

HEARING – 7:10 PM

1. TAX CLASSIFICATION HEARING

# OFFICE OF THE TOWN ADMINISTRATOR

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## MEMORANDUM

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**DATE:** November 22, 2017  
**TO:** Town Council  
**FROM:** Jeffrey D. Nutting, Town Administrator  
Jamie Hellen, Deputy Town Administrator  
**RE:** FY 18 Tax Rate Hearing

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Please find attached the information from the Assessors related to the annual Tax Rate Hearing. The hearing is required by law and is intended for the Council to determine whether the FY 18 Tax rate (July 1, 2017-June 30, 2018) will be a single or a dual tax rate.

A single tax rate means that all property classes (commercial, industrial, personal, residential) are taxed at the same tax rate. A dual tax rate means the commercial/Industrial/personal taxes are increased while the residential rate is decrease. In other words the tax burden is shifted towards commercial/industrial 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 17 is \$14.58 and the proposed tax rate for FY 18 rate is \$14.65. The average single family assessment value increased from \$411,800 to \$421,800 or \$10,000. The average single family tax bill (if your home is assessed at \$421,800) will increase by \$175 a year. Individual homes may increase or decrease depending on many other factors.

Approximately 80% of property tax valuation therefore income is from residential taxes and 20% from commercial/industrial/personal taxes. If the council voted for a dual tax rate then then the shift from residential to commercial/industrial would be on a 4 to 1 basis. For example if the residential tax rate was lowered by \$1 per thousand dollars of valuation the commercial/industrial tax rate would need to increase by \$4 to offset the reduction in taxes collected by residential properties.

Franklin has always had a single tax rate I am happy to answer any questions that you may have

**Special Note:** We send out quarterly tax bills. The first two (July and October) are estimates based on last year's bills. The final two tax bills in January and April are based on the actual tax rate and assessment of each property. Accordingly the four bills are not equal generally. The first two are lower and 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. You first two bills would be \$1,500 for a Total of \$3,000. The last two tax bills will be \$1,600 for a total of \$3,200 and the total tax bill of the year will be \$6,200.

Many folks multiply their third quarterly \$1,600 times four and think their bill will be \$6,400. They need to look at the annual tax bill not just the first quarter. Further your individual value could change so that the increase would change as well and be reflected in the third and fourth quarter bill

# FY 2018 PROPERTY TAX CLASSIFICATION HEARING

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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, November 29, 2017 at 7:10 P.M. on the issue of allocating the local property tax levy among the 5 property classes for the Fiscal Year 2018. 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#13629622  
MDN 11/10/17

**FY 2018 MARKET ADJUSTMENTS SUMMARY**

FY 2017 AVERAGE SINGLE FAMILY	\$411,800	
FY 2018 AVERAGE SINGLE FAMILY	\$421,800	
CHANGE (approx. %)	+\$10,000	+ 2 ½ %

<u>Real Estate Property Class Groups</u>	<u>Approx. Overall Percent Change</u>
SINGLE FAMILY	+ 2 %
RESIDENTIAL CONDOS	+ 5 ½ %
2 & 3 FAMILY HOMES	+ 0 ½ %
4 or more APARTMENTS	+ 22 %
VACANT RESIDENTIAL LAND	+ 8 ½ %
OTHER RESIDENTIAL (i.e. mixed use)	+ 2 ½ %
RESIDENTIAL OVERALL	+ 3 %
COMMERCIAL	+ 0 %
INDUSTRIAL	+ 4 %

