

HEARING – 7:10 PM

1. TAX CLASSIFICATION HEARING

FY 2017 PROPERTY TAX CLASSIFICATION HEARING

REVIEW DOCUMENTS INDEX

PAGE NUMBER(S)

TAX HEARING LEGAL NOTICE	1
MARKET ADJUSTMENTS SUMMARY	2
PROPERTY CLASS TOTALS	3
KEY COMMERCIAL & INDUSTRIAL PROPERTIES VS ALL	4
IMPROVED C & I PROPERTIES ORDERED BY VALUE	5 – 9
MINIMUM RESIDENTIAL FACTOR	10 - 11
NEW GROWTH	12 – 13
LEVY LIMIT	14
ASSESSORS REPORT TO TOWN COUNCIL	15 – 18
TAX CLASSIFICATION HEARING FORM	19 – 20
WHAT IF SHIFT SCENARIOS	21 – 22
AVERAGE SINGLE FAMILY VALUE & TAX SINCE 1988	23
MEAN SINGLE FAMILY VALUE & TAX CHANGE SINCE 2005	24
MEDIAN SINGLE FAMILY VALUE & TAX CHANGE SINCE 2005	25
LEVY BY MAJOR CLASS GROUPS & % CHANGE FROM PRIOR YEAR	26
RESIDENTIAL VS CIP GROWTH-VALUE-LEVY SINCE 2007	27

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**TAX HEARING
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 7, 2016 at 7:10 P.M. on the issue of allocating the local property tax levy among the 5 property classes for the Fiscal Year 2017. 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,
Maxine D. Kinhart
Town of Franklin

AD# 13505014
MDN 11/18/16

Muscular Dystrophy Association

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MDA

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www.mdausa.org

Immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

Other terms if any, to be announced at the sale.

Federal National Mortgage Association (Fannie Mae)

Present Holder of said Mortgage,
By Its Attorneys,
ORLAN'S MORAN PLLC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
15-015476

AD#13503606
MDN 11/18, 11/25, 12/2/16

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used.

TERMS OF SALE:

A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

Wells Fargo Bank, NA
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
201507-0069 - YEL

AD#13499063
MDN 11/4, 11/11, 11/18/16

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Special Olympics Massachusetts
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Legal Notice

to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Shechtman Halperin Savag , LLP
1080 Main Street
Pawtucket, RI 02860
Attorney for Bank of America, N.A.
Present Holder of the Mortgage
(401) 272-1400

AD#1350
MDN 11/11, 11/18, 11/25/16

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Muscular

Who Hop

1-800
www

FY 2017 MARKET ADJUSTMENTS SUMMARY

FY 2016 AVERAGE SINGLE FAMILY	\$398,300	
FY 2017 AVERAGE SINGLE FAMILY	\$411,800	
CHANGE (approx. %)	+\$13,500	+ 3 ½ %

<u>Real Estate Property Class Groups</u>	<u>Approx. Overall Percent Change</u>
SINGLE FAMILY	+ 3 %
RESIDENTIAL CONDOS	+ 2 %
2 & 3 FAMILY HOMES	+ 2 ½ %
4 or more APARTMENTS	+ 15 ½ %
VACANT RESIDENTIAL LAND	+ 0 %
OTHER RESIDENTIAL (i.e. mixed use)	+ 1 %
RESIDENTIAL OVERALL	+ 3 ½ %
COMMERCIAL	+ 5 %
INDUSTRIAL	+1 %

FY17 CLASS	CLASS VALUE	KEY GROUPS	VALUE OF GROUP	GROUP % OF CLASS
COMMERCIAL	359,534,699	MALL & OFFICE BLDG.	58,197,200	16.19%
INDUSTRIAL	456,515,020	CONSTITUTION & FORGE	307,459,800	67.35%
SUB-TOTAL	816,049,719	SUB-TOTAL	365,657,000	44.81%
PERSONAL PROP.	162,606,840	PERSONAL PROP.	162,606,840	100.00%
GRAND TOTAL	978,656,559	GRAND TOTAL	528,263,840	53.98%
				of total CIP

