

OFFICE OF THE BOARD OF ASSESSORS



MEMORANDUM

DATE: November 21, 2018
TO: Town Council
FROM: Board of Assessors
Kevin W. Doyle, Director of Assessing
RE: FY 19 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 19 Tax Rate (July 1, 2018 - June 30, 2019) will be a single or a dual tax rate.

A single tax rate means that all property classes (residential, commercial, industrial and personal property) are taxed at the same tax rate. A dual tax rate means the commercial-industrial-personal property tax rate is increased while the residential rate is decreased. In other words the 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 18 is \$14.65 and the proposed tax rate for FY 19 rate is \$14.66. The average single family assessment value increased from \$421,800 to \$443,500 or \$21,700. The average single family tax bill (if your home is assessed at \$443,500) will increase by \$322 a year. Individual homes may increase or decrease depending on many other factors.

Approximately 80% of property tax valuation and thus tax revenue is from residential taxes and 20% is 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 adjustments in the Debt Exclusion amount to be raised for payments on long-term capital projects (i.e. schools).

FY 2019 MARKET ADJUSTMENTS SUMMARY

FY 2018 AVERAGE SINGLE FAMILY	\$421,800	
FY 2019 AVERAGE SINGLE FAMILY	\$443,500	
CHANGE (approx. %)	+ \$21,700	+ 5 %

<u>Real Estate Property Class Groups</u>	<u>Approx. Overall Percent Change</u>
SINGLE FAMILY	+ 5 %
RESIDENTIAL CONDOS	+ 2 %
2 & 3 FAMILY HOMES	+ 8 %
4 or more APARTMENTS	+ 3 ½ %
VACANT RESIDENTIAL LAND	+ ½ %
OTHER RESIDENTIAL (i.e. mixed use)	+ 5 %
RESIDENTIAL OVERALL	+ 4 %
COMMERCIAL	+ ½ %
INDUSTRIAL	+ ½ %

FY 2019 PROPERTY CLASS TOTALS		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	0.64938	101	7,722	3,424,692,100					
RESIDENTIAL CONDO	0.08929	102	1,818	470,908,300					
2 RES BLDGS / ONE LOT	0.00428	Misc 103,109	46	22,547,900					
TWO FAMILY	0.01409	104	230	74,303,800					
THREE FAMILY	0.00452	105	68	23,863,800					
APARTMENTS	0.03522	111-125	63	185,742,600					
RESIDENTIAL LAND	0.00701	130-132, 106	450	36,978,500					
OTHERWISE NOT CLASSIFIED	0.00000	200-231	0						
COMMERCIAL	0.06376	300-393	226			336,269,000			
INDUSTRIAL	0.08815	400-452	193				464,895,400		
CLASSIFIED FOREST	0.00000	CH 61 Land	0			0			
CLASSIFIED AGRICULTURAL	0.00002	CH 61A Land	9			108,901			
CLASSIFIED RECREATIONAL	0.00021	CH 61B Land	12			1,126,593			
RES/COM/IND MIXED USE	0.01050	012-043	77	32,992,010			53,340		
PERSONAL PROP - INDIVIDUAL	0.00741	501	248					39,104,490	
PERSONAL PROP - CORPORATION	0.01020	502	407					53,807,820	
PERSONAL PROP - MFG CORP	0.00000	503	0					0	
PERSONAL PROP - TRANSMISSION	0.01135	504,550-552	6					59,844,440	
PERSONAL PROP - TELEPHONE	0.00294	505	6					15,509,900	
PERSONAL PROP - PIPELINES	0.00126	506	1					6,630,600	
PERSONAL PROP - WIRELESS	0.00039	508	4					2,065,540	
TOTALS	1.00000		11,586	4,272,029,010	0	359,840,194	464,948,740	176,962,790	5,273,780,734
REAL AND PERSONAL PROPERTY TOTAL VALUE									5,273,780,734
EXEMPT VALUE									407,181,000

MINIMUM RESIDENTIAL FACTOR COMPUTATION
 Fiscal Year 2019

A Class	B Full and Fair Cash Valuation	C Percentage Share	
1. Residential	4,272,029,010	81.0051%	81.0051%
2. Open Space	0	0.0000%	
3. Commercial	359,840,194	6.8232%	18.9949%
4. Industrial	464,948,740	8.8162%	
5. Personal Property	176,962,790	3.3555%	
TOTALS	5,273,780,734	100.0000%	

Maximum Share of Levy for Classes Three, Four and Personal Property: $150\% * 18.9949\%$ (Lines 3C + 4C + 5C) = **28.4924%** (Max % Share)