FY 2018 TAX 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	0.64272	101	7,702	3,248,659,900					
RESIDENTIAL CONDO	0.08722	102	1,759	440,857,900					
2 RES BLDGS / ONE LOT	0.00424	Misc 103,109	46	21,423,500					
TWO FAMILY	0.01352	104	232	68,337,200					
THREE FAMILY	0.00453	105	68	22,874,600					
APARTMENTS	0.03720	111-125	62	188,004,100					
RESIDENTIAL LAND	0.00771	130-132, 106	466	38,973,200					
OTHERWISE NOT CLASSIFIED	0.00000	200-231	0		0				
COMMERCIAL	0.06628	300-393	230			335,029,300			
INDUSTRIAL	0.09236	400-452	190				466,835,300		
CLASSIFIED FOREST	0.00000	CH 61 Land	0		0				
CLASSIFIED AGRICULTURAL	0.00002	CH 61A Land	8		0	102,358			
CLASSIFIED RECREATIONAL	0.00024	CH 61B Land	12		0	1,205,084			
RES/COM/IND MIXED USE	0.01052	012-043	78	30,655,110	0	22,461,765	52,950		
PERSONAL PROP - INDIVIDUAL	0.00617	501	243					31,186,000	
PERSONAL PROP - CORPORATION	0.01156	502	410					58,424,070	
PERSONAL PROP - MFG CORP	0.00000	503	0					0	
PERSONAL PROP - TRANSMISSION	0.01104	504,550-552	6					55,780,080	
PERSONAL PROP - TELEPHONE	0.00299	505	7					15,099,300	
PERSONAL PROP - PIPELINES	0.00127	506	1					6,408,400	
PERSONAL PROP - WIRELESS	0.00043	508	4					2,176,280	
TOTALS	1.00000		11,524	4,059,785,510	0	358,798,507	466,888,250	169,074,130	
REAL AND PERSONAL PROPERTY TOTAL VALUE									5,054,546,397
EXEMPT VALUE									400,831,600

FY18 CLASS	CLASS VALUE	KEY GROUPS	VALUE OF GROUP	GROUP % OF CLASS
COMMERCIAL	358,798,507	MALL & OFFICE BLDG.	57,000,000	15.89%
INDUSTRIAL	466,888,250	CONSTITUTION & FORGE	317,492,800	68.00%
<b>SUB-TOTAL</b>	<b>825,686,757</b>	<b>SUB-TOTAL</b>	<b>374,492,800</b>	<b>45.36%</b>
PERSONAL PROP.	169,074,130	PERSONAL PROP.	169,074,130	100.00%
<b>GRAND TOTAL</b>	<b>994,760,887</b>	<b>GRAND TOTAL</b>	<b>543,566,930</b>	<b>54.64%</b>
				of total CIP