PARCEL ID	LUC	IMPR. TYPE	OWNER - C&I - IMPROVED ONLY - NO VACANT LAND	LOCATION	FY 2017 VALUE	MEDIAN/MEAN
270-014-000-000	323	77	CEDAR-FRANKLIN VILLAGE LLC / C/O CEDAR SHOPPING CENTERS	5 245 FRANKLIN VILLAGE DR	52,494,600	
319-015-000-000	404	73	EMC CORPORATION / C/O EMC CORP - REAL ESTATE DEP	50 CONSTITUTION BLVD	42,694,400	
285-107-000-000	323	76	FRANKLIN SHOPPERS FAIR / C/O JOHN ALEVIZOS	265 303 EAST CENTRAL ST	18,430,300	
330-028-000-000	401	43	REEP IND FREEDOM MA LLC / C/O JY LINCOLN PROPERTY CO	20 FREEDOM WAY	16,849,400	
329-001-000-000	401	43	TEACHERS INSURANCE ANNUITY / C/O CUSHMAN & WAKEFIELD INC	109 CONSTITUTION BLVD	16,761,400	
313-059-000-000	340	A1	EMC CORPORATION	55 CONSTITUTION BLVD	16,461,600	
295-004-000-000	401	43	KEY BOSTON INC	126 GROVE ST	12,836,900	
275-003-000-000	401	43	THE REALTY ASSOCIATES FUND X / C/O LINCOLN PROPERTY COMPANY	12 FORGE PKY	12,810,400	
275-023-000-000	400	32	BERNON LAND TRUST LLC	1153 WEST CENTRAL ST	12,781,900	
312-020-000-000	404	73	FRANKLIN PROPERTY OWNER, LLC	100 FINANCIAL PK	12,661,400	
330-029-000-000	401	43	FREEDOM DC, LLC	15 FREEDOM WAY	11,481,100	
272-071-000-000	322	01	NINTH AVENUE EQUITIES CO INC	100 CORPORATE DR	11,445,800	
319-013-000-000	401	43	KNICKERBOCKER PROPERTIES INC / C/O MARVIN F POER & COMPANY	135 CONSTITUTION BLVD	10,572,600	
			parcel percent of all accounts, and value percent of total improved C&I valuation	13 parcels valued at	248,281,800	32.96%
						4.36%
295-003-000-000	340	A1	FRANKLIN EQUITY PARTNERS, LLC / C/O AEGEAN CAPITAL LLC	124 GROVE ST	9,521,000	
275-007-000-000	400	34	BIG BOX PROPERTY OWNER C LLC / C/O EXETER PROPERTY GROUP	20 FORGE PKY	9,127,900	
275-013-000-000	402	73	27 FORGE PARKWAY LLC	27 FORGE PKY	8,954,400	
290-005-000-000	400	34	NL VENTURES IX NATIONAL LLC / C/O TAX DEPT	24 NATIONAL DR	8,448,300	
274-009-000-000	401	43	ONE HUNDRED FORTY LLC	1376 WEST CENTRAL ST	8,308,800	
278-016-000-000	400	71	CCMcD PROPERTY LLC	5 FISHER ST	8,265,600	
272-004-000-000	300	90	NEP FRANKLIN MA OWNER LLC / C/O NORTHSTAR REALTY FINANCE	4 FORGE PKY	8,199,500	
275-002-000-000	404	73	BIG BOX PROPERTY OWNER F-2 LLC / C/O EXETER PROPERTY GROUP	10 FORGE PKY	7,627,200	
295-002-000-000	340	A1	BEAULIEU DEBRA A TR / AL-JE-BEAU REALTY TRUST	122 GROVE ST	7,500,100	
290-007-000-000	401	43	PIERCE REALTY LLC	34 FORGE PKY	7,335,500	
311-002-000-000	400	34	CG GROVE ST LLC / C/O GROSSMAN COMPANIES INC	210 GROVE ST	7,167,300	
275-005-000-000	400	43	REALTY ASSOCIATES FUND VIII LP / C/O TA ASSOCIATES REALTY	16 FORGE PKY	6,996,800	
319-014-000-000	401	43	FRANKLIN CAPITAL LLC T/C INFIDYNE LLC T/C / C/O W J CONNELL CO	125 CONSTITUTION BLVD	6,917,900	
275-001-000-000	404	73	BIG BOX PROPERTY OWNER F-2 LLC / C/O EXETER PROPERTY GROUP	8 FORGE PKY	6,789,700	
290-008-000-000	401	43	KNICKERBOCKER PROPERTIES INC / C/O MARVIN F POER & COMPANY	32 FORGE PKY	6,701,300	
285-008-000-000	324	79	HALLIGAN JOSEPH TR / C/O BIG Y FOODS INC	348 EAST CENTRAL ST	6,561,800	
295-007-000-000	401	43	ASTRO INVESTMENT LLC / C/O KSI TRADING CORP	10 KENWOOD CIR	6,526,200	
276-018-000-000	401	43	FRANKLIN LIMITED PARTNERSHIP / C/O IRON MOUNTAIN	1 OLD FORGE HILL RD	6,453,200	
311-001-000-000	401	43	BMIP LL LLC / C/O INVESTCORP INTL REALY INC	176 GROVE ST	6,320,100	
290-006-000-000	401	43	BIG BOX PROPERTY OWNER C LLC / C/O EXETER PROPERTY GROUP	22 NATIONAL DR	6,215,400	
295-009-000-000	401	43	LMF FRANKLIN CORP	40 KENWOOD CIR	6,105,800	
314-015-000-000	300	90	CLAREMONT FRANKLIN INN, LLC	735 UNION ST	6,036,500	
275-019-000-000	400	33	DADDARIO, JAMES F, TR PATALANO, CURTIS TR / C/O NEW ENGAND TREATMNT ACCESS	5 FORGE PKY	6,011,700	
314-023-000-000	300	90	GIRI FRANKLIN LLC	895 UPPER UNION ST	5,936,700	
271-001-001-000	340	A1	CEDAR-FRANKLIN VILLAGE LLC / C/O CEDAR SHOPPING CENTERS	1000 FRANKLIN VILLAGE DR	5,702,600	
306-040-000-000	401	43	GRE GROVE STREET ONE LLC / C/O TRANSWESTERN	165 GROVE ST	5,700,800	
275-017-000-000	400	33	BIG BOX PROPERTY OWNER F-2 LLC / C/O EXETER PROPERTY GROUP	9 FORGE PKY	5,558,800	
290-002-000-000	401	43	SCG 17 FORGE PARKWAY LLC	17 NATIONAL DR	5,466,300	
320-002-000-000	401	43	STANNAH PROPERTY LLC / C/O LINCOLN PROPERTY COMPANY	20 LIBERTY WAY	5,427,800	
275-009-000-000	400	33	REALTY ASSOCIATES FUND VIII LP / C/O TA ASSOCIATES REALTY	38 FORGE PKY	5,426,400	
319-021-000-000	400	34	CONSTITUTION CORP / C/O JACO INC	140 CONSTITUTION BLVD	5,417,700	
277-015-000-000	323	76	WILLET KAREN L TR / C & K REALTY TRUST	351 369 WEST CENTRAL ST	5,346,100	
271-035-000-000	340	A1	FINO MATTHEW J & LENA M TRS / C/O JOHN M FINO REALTY TRUST II	38 POND ST	5,267,300	
320-005-000-000	404	73	101 CONSTITUTION BLVD LLC / C/O KEYPOINT PARTNERS LLC	101 CONSTITUTION BLVD	5,125,000	
320-004-000-000	401	34	15 LIBERTY WAY LLC	15 LIBERTY WAY	5,122,600	
			parcel percent of all accounts, and value percent of total improved C&I valuation	35 parcels valued at	233,590,100	31.01%
						11.74%
320-006-000-000	401	43	IRON MOUNTAIN INFO MANAGEMENT	77 CONSTITUTION BLVD	4,902,800	
306-043-000-000	401	43	GRE GROVE STREET TWO LLC / C/O TRANSWESTERN	157 GROVE ST	4,826,700	
275-006-000-000	400	33	BIG BOX PROPERTY OWNER C LLC / C/O EXETER PROPERTY GROUP	15 FORGE PKY	4,800,100	
319-018-000-000	401	34	MORGAN GRAINGER LP	20 DISCOVERY WAY	4,679,000	
295-011-000-000	401	43	LMF FRANKLIN CORP	25 KENWOOD CIR	4,477,400	
277-001-000-000	401	43	290 BEAVER ST LLC	290 BEAVER ST	4,370,400	
306-042-000-000	401	43	161 GROVE LLC	161 GROVE ST	4,331,500	
271-005-000-000	401	43	191 III CUBE MA SUB LLC PTA-CS# 6807	14 GROVE ST	4,102,300	
248-080-000-000	375	88	SRA REALTY GROUP LLC	800 CHESTNUT ST	3,839,300	
330-030-000-000	400	34	SCHWARZKOPF TECHNOLOGIES LLC / C/O PLANSEE	115 CONSTITUTION BLVD	3,807,400	
286-024-000-000	325	78	MLG HOLDING 160 E CENTRAL ST / C/O WALGREEN CO.	160 EAST CENTRAL ST	3,601,000	
319-020-000-000	400	33	NV FRANKLIN LLC	130 CONSTITUTION BLVD	3,507,100	
279-028-000-000	341	45	ROCKLAND TRUST COMPANY	58 MAIN ST	3,384,400	

