.31
Senior Work Prog. (98)	94,899.75	0.00



TOWN OF FRANKLIN

RESOLUTION: 20-68

TAX CLASSIFICATION - RESIDENTIAL FACTOR

WHEREAS, a public hearing on the Property Tax Classification was held and closed on December 2, 2020.

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

DATED: _____, 2020

VOTED:

UNANIMOUS: _____

A True Record Attest:

YES: _____ **NO:** _____

ABSTAIN: _____

**Nancy Danello
Temporary Town Clerk**

ABSENT: _____

**Glenn Jones, Clerk
Franklin Town Council**