PARCEL ID	LUC	IMPR	TYPE	OWNER - C&I - IMPROVED ONLY - NO VACANT LAND	LOCATION	FY 2018 VALUE	MEDIAN/MEAN
270-014-000-000	323	77		CEDAR-FRANKLIN VILLAGE LLC / C/O CEDAR SHOPPING CENTERS	5 245 FRANKLIN VILLAGE DR	51,297,400	
319-015-000-000	403	73		EMC CORPORATION / C/O EMC CORP - REAL ESTATE DEP	50 CONSTITUTION BLVD	45,205,800	
285-107-000-000	323	76		FRANKLIN SHOPPERS FAIR / C/O JOHN ALEZOS	285 303 EAST CENTRAL ST	18,309,300	
330-028-000-000	401	43		REEP IND FREEDOM MA LLC / C/O NY LINCOLN PROPERTY CO	20 FREEDOM WAY	17,840,500	
329-001-000-000	401	43		TEACHERS INSURANCE ANNUITY / C/O CUSHMAN & WAKEFIELD INC	109 CONSTITUTION BLVD	17,747,400	
313-059-000-000	340	A1		EMC CORPORATION	35 CONSTITUTION BLVD	16,591,900	
295-004-000-000	401	43		KEY BOSTON INC	126 GROVE ST	13,648,000	
275-023-000-000	400	32		BERNON LAND TRUST LLC	1153 WEST CENTRAL ST	12,920,300	
312-020-000-000	404	73		FRANKLIN PROPERTY OWNER, LLC	100 FINANCIAL PK	12,771,500	
275-003-000-000	401	43		THE REALTY ASSOCIATES FUND X / C/O LINCOLN PROPERTY COMPANY	12 FORGE PKY	12,357,000	
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	10,344,900	
330-029-000-000	401	43		FREEDOM DC, LLC	15 FREEDOM WAY	10,197,400	
				parcel percent of all accounts, and value percent of total improved C&I valuation	13 parcels valued at	250,677,200	32.82%
275-007-000-000	400	34		BIG BOX PROPERTY OWNER C LLC / C/O EXETER PROPERTY GROUP	20 FORGE PKY	9,578,600	
290-005-000-000	400	34		NL VENTURES IX NATIONAL LLC / C/O TAX DEPT	24 NATIONAL DR	8,855,100	
274-009-000-000	401	43		ONE HUNDRED FORTY LLC	1376 WEST CENTRAL ST	8,797,500	
295-003-000-000	340	A1		FRANKLIN EQUITY PARTNERS, LLC / C/O AEGEAN CAPITAL LLC	124 GROVE ST	8,568,900	
278-016-000-000	400	71		CCMCD PROPERTY LLC	5 FISHER ST	8,444,000	
272-004-000-000	300	90		NEP FRANKLIN MA OWNER LLC / C/O NORTHSTAR REALTY FINANCE	4 FORGE PKY	8,199,500	
275-013-000-000	402	73		27 FORGE PARKWAY LLC	20 FORGE PKY	8,117,900	
275-002-000-000	404	73		BIG BOX PROPERTY OWNER F-2 LLC / C/O EXETER PROPERTY GROUP	10 FORGE PKY	8,075,900	
290-007-000-000	401	43		PIERCE REALTY LLC	34 FORGE PKY	7,767,000	
295-002-000-000	340	A1		BEAULIEU DEBRA A TR / AL-JE-BEAU REALTY TRUST	122 GROVE ST	7,500,100	
275-005-000-000	400	43		REALTY ASSOCIATES FUND VIII LP / C/O TA ASSOCIATES REALTY	16 FORGE PKY	7,408,400	
319-014-000-000	401	43		FRANKLIN CAPITAL LLC T/C INFIDYNE LLC T/C C/O W J CONNELL CO	125 CONSTITUTION BLVD	7,324,900	
275-001-000-000	404	73		BIG BOX PROPERTY OWNER F-2 LLC / C/O EXETER PROPERTY GROUP	8 FORGE PKY	7,189,100	
290-008-000-000	401	43		KNICKERBOCKER PROPERTIES INC / C/O MARVIN F POER & COMPANY	32 FORGE PKY	7,085,500	
295-007-000-000	401	43		ASTRO INVESTMENT LLC / C/O KSI TRADING CORP	10 KENWOOD CIR	6,910,100	