290-003-000-000	401	TMC HOLDINGS & DEVELOPMENT LLC	43	19	NATIONAL DR	3,267,700
278-024-000-000	400	MOSELEY REALTY LLC	35	31	HAYWARD ST	2,981,400
319-012-000-000	401	TALON REALTY LLC	43	145	CONSTITUTION BLVD	2,889,100
306-005-000-000	374	CORE REAL ESTATE HOLDINGS, LLC	88	166	GROVE ST	2,847,700
279-170-000-000	341	DEAN COOPERATIVE BANK	45	21	MAIN ST	2,710,300
271-025-000-002	343	ABL REALTY LLC	63	835	WEST CENTRAL ST	2,625,400
287-067-000-000	400	FRANKLIN PAINT CO	30	259	COTTAGE ST	2,621,400
272-006-000-000	342	HAMILTON STORAGE TECHNOLOGIES	72	3	FORGE PKY	2,618,500
270-052-000-000	330	VENDETTI JOSEPH L JR	24	411	WEST CENTRAL ST	2,593,200
320-001-000-000	400	CANTOR WILLIAM M, TR / LIBERTY REALTY TRUST	43	10	LIBERTY WAY	2,523,500
284-067-000-000	342	OXFORD REALTY & TRUST LLC	72	440	EAST CENTRAL ST	2,394,400
275-014-000-000	402	COVALENCE SPECIALTY ADHESIVES	A1	25	FORGE PKY	2,380,300
314-005-000-000	374	NAI HUNNEMAN	88	750	UNION ST	2,359,800
319-017-000-000	401	AERIE REALTY LLC	34	10	DISCOVERY WAY	2,335,100
285-007-000-000	330	THE UNDEALERSHIP LLC	24	400	EAST CENTRAL ST	2,306,300
270-037-000-000	325	NEW MOON LLC / C/O CVS #01873 STORE ACCOUNTING	78	435	WEST CENTRAL ST	2,245,600
287-074-000-000	400	MURRAY LEO J COMPANY	35	305	UNION ST	2,223,400
280-076-000-000	304	VENTAS REALTY LP / C/O ALTUS GROUP US INC	54	130	CHESTNUT ST	2,211,200
285-003-000-000	325	JCMN LLC	76	391	EAST CENTRAL ST	2,172,200
295-013-000-000	400	ONE KENWOOD LLC	34	13	KENWOOD CIR	2,126,200
287-126-000-000	401	CCMGD PROPERTY LLC	34	42	HAYWARD ST	2,071,000
285-112-000-000	326	MCDONALDS CORP / C/O LOUIS PROVENZANO	67	345	EAST CENTRAL ST	2,066,700
285-012-000-000	323	CHAFFEE JOHN M TRUSTEE / JAJ REALTY TRUST	76	248	280 EAST CENTRAL ST	2,003,600
270-010-000-000	341	NAPLES NORTH LLC / C/O CALARESE PROPERTIES	45	500	WEST CENTRAL ST	2,001,500
271-031-000-000	325	FRANKLIN GOLDFIELD PROPERTIES / C/O KEY POINT PARTNERS	78	648	OLD WEST CENTRAL ST	1,999,200
290-004-000-000	400	MCDONALD JOHN S, TR / MCDONALD FAMILY TRUST	33	23	NATIONAL DR	1,995,800
271-019-000-000	326	FRENCH LEONARD TR / BROOKDALE MILL TRUST	74	860	WEST CENTRAL ST	1,982,500
295-012-000-000	401	RCG KENWOOD LLC / C/O REGENCY WAREHOUSE	43	5	KENWOOD CIR	1,937,200
270-034-000-000	326	CORCORAN, STEPHEN T TR CORCORAN, NANCY L S TR / SNC (FRANKLIN) REALTY TRUST	74	461	WEST CENTRAL ST	1,921,600
295-011-000-000	325	FRASER, ROBERT B TR CURRIER, DIANE L TR / C/O CVS# 00929 STORE ACCOUNTING	78	272	EAST CENTRAL ST	1,897,100
319-016-000-000	400	KNIGHT MICHAEL L & RONA B, TRS / RAVAN REALTY TRUST	34	120	CONSTITUTION BLVD	1,868,100
285-090-000-000	330	FRANKLIN FORD LLC	24	175	EAST CENTRAL ST	1,798,200
286-039-000-000	325	G & K SIMON INC	78	8	SUMMER ST	1,788,700
284-007-000-000	330	CADILLAC PROPERTIES LLC	24	511	EAST CENTRAL ST	1,772,700
285-009-000-000	330	EPK PROPERTIES LLC	24	340	EAST CENTRAL ST	1,754,900
285-010-000-000	370	FICCOS BOWLADROME INC	61	300	EAST CENTRAL ST	1,749,600
272-002-000-000	342	TWO FORGE PARK LLC	72	2	FORGE PKY	1,660,400
271-026-000-000	352	MAYNARD JAMES, TR / W CENTRAL REALTY TRUST	02	831	WEST CENTRAL ST	1,659,600
268-236-000-000	340	HAYWOOD MANOR LLC	71	195	MAIN ST	1,645,900
303-104-000-000	342	ROSE AND JOE LLC	72	435	KING ST	1,575,900
270-012-000-000	325	RENAISSANCE DEVELOPMENT CORP	78	528	WEST CENTRAL ST	1,561,100
275-008-000-000	340	DONOVAN HOLDINGS LLC	A1	28	FORGE PKY	1,552,100
248-075-000-000	401	MALOOF ROBERT S TR / ELMO REALTY TRUST	34	50	EARLS WAY	1,526,800
279-152-000-000	400	MEDWAY AUTO LEASING INC	35	115	DEAN AV	1,521,600
303-048-000-000	326	HOTEL BUILDING CORPORATION / ATTN: TAGE	74	466	KING ST	1,470,700
295-010-000-000	400	KENWOOD PARTNERS LTD PARTNERSH / C/O STRATEGIC MATERIALS INC	34	45	KENWOOD CIR	1,412,800
285-005-000-000	342	CENTRAL EAST LLC /	72	397	EAST CENTRAL ST	1,407,000
271-024-001-000	326	VENDETTI EDMUND C JR TR / VENDO REALTY TRUST	74	847	WEST CENTRAL ST	1,399,600
278-025-000-000	401	CFS REALTY CORPORATION	33	90	HAYWARD ST	1,398,500
270-004-000-000	323	BURNHAM TAVALONE LLC	76	452	WEST CENTRAL ST	1,383,700
279-151-000-000	316	HALLIGAN PROPERTIES LLC	35	119	DEAN AV	1,375,800
268-145-000-000	313	SIERRA HEIGHTS LLC /	78	129	DEAN AV	1,360,900
289-006-000-000	401	TRUGREEN LIMITED PARTNERSHIP	43	21	FORGE PKY	1,359,700
303-049-000-000	325	FRENCH LEONARD S, TR / SILVER MAPLE TRUST	78	470	490 KING ST	1,339,600
270-013-000-000	326	RENAISSANCE DEVELOPMENT CORP	74	530	WEST CENTRAL ST	1,330,400
271-025-000-001	320	XINGFU REALTY LLC	64	837	WEST CENTRAL ST	1,316,100
247-002-000-000	316	JKG WAREHOUSING LLC	43	80	EARLS WAY	1,247,400
274-001-000-000	401	BEAULIEU RICHARD J / COLEBROOK REALTY TRUST FABIANO, MICHAEL P	43	1256	WEST CENTRAL ST	1,242,300
306-006-000-000	325	YERGATIAN VERNON C / V & A REALTY TRUST AVEDISIAN, ANTHONY L TRS	78	168	GROVE ST	1,230,400
271-024-000-000	342	OXFORD REALTY & TRUST LLC	72	855	WEST CENTRAL ST	1,213,300
314-020-000-000	401	BEAULIEU RICHARD J TR / DPJ REALTY TRUST	43	842	UPPER UNION ST	1,201,200
279-172-000-000	325	FOURZOL LLC	71	13	MAIN ST	1,167,900
279-018-000-000	340	55 W CENTRAL STREET LLC / C/O COLOMBO KELLY HOLDING INC	72	55	WEST CENTRAL ST	1,166,100
270-015-000-000	342	PINTO ANTONIO L	72	620	WEST CENTRAL ST	1,126,100
275-018-000-000	401	JJ&K ENTERPRISES LLC / C/O HAPPY TAILS DOGGY DAYCARE	43	7	FORGE PKY	1,118,800
319-019-000-000	338	RIBAKOFF CHARLES II TR / E J R REAL ESTATE TRUST	39	25	DISCOVERY WAY	1,098,500
296-173-000-000	316	JSB PROPERTY HOLDINGS LLC	43	238	258 COTTAGE ST	1,074,500
270-029-003-000	326	L&X GROUP LLC	67	505	WEST CENTRAL ST	1,069,400