Minimum Share of Levy for Classes One and Two: $100\% - 28.4924\%$ (Max % Share) = **71.5076%** (Min % Share)

Minimum Residential Factor (MRF): 71.5076% (Min % Share) / 81.0051% (Lines 1C + 2C) = **88.2754%** (Minimum Residential Factor)

MINIMUM RESIDENTIAL FACTOR LA7 (6-96): **88.2754%**

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 2019

Property Class	(A) PFY LA4 Values	Omitted and Revised No.	(B) Omitted and Revised Values	Abatement No.	(C) Abatement Values	Other Adjustment No.	(D) Other Adjustment Values	(E) Adjusted Value Base
RESIDENTIAL								
SINGLE FAMILY (101)	3,248,659,900	0	0	19	1,104,000	657	-1,811,400	3,245,744,500
CONDOMINIUM (102)	440,857,900	0	0	6	70,200	131	-570,600	440,217,100
TWO & THREE FAMILY (104 & 105)	91,211,800	0	0	0	0	22	-703,900	90,507,900
MULTI - FAMILY (111-125)	186,004,100	0	0	2	4,805,900	2	217,300	183,415,500
VACANT LAND (130-132 & 106)	38,973,200	0	0	3	303,500	25	-4,057,900	34,611,800
ALL OTHERS (103, 109, 012-018)	52,078,610	0	0	1	152,000	7	757,100	52,683,710
TOTAL RESIDENTIAL	4,059,795,510	0	0	31	6,435,600	844	-6,169,400	4,047,180,510
OPEN SPACE	0	0	0	0	0	0	0	0
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0	0	0	0	0	0
TOTAL OPEN SPACE	0	0	0	0	0	0	0	0
COMMERCIAL	357,491,065	0	0	0	0	15	-1,269,900	356,221,165
COMMERCIAL - CHAPTER 61, 61A, 61B	1,307,442	0	0	0	0	2	2,128	1,309,570
TOTAL COMMERCIAL	358,798,507	0	0	0	0	17	-1,267,772	357,530,735
INDUSTRIAL	466,888,250	0	0	9	1,864,100	10	-6,500	465,017,650
PERSONAL PROPERTY	169,074,130	1	5,660					
TOTAL REAL & PERSONAL	5,054,546,397	1	5,660					

NOTE: The information was approved on 11/19/2018

MASSACHUSETTS DEPARTMENT OF REVENUE
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 BUREAU OF LOCAL ASSESSMENT

Franklin
 TOWN

LA13 Tax Base Levy Growth
 Retain documentation for 5 years in case of DOR audit - Fiscal Year 2019

Property Class	Reval Perct	(F) +/- Reval Adj Values	(G) Total Adjusted Value Base	(H) CFY LA4	(I) New Growth Valuation	(J) PY Tax Rate	(K) Tax Levy Growth
RESIDENTIAL							
SINGLE FAMILY (101)	0.04819	156,428,550	3,402,173,050	3,424,692,100	22,519,050		
CONDOMINIUM (102)	0.01966	8,653,300	448,670,400	470,908,300	22,037,900		
TWO & THREE FAMILY (104 & 105)	0.08157	7,382,700	97,890,600	98,167,600	277,000		
MULTI - FAMILY (111-125)	-0.03490	-6,401,300	177,014,200	185,742,600	8,728,400		
VACANT LAND (130-132 & 106)	-0.00667	-230,700	34,381,100	36,978,500	2,597,400		
ALL OTHERS (103, 109, 012-018)	0.05052	2,661,700	55,345,410	55,539,910	194,500		
TOTAL RESIDENTIAL	0.04163	168,494,250	4,215,674,760	4,272,029,010	56,354,250	14.65	825,590
OPEN SPACE	0.00000	0	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0.00000	0	0	0	0		
TOTAL OPEN SPACE	0.00000	0	0	0	0	0.00	0
COMMERCIAL							
COMMERCIAL - CHAPTER 61, 61A, 61B	-0.00328	-1,168,165	355,053,000	358,604,700	3,551,700		
	-0.05657	-74,076	1,235,494	1,235,494	0		
TOTAL COMMERCIAL	-0.00347	-1,242,241	356,288,494	359,840,194	3,551,700	14.65	52,032
INDUSTRIAL	-0.00759	-3,530,910	461,486,740	464,948,740	3,462,000	14.65	50,718
PERSONAL PROPERTY				176,962,790	40,077,680	14.65	587,138
TOTAL REAL & PERSONAL			5,273,780,734	5,273,780,734	103,445,630		1,515,478