276-018-000-000	401	43		FRANKLIN LIMITED PARTNERSHIP / C/O IRON MOUNTAIN	1 OLD FORGE HILL RD	6,832,800	
311-001-000-000	401	43		BMIP II LLC / C/O INVESTCORP INTL REALY INC	176 GROVE ST	6,691,900	
290-006-000-000	401	43		BIG BOX PROPERTY OWNER C LLC / C/O EXETER PROPERTY GROUP	22 NATIONAL DR	6,581,000	
285-008-000-000	324	79		HALLIGAN JOSEPH TR / C/O BIG Y FOODS INC	348 EAST CENTRAL ST	6,561,800	
295-009-000-000	401	43		LMF FRANKLIN CORP	40 KENWOOD CIR	6,490,500	
275-019-000-000	400	33		DADDARIO, JAMES F, TR PATALANO, CURTIS TR / C/O NEW ENGAND TREATMNT ACCESS	5 FORGE PKY	6,381,600	
311-002-000-000	400	40		CG GROVE ST LLC / C/O GROSSMAN COMPANIES INC	210 GROVE ST	6,107,700	
314-015-000-000	300	90		CLAREMONT FRANKLIN INN, LLC	735 UPPER UNION ST	6,036,500	
314-023-000-000	300	90		GIRL FRANKLIN LLC	20 LIBERTY WAY	5,747,100	
320-002-000-000	401	43		STANNAH PROPERTY LLC / C/O LINCOLN PROPERTY COMPANY	17 NATIONAL DR	5,741,000	
290-002-000-000	401	43		SCG 17 FORGE PARKWAY LLC	140 CONSTITUTION BLVD	5,736,400	
319-021-000-000	400	34		CONSTITUTION CORP / C/O JACO INC	1000 FRANKLIN VILLAGE DR	5,702,600	
271-001-001-000	340	A1		CEDAR-FRANKLIN VILLAGE LLC / C/O CEDAR SHOPPING CENTERS	9 FORGE PKY	5,558,800	
275-017-000-000	400	33		BIG BOX PROPERTY OWNER F-2 LLC / C/O EXETER PROPERTY GROUP	38 FORGE PKY	5,551,000	
275-009-000-000	400	33		REALTY ASSOCIATES FUND VIII LP / C/O TA ASSOCIATES REALTY	101 CONSTITUTION BLVD	5,426,400	
320-005-000-000	404	73		101 CONSTITUTION BLVD LLC / C/O KEYPOINT PARTNERS LLC	15 LIBERTY WAY	5,423,900	
320-004-000-000	401	34		15 LIBERTY WAY LLC	351 369 WEST CENTRAL ST	5,302,400	
277-015-000-000	323	76		WILLET KAREN L TR / C & K REALTY TRUST	38 POND ST	5,267,300	
271-035-000-000	340	A1		FINO MATTHEW J & LENA M TRS / C/O JOHN M FINO REALTY TRUST II	77 CONSTITUTION BLVD	5,191,200	
320-006-000-000	401	43		IRON MOUNTAIN INFO MANAGEMENT	165 GROVE ST	5,135,500	
306-040-000-000	401	43		GRE GROVE STREET ONE LLC / C/O HALL INVESTMENT HOLDINGS	15 FORGE PKY	5,082,500	
275-006-000-000	400	33		BIG BOX PROPERTY OWNER C LLC / C/O EXETER PROPERTY GROUP	37 parcels valued at	248,324,900	12.59%
				parcel percent of all accounts, and value percent of total improved C&I valuation			
319-018-000-000	401	34		MORGAN GRAINGER LP	20 DISCOVERY WAY	4,954,200	
295-011-000-000	401	43		LMF FRANKLIN CORP	25 KENWOOD CIR	4,740,800	
277-001-000-000	401	43		290 BEAVER ST LLC	290 BEAVER ST	4,627,500	
308-042-000-000	401	43		161 GROVE LLC	161 GROVE ST	4,586,300	
308-043-000-000	401	43		GRE GROVE STREET TWO LLC / C/O HALL INVESTMENT HOLDINGS	157 GROVE ST	4,414,600	
271-005-000-000	401	43		191 III CUBE MA SUB LLC PTA-CS# 6807	14 GROVE ST	4,343,600	