245-107-000-000	342	WEITZMAN, ANDREW M TR BUGBEE, MARTHA E TR / TWENTY EARL S WAY REALTY TRUST	82	20 EARLS WAY	1,064,700
303-044-000-000	333	DECOY INC	65	400 KING ST	1,064,300
284-086-000-000	318	STOBBART WAYNE F TR / 444 E CENTRAL RLTY TRUST	78	444 EAST CENTRAL ST	1,062,900
286-089-000-065	343	9 SUMMER STREET LLC	63	9 SUMMER ST	1,043,900
287-108-000-000	401	MUSTO CARLO TR / FISHER STREET REALTY TRUST	43	260 FISHER ST	1,037,300
245-007-000-000	352	SURESHINE LLC	58	650 PLEASANT ST	1,028,700
286-089-000-064	343	9 SUMMER STREET LLC	63	9 SUMMER ST	1,025,200
288-004-000-000	340	BEAULIEU DEBRA A TR / MEL-DINA REALTY TRUST	71	120 GROVE ST	1,012,900
278-075-000-000	342	786 W CENTRAL LLC	72	233 WEST CENTRAL ST	1,009,300
270-002-000-000	326	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	78	438 WEST CENTRAL ST	1,004,700
283-044-000-000	340	OXFORD GROUP INC	71	693 EAST CENTRAL ST	1,000,800
		parcel percent of all accounts, and value percent of total improved C&I valuation		92 parcels valued at	190,259,300
					25.26%
					30.87%
303-043-000-000	326	MARGUERITE MARGARET, TR / C/O BEAU GRASSIA- KING ST CAFE	74	390 KING ST	997,900
277-005-000-000	401	BEAVER ST REALTY TRUST MANN LAURA TR / C/O JOSEPH M CHENEY JR	43	2 MASTER DR	982,100
306-007-000-000	400	170 GROVE STREET LLC	34	170 GROVE ST	963,000
248-077-000-000	401	COCUZZO MARY BETH TR / KINGSTON REALTY	43	950 CHESTNUT ST	952,800
286-089-000-063	320	9 SUMMER STREET LLC	64	9 SUMMER ST	943,500
270-027-000-000	333	FRENCH LEONARD & P COSTELLO TR / C/O TEDESCHI FOOD SHOPS INC	65	533 WEST CENTRAL ST	943,400
248-074-000-000	401	PALUMBO ALDO & SHAWQI TRS / REVOLI REALTY TRUST	43	90 EARLS WAY	938,600
279-015-000-000	323	KINCH, VALENTINA TR DEGAETANO, GIANNINA TR / FERRARA FAMILY RLTY TR GIORGIO, MARIA, ET ALS	65	20 WEST CENTRAL ST	938,600
277-004-000-000	314	DEDOMINICK LINDA L TR / C/O TRAFFIC MARKINGS INC	42	4 MASTER DR	925,400
270-008-000-000	342	BFMW REALTY LLC	72	480 WEST CENTRAL ST	922,400
288-005-000-000	316	PCI PROPERTIES, LLC	30	72 GROVE ST	919,600
319-003-000-000	332	UNION UP LLC	39	852 UPPER UNION ST	895,000
319-023-000-000	400	MULTI-FASTENERS INC	43	857 UPPER UNION ST	884,800
285-113-000-000	335	FRENCH LEONARD S ET ALS, TRS / C/O MARC WINTERS	25	349 EAST CENTRAL ST	871,900
269-062-000-000	325	BRACHOLD RICHARD E TR / VILLAGE SKI REALTY TRUST	78	345 WEST CENTRAL ST	870,600
275-015-000-000	311	L P GAS EQUIPMENT INC / C/O EASTERN PROPANE GAS	43	11 FORGE PKY	865,200
285-109-000-000	340	LENZI JOSEPH / LENZI RACHEL	71	333 EAST CENTRAL ST	845,700
279-019-000-000	340	HRRP REALTY CORP	71	51 WEST CENTRAL ST	825,400
279-021-000-000	364	JOMI ENTERPRISES LLC	81	15 WEST CENTRAL ST	808,500
287-072-000-000	325	LITTLE TULLY DEVELOPMENT LLC	33	317 UNION ST	804,500
245-108-000-000	400	NASUTTI DAVID TR / GREAT OAKS REALTY TRUST	33	40 EARLS WAY	802,300
286-091-000-000	326	NICE ENTERPRISES INC	74	18 COTTAGE ST	801,600
288-006-000-000	332	HES RETAIL STORES LLC / C/O PROPERTY TAX DEPARTMENT	30	76 GROVE ST	800,600
285-106-000-000	333	DIPLACIDO THOMAS W SR / DIPLACIDO ANNAMARIE	65	251 EAST CENTRAL ST	788,100
247-001-000-000	400	WP ALTO FRANKLIN LLC	33	60 EARLS WAY	778,300
274-004-000-000	401	CROSSING REALTY CORP	26	1312 WEST CENTRAL ST	778,100
287-055-000-000	323	BCDU FRANKLIN LLC	78	326 UNION ST	771,200
270-029-001-000	332	COLACE JAMES A TR / ABBRUZZI REALTY TRUST	39	529 WEST CENTRAL ST	767,900
279-017-000-000	326	SIXTH REALTY LLC	74	4 EAST CENTRAL ST	754,600
270-026-000-000	326	JABE PARTNERS LLC	67	541 WEST CENTRAL ST	753,200
270-009-000-000	332	GLOBAL COMPANIES LLC / C/O ALLIANCE ENERGY LLC	39	490 WEST CENTRAL ST	750,300
271-001-000-000	333	WEEDY LLC	65	660 WEST CENTRAL ST	735,300
289-001-000-000	332	EDWIN'S GIFTS TOO INC	43	79 GROVE ST	731,600
278-043-000-000	325	HUNCHARD BRUCE J /	78	341 WEST CENTRAL ST	724,900
284-010-000-000	332	NORFOLK COUNTY TRUST CO / C/O BANK OF AMERICA RE TAXES NC1-001-03-81	39	543 EAST CENTRAL ST	716,900
279-126-000-000	341	BENLIN PROPERTIES, LLC	45	49 MAIN ST	698,500
285-104-000-000	341	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	45	231 EAST CENTRAL ST	690,700
279-026-000-000	325	FOURZOL LLC	78	36 38 MAIN ST	684,000
279-173-000-000	340	ROSSI STEPHEN C / ROSSI TERESA	71	9 MAIN ST	677,000
287-065-000-000	332	UPPER UNION LLC	39	341 UNION ST	675,400
319-024-000-000	332	BOURNE RONALD R & RANDI L TRS / BOURNE REALTY TRUST	39	843 UPPER UNION ST	669,000
215-025-000-000	340	BOWEN INVESTMENT INC / C/O HONEY DEW	71	3 BENT ST	665,800
285-103-000-000	326	BAGLIONI PETER TR / BAGLIONI REALTY TRUST	67	213 EAST CENTRAL ST	661,400
287-071-000-000	400	IPACS JOSEPH J / IPACS CAROL P	33	231 COTTAGE ST	660,900
284-003-000-000	342	DOERING DONALD R / DOERING BARBARA R	72	421 EAST CENTRAL ST	660,100
306-003-000-000	314	WINIKER, JEFFREY TR WINIKER, SAMUEL TR / 213 REALTY TRUST	42	162 GROVE ST	658,100
248-076-000-000	400	LANGEVIN LEONARD E / C/O N E TRAFFIC	43	1000 CHESTNUT ST	654,000
277-003-000-000	400	RUSCITO BROTHERS LLC / C/O BRIGHT HORIZONS CHILD CTR	33	1 MASTER DR	653,200
313-058-000-000	352	SIMON A & SONS INC	02	2 CONSTITUTION BLVD	649,500
286-036-000-000	325	BETHONEY, RAE L, TR RAYMOND P BROWN REVOC TR / C/O ZZ MGMT, LLC	78	54 EAST CENTRAL ST	645,900
286-037-000-000	333	CASTILLO DANIEL / FRANKLIN VETERINARY CLINIC	65	52 EAST CENTRAL ST	631,700
284-068-000-000	342	MARCO POLO, INC / C/O KINDERCARE LEARNING CENTER TAX DEPT.	82	430 EAST CENTRAL ST	626,700
271-036-000-000	352	WILLETT KAREN L TR / C/O C & K REALTY TRUST	02	42 POND ST	625,200
270-053-000-000	326		67	405 WEST CENTRAL ST	625,100

274-008-000-000	316	1	WP ALTA FRANKLIN LLC	1342 WEST CENTRAL ST	621,600
270-033-000-000	340	71	DEAN JOHN R TR ETALS /CENTRAL WEST REALTY TRUST	471 WEST CENTRAL ST	604,400
279-020-000-000	325	78	ROCKLAND TRUST COMPANY	45 WEST CENTRAL ST	600,500
279-175-000-000	325	62	7-13 EAST CENTRAL STREET LLC	7-13 EAST CENTRAL ST	594,000
284-013-000-000	326	67	HUNCHARD BRUCE J /	547 EAST CENTRAL ST	589,800
279-014-000-000	326	74	TOP GUN REALTY LLC	28 WEST CENTRAL ST	584,200
303-041-000-000	326	74	MARGUERITE MARGARET, TR	370 KING ST	584,200
277-012-000-000	325	65	FRANKLIN GS LLC /	412 WEST CENTRAL ST	579,000
270-011-000-000	325	78	HO ROBERT P TR / HOMARK REALTY TRUST	510 WEST CENTRAL ST	566,700
243-102-000-000	325	65	LINCOLN STATION LLC	465 LINCOLN ST	564,700
271-016-000-000	333	68	UNIONVILLE GS LLC / C/O NAI HANSON MANAGEMENT, LLC	828 WEST CENTRAL ST	564,200
306-001-000-000	401	43	LEWIS ALBERT G, TR / GROVE STREET REALTY TRUST	158 GROVE ST	562,900
286-026-000-000	333	65	BOUKOUVALAS THOMAS G TR / EAST CENTRAL ST FRANKLIN REALT	140 EAST CENTRAL ST	560,900
296-205-000-000	326	74	371 UNION STREET LLC	371 UNION ST	560,300
285-102-000-000	326	74	JT BUILDING & DEVELOPMENT	209 EAST CENTRAL ST	558,500
289-007-000-000	401	43	STVALETTA BRUCE TR / 33 FORGE HILL ROAD REALTY TRST	33 FORGE HILL RD	543,300
279-004-000-000	340	72	FOUR WEST STREET LLC	4 WEST ST	538,200
279-073-000-000	430	33	NEW ENGLAND TELEPHONE / C/O DUFF & PHELPS	141 MAIN ST	534,000
271-022-000-000	316	43	WISE FREDERICK R L /	880 WEST CENTRAL ST	532,400
287-116-000-000	400	35	LAMBIASE ANTHONY J / LAMBIASE PATRICIA	131 FISHER ST	531,800
225-036-000-000	325	65	K BROTHERS LLC	804 POND ST	531,000
277-002-000-000	401	43	ELLIN STEVEN M	300 BEAVER ST	530,600
286-214-000-000	355	49	PASINI & FOLSOM FUNERAL HOME I	33 COTTAGE ST	526,500
272-070-000-000	333	68	NINTH FRANKLIN LLC	60 CORPORATE DR	525,000
270-001-000-000	326	74	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	418 WEST CENTRAL ST	507,400
			parcel percent of all accounts, and value percent of total improved C&I valuation.	79 parcels valued at	56,062,100
					7.44%
					26.51%
278-209-000-000	340	71	PATALANO PROPERTIES LLC	137 SCHOOL ST	498,800
284-004-000-000	340	71	1776 REALTY LLC	443 EAST CENTRAL ST	498,200
279-022-000-000	325	62	BISSANTI EDWARD P / BISSANTI JOYCE C	2-8 MAIN ST	489,700
279-241-000-000	333	68	NAKHOUL REALTY LLC	43 EAST CENTRAL ST	487,100
296-210-000-000	400	43	BJAT LLC	300 FISHER ST	484,100
279-176-000-000	340	71	KINCH VALENTINA / LE SORELLE REALTY TR DEGAETANO,GIANNINA,ETALS	15 EAST CENTRAL ST	482,300
321-058-000-000	326	74	MARTELLO JOHN E, TR / JUNIOR FAMILY TRUST	553 WASHINGTON ST	474,300
286-246-000-000	334	68	FRANKLIN SERVICE AUTOCARE LLC	71 EAST CENTRAL ST	471,400
287-068-000-000	340	71	BENNYS OIL SERVICE INC	241 COTTAGE ST	454,100
284-009-000-000	340	71	JEANNE-BENTON LLC / C/O JEANNE M ALDRICH	37 RUGGLES ST	453,800
315-028-000-000	353	69	FRANKLIN RODY & GUN CLUB	535 EAST CENTRAL ST	452,900
270-003-000-000	340	71	VAN ROON DANN F / VAN ROON KELLIE A	49 FLORENCE ST	450,800
285-098-000-000	340	71	WISE SHAWN W / WISE LINDA	444 WEST CENTRAL ST	449,400
276-002-000-000	401	43	COMPTON PAUL R TR / UNGALA GROVE REALTY TRUST FINKELSTEIN, JAMES TR	76 CHESTNUT ST	442,800
287-044-000-000	325	78	FRANKLIN URBAN RE LLC	20 GROVE ST	440,700
270-031-000-000	325	78	DEAN JOHN R TR / DEAN FRANKLIN REALTY TRUST	167 COTTAGE ST	434,800
270-036-000-000	325	78	MARKET WEST CENTRAL LLC / C/O ANNE BRUNELLI	481 WEST CENTRAL ST	432,200
286-107-000-000	401	35	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	451 WEST CENTRAL ST	432,100
279-182-000-000	310	30	LANDSCAPE NETWORK LLC	23 WINTER ST	428,600
279-025-000-000	328	62	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	ALPINE ROW	427,400
277-010-000-000	316	43	NASUTI DAVID TR / GREAT OAKS REALTY TRUST	30-32 MAIN ST	419,300
286-090-000-000	332	78	CARLOW KEVIN J	273 BEAVER ST	413,400
262-023-000-000	332	39	278 PLEASANT STREET LLC	10 COTTAGE ST	412,100
287-056-000-000	326	74	338 UNION ST LLC	278 PLEASANT ST	411,400
278-011-000-000	340	72	JKRJ PRINCE LLC	338 UNION ST	410,200
286-251-000-000	340	72	BEATON REESE / R & T REALTY TRUST MOORE, TIMOTHY T TR	184 WEST CENTRAL ST	400,300
311-003-000-000	410	71	TWO HUNDRED THIRTY GROVE ST L	111 EAST CENTRAL ST	400,300
314-019-000-000	352	02	DONOVAN, PATRICIA TR SWENSON, COLLEEN TR / C/O ELEMEN-TREE HOUSE	230 GROVE ST	394,100
285-105-000-000	325	78	PADULA JOHN R TR / 247 EAST CENTRAL ST REALTY TST	838 UPPER UNION ST	393,100
284-006-000-000	424	59	NEW ENGLAND POWER CO / PROPERTY TAX DEPT	249 EAST CENTRAL ST	385,600
279-009-000-000	340	72	BCK HOLDINGS LLC	131 GROVE ST	381,000
279-169-000-000	325	78	TUCCI RAYMOND ETAL TRS / RMR REALTY TRUST	11 EAST ST	378,400
296-172-000-000	310	30	BENNYS OIL SERVICE INC	19 DEAN AV	374,200
279-031-000-000	325	78	VALLEE ROBERT R JR	245 COTTAGE ST	373,400
276-028-000-000	400	33	NETO JOAO MARTINS	68 MAIN ST	370,500
278-065-000-000	325	78	MARMANIDIS KERRY	15 GROVE ST	370,400
286-027-000-000	325	78	BRACCI CHRISTINE /	323 WEST CENTRAL ST	361,400
279-033-000-000	325	78	CAMPUS REALTY TRUST INC	138 EAST CENTRAL ST	356,100
287-069-000-000	401	43	MAGS REALTY TRUST / C/O BARRY MAGERMAN, TR	122 EMMONS ST	352,900
				235 COTTAGE ST	337,900