Community Comments:

IN ADDITION TO THE PERSONAL PROPERTY AND THE RESIDENTIAL (LUC's 101, 102 & 130) GROWTH DETAILS ATTACHED BELOW, PLEASE NOTE THE NEW CONSTRUCTION ADDED TO THE APARTMENT CLASS IN THE COMPLETION OF THE NEW 280 UNIT APARTMENT COMPLEX AT WOODSIDE WAY OFF ROUTE 140 NEAR THE BELLINGHAM TOWN LINE CONTRIBUTING \$8.62 MILLION TOWARD CLASS 111-112 VALUATION GROWTH. GROWTH IN COMMERCIAL AND INDUSTRIAL PROPERTIES CONTINUES AS WELL WITH APPROXIMATELY \$3.5 MILLION IN GROWTH VALUE ADDED TO EACH OF THESE CLASS GROUPS. THE NUMBER OF BUILDING PERMITS HAS CONTINUED TO RISE BY ABOUT 10% EVERY YEAR OVER THE PRIOR YEAR FOR THE PAST 10 YEARS. MORE FREQUENTLY WE'RE SEEING UNDERUTILIZED PROPERTIES TRANSFORMED TO THEIR HIGHEST AND BEST USE THROUGH ASSEMBLAGE AND/OR DEMOLITION. EFFORTS CONTINUE TO BROADEN THE TAX BASE, BUT RESIDENTIAL CONTINUES TO EXPAND AND STRENGTHEN WHILE WE BARELY HOLD ONTO OUR 80%/20% RES/CIP TAX BASE; THIS YEAR IT'S 81%/19%.

Signatures

Board of Assessors

KEVIN William DOYLE, Dir. of Assessing, Franklin, kdoyle@franklinma.gov 508-520-4920 | 11/11/2018 2:40 PM

NOTE: The information was Approved on 11/19/2018

Levy Limit
 Fiscal Year 2019

FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY 2018 LEVY LIMIT

A. FY 2017 Levy Limit	67,013,107	
A1. ADD Amended FY 2017 Growth	0	
B. ADD (IA + IA1)*2.5%	1,675,328	
C. ADD FY 2018 New Growth	1,479,602	
C1. ADD FY 2018 New Growth Adjustment	0	
D. ADD FY 2018 Override	0	
E. FY 2018 Subtotal	<u>70,168,037</u>	
F. FY 2018 Levy Ceiling	126,363,660	I. <u>70,168,037</u>
		FY 2018 Levy Limit

II. TO CALCULATE THE FY 2019 LEVY LIMIT

A. FY 2018 Levy Limit from I	70,168,037	
A1. ADD Amended FY 2018 Growth	0	
B. ADD (IIA + IIA1)*2.5%	1,754,201	
C. ADD FY 2019 New Growth	1,515,478	
C1. ADD FY 2019 New Growth Adjustment	0	
D. ADD FY 2019 Override	0	
E. ADD FY 2019 Subtotal	<u>73,437,716</u>	
F. FY 2019 Levy Ceiling	131,844,518	II. <u>73,437,716</u>
		FY 2019 Levy Limit

III. TO CALCULATE THE FY 2019 MAXIMUM ALLOWABLE LEVY

A. FY 2019 Levy Limit from II.	73,437,716
B. FY 2019 Debt Exclusion(s)	3,904,735
C. FY 2019 Capital Expenditure Exclusion(s)	0
D. FY 2019 Stabilization Fund Override	0
E. FY 2019 Other Adjustment :	0
F. FY 2019 Water/Sewer	0
G. FY 2019 Maximum Allowable Levy	<u>77,342,451</u>

Signatures

Board of Assessors

KEVIN William DOYLE, Dir. of Assessing, Franklin, kdoyle@franklinma.gov 508-520-4920 | 11/20/2018 10:37 AM

Comment: SIGNED BY AUTHORIZATION OF THE BOARD; BOARD SIGNED ORIGINALS ON FILE.

NOTE: The information has not been Approved and is subject to change.

CLASSIFICATION TAX ALLOCATION
 Fiscal Year 2019

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	=	4,272,029,010	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	4,272,029,010.00	81.0051%	81.0051%
Open Space	0.00	0.0000%	0.0000%
Commercial	359,840,194.00	6.8232%	6.8232%
Industrial	464,948,740.00	8.8162%	8.8162%
Personal Property	176,962,790.00	3.3555%	3.3555%
TOTALS	5,273,780,734.00	100.0000%	100.0000%

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

CLASSIFICATION TAX ALLOCATION
Fiscal Year 2019

6. Notice was given to taxpayers on (date), (time), at (place), by (describe type of notice) that a public hearing on the issue of adopting the tax levy percentages for fiscal year 2019 would be held on (meeting date).