330-030-000-000	400	34	SCHWARZKOPF TECHNOLOGIES LLC / C/O PLANSEE	115	CONSTITUTION BLVD	4,031,400
319-020-000-000	400	33	AM CONSTITUTION LLC / C/O SANFORD BOKOR	130	CONSTITUTION BLVD	3,876,500
286-024-000-000	325	78	MLG HOLDING 180 E CENTRAL ST / C/O WALGREEN CO	160	EAST CENTRAL ST	3,867,600
248-080-000-000	375	88	SRA REALTY GROUP LLC	800	CHESTNUT ST	3,839,300
290-003-000-000	401	43	FORGE COMMERCIAL LLC	19	NATIONAL DR	3,481,100
279-028-000-000	341	45	ROCKLAND TRUST COMPANY	58	MAIN ST	3,305,400
319-012-000-000	401	43	TALON REALTY LLC	145	CONSTITUTION BLVD	3,059,000
272-006-000-000	342	72	HAMILTON STORAGE TECHNOLOGIES	3	FORGE PKY	2,963,000
278-024-000-000	400	35	MOSELEY REALTY LLC	31	HAYWARD ST	2,925,100
278-170-000-000	341	45	DEAN COOPERATIVE BANK	21	MAIN ST	2,710,300
320-001-000-000	400	43	CANTOR WILLIAM M, TR / LIBERTY REALTY TRUST	10	LIBERTY WAY	2,671,900
280-076-000-000	304	54	130 CHESTNUT ST LLC	130	CHESTNUT ST	2,646,900
271-025-000-002	343	63	ABL REALTY LLC	835	WEST CENTRAL ST U-2	2,625,400
270-032-000-000	330	24	VENDETTI JOSEPH J, JR	411	WEST CENTRAL ST	2,593,200
287-087-000-000	400	30	FRANKLIN PAINT CO	259	COTTAGE ST	2,573,800
319-017-000-000	401	34	AERIE REALTY LLC	10	DISCOVERY WAY	2,472,500
306-005-000-000	374	88	CORE REAL ESTATE HOLDINGS, LLC	166	GROVE ST	2,468,900
284-087-000-000	342	72	OXFORD REALTY & TRUST LLC	440	EAST CENTRAL ST	2,394,400
275-014-000-000	402	A1	COVALENCE SPECIALTY ADHESIVES	25	FORGE PKY	2,381,400
285-007-000-000	330	24	THE UNDEALERSHIP LLC	400	EAST CENTRAL ST	2,306,300
295-013-000-000	400	34	ONE KENWOOD LLC	13	KENWOOD CIR	2,251,300
270-037-000-000	325	78	NEW MOON LLC / C/O CVS #01873 STORE ACCOUNTING	435	WEST CENTRAL ST	2,245,600
287-126-000-000	401	34	CCMcD PROPERTY, LLC	42	HAYWARD ST	2,192,800
285-003-000-000	325	76	JOMIN LLC	391	EAST CENTRAL ST	2,152,600
287-074-000-000	400	35	MURRAY LEO J COMPANY	305	UNION ST	2,136,100
279-036-000-000	340	72	OXFORD BOSTON REALTY LLC	150	A-F EMMONS ST	2,114,900
314-005-000-000	374	88	750 UNION ST LLC	750	UNION ST	2,068,700
290-004-000-000	400	33	MCDONALD, JOHN S, TR / MCDONALD FAMILY TRUST	23	NATIONAL DR	2,060,800
285-011-000-000	325	78	FRASER, ROBERT B TR CURRIER, DIANE L TR / C/O CVS# 00929 STORE ACCOUNTING	272	EAST CENTRAL ST	2,039,400
285-012-000-000	323	76	NAJ REALTY LLC	248	260 EAST CENTRAL ST	2,003,600
270-010-000-000	341	45	NAPLES NORTH LLC / C/O CALARESE PROPERTIES	500	WEST CENTRAL ST	2,001,500
271-031-000-000	325	78	FRANKLIN GOLDFIELD PROPERTIES / C/O KEY POINT PARTNERS	648	OLD WEST CENTRAL ST	1,999,200