285-004-000-000	326	74	JCMN LLC	391 EAST CENTRAL ST	335,400
279-008-000-000	340	71	FIVE EAST STREET, LLC	5 EAST ST	330,400
233-040-000-000	316	43	DIMARTINO HARRIET C TR / DOMINIC D DIMARTINO REVOC TRST	517 LINCOLN ST	326,300
279-123-000-000	342	72	VANDENBERG JOHN R / NOVAK KATHLEEN A	76 EMMONS ST	314,900
288-007-000-000	316	43	191 III CUBE MA SUB LLC PTA-CS# 6807	519 BEAVER ST	310,300
287-115-000-000	316	43	LAMBIASE ANTHONY J TR / J A G REALTY	145 FISHER ST	307,500
284-008-000-000	332	39	CADILLAC PROPERTIES LLC	515 EAST CENTRAL ST	302,600
276-026-000-000	401	43	FRANKLIN FAIRVIEW REALTY LLC	25 GROVE ST	301,100
279-027-000-000	325	78	ROCKLAND TRUST COMPANY	44 MAIN ST	295,500
279-181-000-000	316	43	LANDSCAPE NETWORK LLC	40 ALPINE ROW	293,900
296-087-000-000	340	71	SMYTH THOMAS TR / 12 WASHINGTON ST REALTY TRUST	12 WASHINGTON ST	291,400
286-224-000-000	340	71	SALMON CHARLES F / SALMON LYNNE	50 EAST ST	286,000
279-373-000-000	353	69	WILLIAM F. RAY LODGE 71 / C/O JAMES ADAMS	330 WEST CENTRAL ST	279,900
279-165-000-000	340	71	41 DEAN AVENUE LLC	41 DEAN AV	278,300
287-057-000-000	330	24	DEBENEDICTIS ROBERT L	346 UNION ST	192,700
296-184-000-000	316	30	JONES TIMOTHY	11 GEB ST	189,800
296-206-000-000	325	78	CARLUCCINO JR. MARY ANN HAGAN / CARLUCCI FAMILY REVOCABLE AMENDOLA, KATHLEEN TRS	357 UNION ST	169,000
314-021-000-001	405	28	MJM LLC / C/O BOURQUE BROS IRRIGATION	837 UPPER UNION ST 1	166,900
314-021-000-010	405	28	NORWOOD CONCRETE CONSTRUCTION	837 UPPER UNION ST 10	166,900
314-021-000-011	405	28	MASON JAMES LLC	837 UPPER UNION ST 11	166,900
314-021-000-020	405	28	JME ENTERPRISES LLC	837 UPPER UNION ST 20	166,600
314-021-000-013	405	28	BOULANGER MICHAEL D	837 UPPER UNION ST 13	163,900
314-021-000-004	405	28	ET REAL ESTATE HOLDINGS LLC	837 UPPER UNION ST 4	162,600
314-021-000-003	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 3	162,500
314-021-000-005	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 5	162,500
314-021-000-012	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 12	162,500
314-021-000-016	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 16	162,500
314-021-000-017	405	28	INDEPENDENT PIPING FIRE PROTEC	837 UPPER UNION ST 17	162,500
314-021-000-019	405	28	MITCHELL JOAN T TR / MITCHELL REALTY NOMINEE TRUST	837 UPPER UNION ST 19	162,500
314-021-000-002	405	28	MARTONE THOMAS M / MARTONE JUDITH A	837 UPPER UNION ST 2	162,200
314-021-000-006	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 6	162,200
314-021-000-007	405	28	FRICKER THOMAS R	837 UPPER UNION ST 7	162,200
314-021-000-008	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 8	162,200
314-021-000-009	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 9	162,200
314-021-000-014	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 14	162,200
314-021-000-015	405	28	15C LLC	837 UPPER UNION ST 15	162,200
314-021-000-018	405	28	AFONSO CAMILO / AFONSO SUSAN	837 UPPER UNION ST 18	162,200
279-237-000-000	332	39	CRANDALL JAMES M /	23 ALPINE ROW	144,900
280-067-000-000	316	43	THAYER JOEL / DURHAM WILLIAM	157 A MAPLE ST	55,900
			parcel percent of all accounts, and value percent of total improved C&I valuation	79 parcels valued at 26.51%	25,146,700 3.34%
			TOTAL IMPROVED (298 parcels)	\$	753,340,000
				\$	2,527,987
					MEAN of all

**DEPARTMENT OF REVENUE
MINIMUM RESIDENTIAL FACTOR COMPUTATION
FOR FY2017**

FRANKLIN
City/Town/District

A	B	C	
Class	Full and Fair Cash Valuation	Percentage Share	
1. Residential	3,874,399,665	79.8342%	79.8342%
2. Open Space	0	0.0000%	
3. Commercial	359,534,699	7.4084%	20.1658%
4. Industrial	456,515,020	9.4068%	
5. Personal Property	162,606,840	3.3506%	
TOTALS	4,853,056,224	100.0000%	