7. We hereby attest that on (date), (time), at (place) in a public hearing on the issue of adopting the percentages for fiscal year 2019, 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 28,825.44

The LA-5 excess capacity for the prior fiscal year is calculated as 7,506.29

For cities : City Councilors, Aldermen, Mayor

For towns : Board of Selectmen

For districts : Prudential Committee or Commissioners

Signatures

No signatures to display.

1.4100	0.9039	73.2172	9.6207	12.4308	4.7313	100.0000	56,606,848	7,438,121	9,610,735	3,657,905	77,313,609	13.25	20.67	20.67
1.4200	0.9015	73.0272	9.6889	12.5190	4.7648	100.0000	56,459,991	7,490,874	9,678,896	3,683,847	77,313,608	13.22	20.82	20.82
1.4300	0.8992	72.8373	9.7572	12.6072	4.7984	100.0000	56,313,134	7,543,627	9,747,057	3,709,790	77,313,608	13.18	20.96	20.96
1.4400	0.8968	72.6473	9.8254	12.6953	4.8319	100.0000	56,166,277	7,596,379	9,815,218	3,735,733	77,313,607	13.15	21.11	21.11
1.4500	0.8945	72.4574	9.8936	12.7835	4.8655	100.0000	56,019,420	7,649,132	9,883,380	3,761,675	77,313,607	13.11	21.26	21.26
1.4600	0.8921	72.2674	9.9619	12.8717	4.8990	100.0000	55,872,563	7,701,884	9,951,541	3,787,618	77,313,606	13.08	21.40	21.40
1.4700	0.8898	72.0775	10.0301	12.9598	4.9325	100.0000	55,725,706	7,754,637	10,019,702	3,813,560	77,313,606	13.04	21.55	21.55
1.4800	0.8874	71.8875	10.0983	13.0480	4.9651	100.0000	55,578,850	7,807,390	10,087,863	3,839,503	77,313,606	13.01	21.70	21.70
1.4900	0.8851	71.6976	10.1666	13.1361	4.9977	100.0000	55,431,993	7,860,142	10,156,025	3,865,445	77,313,605	12.98	21.84	21.84
1.5000	0.8828	71.5076	10.2348	13.2243	5.0333	100.0000	55,285,136	7,912,895	10,224,186	3,891,388	77,313,605	12.94	21.99	21.99

Massachusetts Department of Revenue								
Division of Local Services								
Municipal Databank/Local Aid Section								
FY1988 - FY2019 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
							average =	161

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
	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
	MEDIAN = MIDDLE			

PROPERTY CLASS	FY 18 CLASS LEVY AT 14.65	FY 19 CLASS LEVY AT 14.66	% CHANGE FY 2018 TO FY 2019
RESIDENTIAL	59,475,857.72	62,627,945.29	5.300%
COMMERCIAL	5,256,398.13	5,275,257.24	0.359%
INDUSTRIAL	6,839,912.86	6,816,148.53	-0.347%
PERSONAL	2,476,936.00	2,594,274.50	4.737%
GRAND TOTALS	74,049,104.71	77,313,625.56	4.409%



**COMMUNITY
NEWSPAPER
COMPANY**

GateHouse Media New England

**Community Newspaper Co. – Legal
Advertising Proof**

15 Pacella Park Drive, Randolph, MA 01821 |
800-624-7355 phone | 781-433-7951 fax .

Order Number: CN13745638

Salesperson: Mary Joyce Waite

Franklin Town Administrator
355 East Central Street
Franklin, MA 02038

Title:	Milford Daily News	Class:
	Legals	
Start date:	11/12/2018	Stop date:
	11/12/2018	
Insertions:	1	#Lines:
	72 ag	
Price:	\$102.63	

Payment Information

Receipt#

Pmt. Type:

CC. Number: CC. Exp.:

Invoice Total: \$102.63

FRANKLIN/TA/TAX HEARING 11/28/18

**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, **November 28, 2018 at 7:10 P.M.** on the issue of allocating the local property tax levy among the 5 property classes for the Fiscal Year 2019. 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.

The hearing location is accessible to persons with physical disabilities. If you have any questions, please call the Town Administrator's Office at (508) 520-4949.

Submitted by,
Chrissy Whelton

AD#13745638
MDN 11/12/18