271-019-000-000	326	74	FRENCH LEONARD TR / BROOKDALE MILL TRUST	860	WEST CENTRAL ST	1,978,800
319-016-000-000	400	34	KNIGHT MICHAEL L & RONNA B, TRS / RAVAN REALTY TRUST	120	CONSTITUTION BLVD	1,967,600
285-112-000-000	326	67	MCDONALDS CORP / C/O HOGAN COMPANY	345	EAST CENTRAL ST	1,932,200
270-034-000-000	326	74	CORCORAN, STEPHEN T TR CORCORAN, NANCY L S TR / SNC (FRANKLIN) REALTY TRUST	461	WEST CENTRAL ST	1,921,600
285-090-000-000	330	24	FRANKLIN FORD LLC	175	EAST CENTRAL ST	1,798,200
286-039-000-000	325	78	G & K SIMON INC	8	SUMMER ST	1,788,700
284-007-000-000	330	24	CADILLAC PROPERTIES LLC	511	EAST CENTRAL ST	1,772,700
285-009-000-000	330	24	EPK PROPERTIES LLC	340	EAST CENTRAL ST	1,754,900
285-010-000-000	370	61	FICCOS BOWLADROME INC	300	EAST CENTRAL ST	1,749,600
272-002-000-000	342	72	TWO FORGE PARK LLC	2	FORGE PKY	1,660,400
271-026-000-000	352	02	MAYNARD JAMES, TR / W CENTRAL REALTY TRUST	831	WEST CENTRAL ST	1,659,600
268-236-000-000	340	71	HAYWOOD MANOR LLC	195	MAIN ST	1,645,900
248-075-000-000	401	34	MALOOF ROBERT S TR / ELMO REALTY TRUST	50	EARLS WAY	1,616,600
275-008-000-000	340	A1	DONOVAN HOLDINGS LLC	28	FORGE PKY	1,594,500
303-104-000-000	342	72	ROSE AND JOE LLC	435	KING ST	1,575,900
270-012-000-000	325	78	RENAISSANCE DEVELOPMENT CORP	528	WEST CENTRAL ST	1,561,100
295-010-000-000	400	34	KENWOOD PARTNERS LTD PARTNERSH / C/O STRATEGIC MATERIALS INC	45	KENWOOD CIR	1,495,900
279-152-000-000	400	35	MEDWAY AUTO LEASING INC	115	DEAN AV	1,491,900
278-025-000-000	401	33	CFS REALTY CORPORATION	90	HAYWARD ST	1,473,300
303-048-000-000	326	74	HOTEL BUILDING CORPORATION / ATTN: TAGE	466	KING ST	1,470,700
268-145-000-000	313	78	SIERRA HEIGHTS LLC /	129	DEAN AV	1,421,500
285-005-000-000	342	72	CENTRAL EAST LLC /	397	EAST CENTRAL ST	1,407,000
271-024-001-000	326	74	VENDETTI EDMUND C JR TR / VENDO REALTY TRUST	847	WEST CENTRAL ST	1,399,600
295-012-000-000	401	43	RCG KENWOOD LLC / C/O REGENCY WAREHOUSE	5	KENWOOD CIR	1,396,400
279-151-000-000	316	35	HALLIGAN PROPERTIES LLC	119	DEAN AV	1,375,900
270-004-000-000	323	76	BURNHAM TAVALONE LLC	452	WEST CENTRAL ST	1,370,400
303-049-000-000	325	78	FRENCH LEONARD S, TR / SILVER MAPLE TRUST	470	490 KING ST	1,339,600
270-013-000-000	326	74	RENAISSANCE DEVELOPMENT CORP	530	WEST CENTRAL ST	1,330,400
247-002-000-000	316	43	JKG WAREHOUSING LLC	80	EARLS WAY	1,320,700
271-025-000-001	320	64	XINGFU REALTY LLC	837	WEST CENTRAL ST U-1	1,316,100
274-001-000-000	401	43	BEAUJEU RICHARD J TR / COLEBROOK REALTY TRUST FABIANO, MICHAEL P TR	1256	WEST CENTRAL ST	1,315,400