Maximum Share of Levy for Classes Three, Four and Personal Property; 150% X $\frac{20.1658\%}{\text{Lines 3C+4C+5C}}$ 30.2487% Max % Share

Minimum Share of Levy for Classes One and Two: 100% -- $\frac{30.2487\%}{\text{Max % Share}}$ 69.7513% Min % Share

Minimum Residential Factor (MRF)	$\frac{69.7513\%}{\text{Min % Share}}$		$\frac{79.8342\%}{\text{Lines 1C+2C}}$	87.3702%
				Minimum Residential Factor

MINIMUM RESIDENTIAL FACTOR 87.3702%

CHAPTER 58, SECTION 1A MANDATES A MINIMUM RESIDENTIAL FACTOR OF NOT LESS THAN 65%. LA7 (6-96)

FY2017

LA4 VALUES

FFCV PERCENTS

Residential	3,874,399,665
Open Space	0
Commercial	359,534,699
Industrial	456,515,020
Pers Prop	162,606,840
Total	4,853,056,224

Res %	79.8342%
O S %	0.0000%
Com %	7.4084%
Ind %	9.4068%
P P %	3.3506%
Total %	100.0000%

MRF	87.3702%
175% Shift Ch 200	
Historic Low %	
Prior Res %	79.8449%
Lowest RF	87.3702%

INPUT OPTIONS

OPEN SPACE DISCOUNT

Estimated Levy

Resid Factor Selected

Selected O S Discount %

CIP Shift

O S Factor

SHIFT PERCENTS

Res %	79.8342%
O S %	0.0000%
Com %	7.4084%
Ind %	9.4068%
P P %	3.3506%
Total %	100.0000%

Single TR

Res TR	14.58
OS TR	
Com TR	14.58
Ind TR	14.58
PP TR	14.58

CONTINUE BELOW - PAGE DOWN



RESIDENTIAL EXEMPTION

Total Res Value / Total Res Parcel Count = Avg Res Value

Avg Res Value X Selected Res Exemption % = Residential Exemption

No. Eligible Res Parcels = Tot Res Value minus Exempt

SMALL COMMERCIAL EXEMPTION

No. Eligible Com Parcels

Selected Com Exem % X Total Value of Eligible Pcls = Total Value to be Exempt

Total C & I Value minus Exemption

TAX BASE LEVY GROWTH FY2017 - LA13
 Retain documentation for 5 years in the event of DOR audit

PROPERTY CLASS	[A] FY2016 VALUES BY CLASS	No.	[B] FY2016 REVISED & OMITTED VALUES	No.	[C] ABATEMENT VALUES	No.	[D] OTHER ADJUSTMENT VALUES	[E] FY2016 ADJ VALUE BASE
RESIDENTIAL:								
Single Family (101)	3,052,355,300	0	0	13	351,900	325	3,684,300	3,055,687,700
Condominium (102)	382,851,200	0	0	4	359,000	73	283,300	382,775,500
Two & Three Family (104 & 105)	88,951,000	0	0	0	0	13	(344,300)	88,606,700
Multi - Family (111 - 125)	108,228,800	0	0	0	0	0	0	108,228,800
Vacant Land (130 - 132 & 106)	43,765,500	0	0	16	1,367,500	29	(5,455,200)	36,942,800
All Others (103, 109, 012-018)	50,127,995	0	0	1	126,000	1	5,300	50,007,295
TOTAL RESIDENTIAL	3,726,279,795	0	0	34	2,204,400	441	(1,826,600)	3,722,248,795
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	340,584,125	0	0	6	712,600	11	(1,180,000)	338,691,525
Commercial - Chapter 61, 61A, 61B	1,365,471	0	0	10	1,243,260	7	121,978	244,189
TOTAL COMMERCIAL	341,949,596	0	0	16	1,955,860	18	(1,058,022)	338,935,714
INDUSTRIAL	455,361,180	0	0	6	7,367,800	1	(10,100)	447,983,280
PERSONAL PROPERTY	143,307,330	0	0					
TOTAL REAL & PERSONAL	4,666,897,901	0	0					

Actual
 Pro Forma

TAX BASE LEVY GROWTH FY2017 - LA13

PROPERTY CLASS	REVAL %	[F] + or - REVAL ADJUSTMENT VALUES	[G] TOTAL ADJUSTED VALUE BASE	[H] CFY LA4	[I] NEW GROWTH VALUATION	[J] PRIOR YEAR TAX RATE	[K] TAX LEVY GROWTH
RESIDENTIAL:							
Single Family (101)	0.03126	95,533,200	3,151,220,900	3,166,111,000	14,890,100		
Condominium (102)	0.01828	6,998,200	389,773,700	402,307,100	12,533,400		
Two & Three Family (104 & 105)	0.02260	2,002,600	90,609,300	90,687,600	78,300		
Multi - Family (111 - 125)	0.15521	16,798,300	125,027,100	128,426,200	3,399,100		
Vacant Land (130 - 132 & 106)	-0.01177	(434,700)	36,508,100	36,622,300	114,200		
All Others (103, 109, 012-018)	0.00303	151,570	50,158,865	50,245,465	86,600		
TOTAL RESIDENTIAL	0.03252	121,049,170	3,843,297,965	3,874,399,665	31,101,700	14.50	\$450,975
Open Space		0	0	0	0		
Open Space - Chapter 61, 61A, 61B		0	0	0	0		
TOTAL OPEN SPACE		0	0	0	0	0.00	\$0
Commercial	0.04829	16,354,515	355,046,040	358,012,340	2,966,300		
Commercial - Chapter 61, 61A, 61B	5.23435	1,278,170	1,522,359	1,522,359	0		
TOTAL COMMERCIAL	0.05202	17,632,685	356,568,399	359,534,699	2,966,300	14.50	\$43,011
INDUSTRIAL	0.00830	3,718,540	451,701,820	456,515,020	4,813,200	14.50	\$69,791
PERSONAL PROPERTY				162,606,840	42,879,890	14.50	\$621,758
TOTAL REAL & PERSONAL				4,853,056,224	81,761,090		\$1,185,535

Assessors Signature

THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF REVENUE
FISCAL 2017 TAX LEVY LIMITATION FOR
FRANKLIN
FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY2016 LEVY LIMIT

A. FY2015 Levy Limit	<u>61,855,626</u>
A1. ADD Amended FY2015 Growth	<u>0</u>
B. ADD (IA + IA1) X 2.5%	<u>1,546,391</u>
C. ADD FY2016 New Growth	<u>820,004</u>
C1. ADD FY2016 New Growth Adjustment	<u>0</u>
D. ADD FY2016 Override	<u>0</u>
E. FY2016 Subtotal	<u>64,222,021</u>
F. FY2016 Levy Ceiling	<u>116,672,448</u>

I. \$ 64,222,021
FY2016 Levy Limit

II. TO CALCULATE THE FY2017 LEVY LIMIT

A. FY2016 Levy Limit from I.	<u>64,222,021</u>
A1. ADD Amended FY2016 Growth	<u>0</u>
B. ADD (IIA + IIA1) X 2.5%	<u>1,605,551</u>
C. ADD FY2017 New Growth	<u>1,185,535</u>
C1. ADD FY2017 New Growth Adjustment	<u> </u>
D. ADD FY2017 Override	<u> </u>
E. FY2017 Subtotal	<u>67,013,107</u>
F. FY2017 Levy Ceiling	<u>121,326,406</u>

II. \$ 67,013,107
FY2017 Levy Limit

III. TO CALCULATE THE FY2017
MAXIMUM ALLOWABLE LEVY

A. FY2017 Levy Limit from II.	<u>67,013,107</u>
B. FY2017 Debt Exclusion(s)	<u>3,752,655</u>
C. FY2017 Capital Expenditure Exclusion(s)	<u> </u>
D. FY2017 Stabilization Fund Override	<u> </u>
E. FY2017 Other Adjustment	<u> </u>
F. FY2017 Water / Sewer	<u> </u>
G. FY2017 Maximum Allowable Levy	<u>\$ 70,765,762</u>

Town of Franklin**Board of Assessors**

To: Franklin Town Council

From: Board of Assessors & Kevin W. Doyle, Director

Date: December 1, 2016

Subject: FY 2017 Valuation & Classification Information

Consider the following valuation requirement definitions in accordance with Massachusetts General Law through the Commissioner of Revenue.