306-006-000-000	78	YERGATIAN VERNON C / V & A REALTY TRUST AVEDISIAN, ANTHONY L TRS	188 GROVE ST	1,314,000
314-020-000-000	43	BEAULIEU RICHARD J TR / DPJ REALTY TRUST	842 UPPER UNION ST	1,243,900
289-006-000-000	43	TRUGREEN LIMITED PARTNERSHIP	21 FORGE PKY	1,232,700
271-024-000-000	72	OXFORD REALTY & TRUST LLC	855 WEST CENTRAL ST	1,213,300
275-018-000-000	43	J&K ENTERPRISES LLC / C/O HAPPY TAILS DOGGY DAYCARE	7 FORGE PKY	1,178,800
279-172-000-000	71	FOURZOL LLC	13 MAIN ST	1,167,900
296-173-000-000	43	JSB PROPERTY HOLDINGS LLC	238 258 COTTAGE ST	1,137,700
270-015-000-000	72	PINTO ANTONIO L	620 WEST CENTRAL ST	1,126,100
279-018-000-000	72	55 W CENTRAL STREET LLC / C/O COLOMBO KELLY HOLDING INC	55 WEST CENTRAL ST	1,124,400
287-108-000-000	43	MUSTO CARLO TR / FISHER STREET REALTY TRUST	260 FISHER ST	1,098,300
270-029-003-000	67	L&X GROUP LLC	505 WEST CENTRAL ST	1,069,400
245-107-000-000	82	WEITZMAN, ANDREW M TR BUGBEE, MARTHA E TR / TWENTY EARL S WAY REALTY TRUST	20 EARLS WAY	1,064,700
303-044-000-000	333	DECOY INC	400 KING ST	1,064,200
284-066-000-000	318	STOBBART WAYNE F TR / 444 E CENTRAL RLTY TRUST	444 EAST CENTRAL ST	1,062,900
286-089-000-085	343	9 SUMMER STREET LLC	9 SUMMER ST 3	1,044,900
277-005-000-000	401	BEAVER ST REALTY TRUST MANN LAURA TR / C/O JOSEPH M CHENEY JR	2 MASTER DR	1,039,800
245-007-000-000	352	SURESHINE LLC	650 PLEASANT ST	1,032,600
286-089-000-064	343	9 SUMMER STREET LLC	9 SUMMER ST 2	1,025,200
306-007-000-000	400	170 GROVE STREET LLC	170 GROVE ST	1,014,600
288-004-000-000	340	BEAULIEU DEBRA A TR / MEL-DINA REALTY TRUST	120 GROVE ST	1,012,900
278-075-000-000	342	786 W CENTRAL LLC	233 WEST CENTRAL ST	1,009,300
270-002-000-000	326	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	438 WEST CENTRAL ST	1,004,700
		parcel percent of all accounts, and value percent of total improved C&I valuation	91 parcels valued at	185,312,200
				24.26%
319-019-000-000	338	RIBAKOFF CHARLES II TR / E J R REAL ESTATE TRUST	25 DISCOVERY WAY	999,800
303-043-000-000	326	MARGUERITE MARGARET TR / C/O BEAU GRASSIA- KING ST CAFE	390 KING ST	997,900
248-074-000-000	401	PALUMBO ALDO & SHAWQI TRS / REVOLI REALTY TRUST	90 EARLS WAY	993,800
248-077-000-000	401	COCUZZO MARY BETH TR / KINGSTON REALTY	950 CHESTNUT ST	989,200
277-004-000-000	314	DEDOMINICK LINDA L TR / C/O TRAFFIC MARKINGS INC	4 MASTER DR	979,800
286-089-000-063	320	9 SUMMER STREET LLC	9 SUMMER ST 1	943,500
270-027-000-000	333	FRENCH LEONARD & P COSTELLO TR / C/O TEDESCHI FOOD SHOPS INC	533 WEST CENTRAL ST	943,400
279-015-000-000	323	KINCH, VALENTINA TR DEGAETANO, GIANNINA TR / FERRARA FAMILY RLTY TR GIORGIO, M	20 WEST CENTRAL ST	938,600
319-023-000-000	400	MULTI-FASTENERS INC	857 UPPER UNION ST	936,900
270-008-000-000	342	BFMW REALTY L.L.C.	480 WEST CENTRAL ST	922,400
288-005-000-000	316	PCI PROPERTIES, LLC	72 GROVE ST	919,600
319-003-000-000	332	UNION UP LLC	852 UPPER UNION ST	895,000
275-015-000-000	311	L P GAS EQUIPMENT INC / C/O EASTERN PROPANE GAS	11 FORGE PKY	880,000
285-113-000-000	335	FRENCH LEONARD S ETALS, TRS / C/O MARC WINTERS	349 EAST CENTRAL ST	871,900
269-082-000-000	325	BRACHOLD RICHARD E TR / VILLAGE SKI REALTY TRUST	345 WEST CENTRAL ST	870,600
287-072-000-000	325	317 UNION STREET LLC	317 UNION ST	861,100
245-108-000-000	400	LITTLE TULLY DEVELOPMENT LLC	40 EARLS WAY	849,500
285-109-000-000	340	LENZI JOSEPH / LENZI RACHEL	333 EAST CENTRAL ST	845,700
279-021-000-000	364	JOMI ENTERPRISES LLC	15 WEST CENTRAL ST	833,700
279-019-000-000	340	HRRP REALTY CORP	51 WEST CENTRAL ST	825,400
288-005-000-000	332	NICE ENTERPRISES INC	76 GROVE ST	800,600
285-106-000-000	333	HESS RETAIL STORES LLC / C/O PROPERTY TAX DEPARTMENT	251 EAST CENTRAL ST	788,100
283-044-000-000	340	CONSTELLATION PEGASUS LLC	683 EAST CENTRAL ST	783,600
286-091-000-000	325	NASUTI DAVID TR / GREAT OAKS REALTY TRUST	18 COTTAGE ST	779,100
247-001-000-000	400	LGK LLC	60 EARLS WAY	778,300
289-001-000-000	332	WEEDY LLC	79 GROVE ST	774,600
270-029-001-000	332	BCDJ FRANKLIN LLC	529 WEST CENTRAL ST	767,900
279-017-000-000	326	COLACE JAMES A TR / ABBRUZZI REALTY TRUST	4 EAST CENTRAL ST	754,600
270-028-000-000	326	SIXTH REALTY LLC	541 WEST CENTRAL ST	753,200
270-009-000-000	332	JABE PARTNERS LLC	490 WEST CENTRAL ST	750,300
287-055-000-000	323	CROSSING REALTY CORP	326 UNION ST	743,900
271-001-000-000	333	GLOBAL COMPANIES LLC / C/O ALLIANCE ENERGY LLC	660 WEST CENTRAL ST	735,300
278-043-000-000	325	EDWIN S GIFTS TOO INC	341 WEST CENTRAL ST	724,900
284-010-000-000	332	HUNCHARD BRUCE J /	543 EAST CENTRAL ST	716,900
287-071-000-000	400	BAGLIONI PETER TR / BAGLIONI REALTY TRUST	231 COTTAGE ST	699,800
279-126-000-000	341	NORFOLK COUNTY TRUST CO / C/O BANK OF AMERICA RE ASMTS NC1-001-03-81	49 MAIN ST	698,500
306-003-000-000	314	DOERING BARBARA R	162 GROVE ST	696,800
248-076-000-000	400	WINIKER, JEFFREY TR WINIKER, SAMUEL TR / 213 REALTY TRUST	1000 CHESTNUT ST	692,500