1. Ad valorem taxation is a tax applied according to value. These values are established through mass (jurisdiction-wide) appraisal standards. In Massachusetts the techniques and valuations meet or exceed the highest national standards. For the past thirty years the Department of Revenue (DOR) has overseen that its cities and towns are assessing at Full and Fair Cash Value a/k/a Market Value as of the assessment date. Great efforts are made locally to establish fair and equitable values for the next fiscal year beginning the day after the Town Council classification vote for the current fiscal year. This is a 12-month process annually. Because FY 2017 is a Revaluation Year, the DOR has performed on-site and statistical analyses to grant Final Certification.
2. The basis of residential values is the market data available throughout Town for Calendar Year 2015 prior to the 1-1-2016 Assessment Date. Sales of single family and condominium properties are ample in number to perform the needed statistical studies. Multi-family property valuations are developed through an analysis of sales and the additional market data available on their leases and rents. These analyses are the basis of their investment and thus market value.
3. Commercial and industrial properties are valued using a minimum of two (2) approaches to value of the three (3) appraisal industry methods: cost, market and income. The emphasis is first on market using valid sales. Because sales data is typically more limited for commercial and industrial properties than for most residential properties, a correlated income approach is applied as well. The economic financial arrangement between the property owner (lessor) and the tenant (lessee) establishes a real property value equivalent to its market value.

All valuation and classification work is performed in accordance with MGL.

Ad valorem taxation is that applied according to value; in MA the assessed value for FY17 is the market value as of the appraisal date of January 1, 2016. For these we are required to use Calendar Year 2015 market sales data.

Residential single family, condo, 2 & 3 family properties are valued by comparable sales analysis. Apartments of 4 or more units are valued through a combination of sales data and an economic (market) real estate income and expense analysis.

Commercial/Industrial properties are assigned values determined through a combination of sales and a real estate income approach based on economic (market) rents, expenses, and vacancy and investment factors.

In terms of accounting for value changes from 2014 to 2015, overall (approximately) the residential classes are being adjusted about +3 ½ %, commercial about +5 % and industrial about +1 %. The Calendar Year 2016 sales and C & I data is now being gathered to be qualified and analyzed in preparation for next winter's assessment rolls. Those results will be reflected in the Fiscal Year 2018 Interim Year valuations.

Your focus will be on the matter of a single vs. a split tax rate, or the option to shift an additional portion of the levy from the Residential to the Commercial/Industrial sector.

An open space discount is not applicable, as the Assessors have not classified any property under the State's definition of open space. Likewise, neither the residential nor the small commercial exemptions are applicable as there's no data to support either one.

Final numbers are now available for the Tax Classification Hearing. The uniform levy shares are 79.83 % Residential / 20.17 % Com.-Ind.-Personal Property, remaining close to Franklin's historical 80 % (Res.) / 20 % (CIP) ratio.

For illustration purposes, you are provided a copy of this year's shift options chart. In 1% increments, you can see the relative Residential decreases vs. C & I increases resulting from various rate shift selections.

Attached are reports of tax class totals, a State Use Code brief description sheet, and a "What If ... Scenario Worksheet". The latter is based on the expected Levy of \$70,757,560 that results in a single uniform tax rate of \$14.58 per \$1,000. Shift options are shown on 2 pages. Note the Residential Value % of Total is 79.8342, while the Commercial/Industrial/Personal Property Value % of Total Value is 20.1658.

Based on a single rate, the change from FY 2016 to FY 2017 can be illustrated below:

Average Single Family Values and Tax

FY 2016	FY 2017
\$398,300 valuation	\$411,800 valuation (+3.5 %)
\$ 14.50 tax rate	\$ 14.58 tax rate
\$ 5,775 annual tax	\$ 6,004 annual tax

Estimated change is a \$ 229 increase, or about +4 %.

A Sample Commercial Property

FY 2016 valuation	FY 2017 valuation (+5 %)
\$ 1,000,000 valuation	\$ 1,050,000 valuation
\$ 14.50 tax rate	\$ 14.58 tax rate
\$ 14,500 annual tax	\$ 15,309 annual tax

Estimated change is \$ 809 increase, or about + 5.6 %.

You will consider the following (form LA-5) on closing the Tax Classification Hearing.

1. Residential Factor. The Town Council may adopt a residential factor other than 1, which would increase the commercial, industrial and personal property (CIP) tax rate by a maximum allowable factor of 1.50. The "What If ..." spreadsheet shows the effects of adopting factors of 1.10, 1.20, 1.30, 1.40 or 1.50. Annually about 30% of Massachusetts cities and towns adopt a split rate. Note both the immediate and future negative effect that a shift would have on commercial and industrial valuations. This is due to the impact of the actual tax rate being higher than the projected effective tax rate. More simply stated, the real estate tax is an offset to the "net operating income" for the property, and thus the value as well.
2. Open Space Discount. Open space is defined as "... land which is not otherwise classified and which is not taxable under provisions of Chapters 61, 61A or 61B, or taxable under a permanent conservation restriction, and which land is not held for the production of income but is maintained in an open or natural condition and which contributes significantly to the benefit and enjoyment of the public." The Board of Assessors has not identified any property that meets the definition of Open Space in accordance with the Statute.

3. Residential Exemption. Such an exemption would only apply to owner-occupied residential properties. In an attempt to provide relief to some owner-occupied properties, the residential tax rate would actually have to increase. This is usually adopted in communities with large numbers of non-owner-occupied properties, such as annual rental income producing or seasonal, that would absorb additional tax burden in order to provide relief to some owner-occupied residences. The residential tax at a higher than single rate must then carry the exemption benefit. In FY 2016, only 14 communities adopted a residential exemption.
4. Small Commercial Exemption. To qualify, each eligible business must have occupied the property as of January 1st, must have no more than ten (10) employees during the previous calendar year and the building must have a valuation of less than \$1,000,000. All businesses (occupants) of the commercial property must qualify in order for the commercial property to qualify. This exemption is borne within the commercial and industrial classes in the form of a higher tax rate, as this exemption does not change their adopted share of the tax levy. Only 10 of 351 communities adopted this in FY 2016.
5. Item 5 shows the Levy Percentage Shares resulting from the adopted Residential Factor.
6. Item 6 is completed by the Town Clerk to substantiate the publication and posting of the Public Hearing Legal Notice.
7. Item 7 are the Town Council's indication of conducting a Public Hearing and adopting the Levy Percentages as shown in Item 5.
8. The excess levy capacity for FY 2017 is \$ 8,202.25 which results only from the tax rate "penny rounding", as to go to a rate of \$14.59 per thousand would cause the Town to be over its levy limit, an event not allowed by MGL.

DEPARTMENT OF REVENUE
BUREAU OF ACCOUNTS
CLASSIFICATION TAX ALLOCATION

FRANKLIN
City/Town/District

Return to: Bureau of Accounts, Boston, Springfield, Worcester

1. The selected Residential Factor is ----- 1.000000

If you desire each class to maintain 100% of its full value 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 X

If Yes, what is the percentage discount? _____

3. Was a residential exemption adopted?
Yes _____ No X

If Yes, please complete the following:

Class I Total Assessed Value _____ = _____ X _____ = _____
Class I Total Parcel Count* _____ Selected Res. Residential
Exemption % Exemption

* Include all parcels with a Mixed-Use Residential designation

Applicable number of parcels to receive exemption _____

4. Was a small commercial exemption adopted?
Yes _____ No X
% Selected _____

If Yes, please complete the following:

No. of parcels eligible _____
Total value of parcels _____
Total value to be exempted _____

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	B	C	D
Class	Certified Full and Fair Cash Value	Percentage Full Value Shares of Total Tax Levy	New Percentage Shares of Total
1. Residential	3,874,399,665	79.8342%	79.8342%
2. Open Space	0	0.0000%	0.0000%
3. Commercial	359,534,699	7.4084%	7.4084%
4. Industrial	456,515,020	9.4068%	9.4068%
5. Personal Property	162,606,840	3.3506%	3.3506%
Totals	4,853,056,224	100.0000%	100.0000%

6. I hereby attest that notice was given to taxpayers that a public hearing on the issue of adopting the tax levy percentages for fiscal year 2017 would be held on _____ (date), _____ (time), at _____ (place), by _____ (describe type of notice).

City/Town/District Clerk

7. We hereby attest that on _____ (date) _____ (time), at _____ (place) a public hearing was held on the issue of adopting the percentages for fiscal year 2017, that the Board of Assessors presented information and data relevant to making such determination and the fiscal effect of the available alternatives at the hearing and that the percentages set forth above were duly adopted in public session on _____ (date).

8. The LA-5 excess capacity is calculated as \$8,202.25

For cities: City Councilors, Aldermen, Mayor
 For towns: Board of Selectmen
 For districts: Prudential Committee or Commissioners

CLASS	VALUE	%	R & O %
Residential	3,874,399,665	79.8342%	79.8342%
Open Space	0	0.0000%	79.8342%
Commercial	359,534,699	7.4084%	
Industrial	456,515,020	9.4068%	
Personal Prop	162,606,840	3.3506%	20.1658%
Total	4,853,056,224	100.0000%	

Enter a Levy (estimated if necessary)

Levy	70,757,560
Single Tax Rate	14.58

See Results in Table Below

Max Shift allowed

1.50

*Important: For correct Maximum Shift calculation, City/Town name must be selected on Start tab

CIP-Shift	Res Factor	Share Percentages			Levy Amounts			Estimated Tax Rates								
		Res	O.S.	Com.	Ind	PP	Total	Res	O.S.	Com.	Ind	PP				
1.00	100.0000	79.8342	0.0000	7.4084	9.4068	3.3506	100.0000	56,488,747	0	5,242,016	6,655,989	2,370,808	70,757,560	14.58	14.58	14.58
1.01	99.7474	79.6326	0.0000	7.4825	9.5008	3.3841	100.0000	56,346,059	0	5,294,436	6,722,549	2,394,516	70,757,560	14.54	14.73	14.73
1.02	99.4948	79.4309	0.0000	7.5566	9.5949	3.4176	100.0000	56,203,371	0	5,346,856	6,789,109	2,418,224	70,757,560	14.51	14.87	14.87
1.03	99.2422	79.2292	0.0000	7.6307	9.6890	3.4511	100.0000	56,060,683	0	5,399,276	6,855,669	2,441,932	70,757,560	14.47	15.02	15.02
1.04	98.9896	79.0276	0.0000	7.7048	9.7830	3.4846	100.0000	55,917,995	0	5,451,697	6,922,229	2,465,640	70,757,560	14.43	15.16	15.16
1.05	98.7370	78.8259	0.0000	7.7788	9.8771	3.5181	100.0000	55,775,306	0	5,504,117	6,988,788	2,489,348	70,757,560	14.40	15.31	15.31
1.06	98.4844	78.6243	0.0000	7.8529	9.9712	3.5516	100.0000	55,632,618	0	5,556,537	7,055,348	2,513,056	70,757,560	14.36	15.45	15.45
1.07	98.2318	78.4226	0.0000	7.9270	10.0652	3.5851	100.0000	55,489,930	0	5,608,957	7,121,908	2,536,764	70,757,560	14.32	15.60	15.60
1.08	97.9792	78.2210	0.0000	8.0011	10.1593	3.6187	100.0000	55,347,242	0	5,661,377	7,188,468	2,560,472	70,757,560	14.29	15.75	15.75
1.09	97.7266	78.0193	0.0000	8.0752	10.2534	3.6522	100.0000	55,204,554	0	5,713,797	7,255,028	2,584,180	70,757,560	14.25	15.89	15.89
1.10	97.4740	77.8176	0.0000	8.1493	10.3474	3.6857	100.0000	55,061,866	0	5,766,218	7,321,588	2,607,889	70,757,560	14.21	16.04	16.04
1.11	97.2214	77.6160	0.0000	8.2233	10.4415	3.7192	100.0000	54,919,178	0	5,818,638	7,388,148	2,631,597	70,757,560	14.17	16.18	16.18
1.12	96.9689	77.4143	0.0000	8.2974	10.5356	3.7527	100.0000	54,776,490	0	5,871,058	7,454,708	2,655,305	70,757,560	14.14	16.33	16.33
1.13	96.7163	77.2127	0.0000	8.3715	10.6296	3.7862	100.0000	54,633,801	0	5,923,478	7,521,268	2,679,013	70,757,560	14.10	16.48	16.48

Massachusetts Department of Revenue								
Division of Local Services								
Municipal Databank/Local Aid Section								
FY1988 - FY2017 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
							average =	155

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

PROPERTY CLASS	FY 16 CLASS LEVY AT 14.50	FY 17 CLASS LEVY AT 14.58	% CHANGE FY 2016 TO FY 2017
RESIDENTIAL	54,031,057.03	56,488,747.12	4.549%
COMMERCIAL	4,958,269.14	5,242,015.91	5.723%
INDUSTRIAL	6,602,737.11	6,655,988.99	0.807%
PERSONAL	2,077,956.29	2,370,807.73	14.093%
GRAND TOTALS	67,670,019.57	70,757,559.75	4.563%

<u>FISCAL YEAR & CATEGORY</u>	<u>RESIDENTIAL</u>	<u>COM/IND/PERS</u>	<u>TOTAL</u>	<u>TAX LEVY</u>	<u>TAX RATE</u>
2007 New Growth	72,959,756	57,475,610	130,435,366		
2007 Value Change	156,788,244	-10,390,762	146,397,482		
2007 Assessed Value	\$ 3,991,846,715	\$ 999,990,154	\$ 4,991,836,869	\$ 44,227,675	\$ 8.86
2007 %Res/CIP	79.97	20.03			
2008 New Growth	30,598,604	49,914,538	80,513,142		
2008 Value Change	-254,010,970	-66,355,424	-320,366,394		
2008 Assessed Value	\$ 3,768,434,349	\$ 983,549,268	\$ 4,751,983,617	\$ 48,612,792	\$ 10.23
2008 %Res/CIP	79.30	20.70			
2009 New Growth	44,458,800	34,383,910	78,842,710		
2009 Value Change	-276,330,075	-29,840,420	-306,170,495		
2009 Assessed Value	\$ 3,536,563,074	\$ 988,092,758	\$ 4,524,655,832	\$ 50,540,406	\$ 11.17
2009 %Res/CIP	78.16	21.84			
2010 New Growth	34,003,500	27,568,890	61,572,390		
2010 Value Change	-170,986,512	-60,484,562	-231,471,074		
2010 Assessed Value	\$ 3,399,580,062	\$ 955,177,086	\$ 4,354,757,148	\$ 52,402,285	\$ 12.03
2010 %Res/CIP	78.07	21.93			
2011 New Growth	25,164,400	17,505,800	42,670,200		
2011 Value Change	-95,824,832	-109,306,272	-205,131,104		
2011 Assessed Value	\$ 3,328,919,630	\$ 863,376,614	\$ 4,192,296,244	\$ 54,290,236	\$ 12.95
2011 %Res/CIP	79.41	20.59			
2012 New Growth	33,008,600	32,976,700	65,985,300		
2012 Value Change	-106,121,780	-43,404,871	-149,526,651		
2012 Assessed Value	\$ 3,255,806,450	\$ 852,948,443	\$ 4,108,754,893	\$ 56,413,205	\$ 13.73
2012 %Res/CIP	79.24	20.76			
2013 New Growth	30,926,600	30,552,070	61,478,670		
2013 Value Change	-69,252,815	-22,184,873	-91,437,688		
2013 Assessed Value	\$ 3,217,480,235	\$ 861,315,640	\$ 4,078,795,875	\$ 58,489,933	\$ 14.34
2013 %Res/CIP	78.88	21.12			
2014 New Growth	29,032,700	44,014,280	73,046,980		
2014 Value Change	124,921,915	-20,169,663	104,752,252		
2014 Assessed Value	\$ 3,371,434,850	\$ 885,160,257	\$ 4,256,595,107	\$ 61,507,799	\$ 14.45
2014 %Res/CIP	79.20	20.80			
2015 New Growth	25,447,800	24,109,020	49,556,820		
2015 Value Change	155,623,665	-28,691,429	126,932,236		
2015 Assessed Value	\$ 3,552,506,315	\$ 880,577,848	\$ 4,433,084,163	\$ 65,786,969	\$ 14.84
2015 %Res/CIP	80.14	19.86			
2016 New Growth	26,311,600	28,944,730	55,256,330		
2016 Value Change	147,461,880	31,095,528	178,557,408		
2016 Assessed Value	\$ 3,726,279,795	\$ 940,618,106	\$ 4,666,897,901	\$ 67,670,020	\$ 14.50
2016 %Res/CIP	79.84	20.16			
2017 New Growth	31,101,700	50,659,390	81,761,090		
2017 Value Change	117,018,170	-12,620,937	104,397,233		
2017 Assessed Value	\$ 3,874,399,665	\$ 978,656,559	\$ 4,853,056,224	\$ 70,757,560	\$ 14.58
2017 %Res/CIP	79.83	20.17			

Town of Franklin
Town Administrator's Office
(508) 520-4949

Milford Daily News

Attention: LEGAL NOTICES DEPT.
November 14, 2016

Publish Date: Friday November 18, 2016

**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 7, 2016 at 7:10 P.M. on the issue of allocating the local property tax levy among the 5 property classes for the Fiscal Year 2017. 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,
Maxine D. Kinhart
Town of Franklin