277-003-000-000	400	33	LANGEVIN LEONARD E / C/O N.E. TRAFFIC	1	MASTER DR	691,700
285-104-000-000	341	45	BENLIN PROPERTIES, LLC	231	EAST CENTRAL ST	690,700
279-026-000-000	325	78	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	36 38	MAIN ST	684,000
279-173-000-000	340	71	FOURZOL LLC	9	MAIN ST	677,000
287-065-000-000	332	38	ROSSI STEPHEN C / ROSSI TERESA	341	UNION ST	671,600
279-024-000-000	332	39	UPPER UNION LLC	843	UPPER UNION ST	669,000
215-025-000-000	340	71	BOURNE RONALD R & RANDI L TRS / BOURNE REALTY TRUST	3	BENT ST	665,800
285-103-000-000	326	67	BOWEN INVESTMENT INC / C/O HONEY DEW	213	EAST CENTRAL ST	661,400
313-058-000-000	352	02	RUSCITO BROTHERS LLC / C/O BRIGHT HORIZONS CHILD CTR	2	CONSTITUTION BLVD	649,500
286-036-000-000	325	78	SIMON A & SONS INC	54	EAST CENTRAL ST	645,900
286-037-000-000	333	65	BETHONEY, RAE L, TR RAYMOND P BROWN REVOC TR / C/O ZZ MGMT., LLC	52	EAST CENTRAL ST	631,700
284-068-000-000	342	82	CASTILLO DANIEL / FRANKLIN VETERINARY CLINIC	430	EAST CENTRAL ST	626,700
271-036-000-000	352	02	MARCO POLO, INC / C/O KINDERCARE LEARNING CENTER TAX DEPT.	42	POND ST	625,200
270-053-000-000	326	67	WILLET KAREN L TR / C/O C & K REALTY TRUST	405	WEST CENTRAL ST	625,100
270-033-000-000	340	71	WEST CENTRAL PLAZA LLC	471	WEST CENTRAL ST	604,400
279-020-000-000	325	78	ROCKLAND TRUST COMPANY	45	WEST CENTRAL ST	600,500
306-001-000-000	401	43	LEWIS ALBERT G, TR / GROVE STREET REALTY TRUST	158	GROVE ST	596,000
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
303-041-000-000	326	74	MARGUERITE MARGARET, TR	370	KING ST	587,400
323-028-000-000	318	78	DEPOTO RICHARD J & SANDRA M TRS / THE DEPOTO FAMILY REALTY TRUST	823	WASHINGTON ST	586,900
279-014-000-000	328	74	TOP GUN REALTY LLC	28	WEST CENTRAL ST	584,200
277-012-000-000	325	65	FRANKLIN GS LLC /	412	WEST CENTRAL ST	579,000
284-003-000-000	342	72	IPACS JOSEPH J / IPACS CAROL P	421	WEST CENTRAL ST	575,000
289-007-000-000	401	43	STVALETTA BRUCE TR / 33 FORGE HILL ROAD REALTY TRST	33	FORGE HILL RD	573,200
270-011-000-000	325	78	HO ROBERT P TR / HOMARK REALTY TRUST	510	WEST CENTRAL ST	568,900
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 RETAIL BUSINESS SERVICES	828	WEST CENTRAL ST	564,200
271-022-000-000	316	43	WISE FREDERICK RL /	880	WEST CENTRAL ST	563,800
277-002-000-000	401	43	ELLIN STEVEN M	300	BEAVER ST	561,800
285-102-000-000	328	74	JT BUILDING & DEVELOPMENT	209	EAST CENTRAL ST	558,500
286-026-000-000	333	65	JENNIFER L RIDDER HOLDINGS LLC	140	EAST CENTRAL ST	552,400
296-205-000-000	326	74	371 UNION STREET LLC	371	UNION ST	551,400
270-001-000-000	340	72	FOUR WEST STREET LLC	4	WEST ST	538,200
287-116-000-000	400	35	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	418	WEST CENTRAL ST	538,000
225-036-000-000	325	65	LAMBIASE ANTHONY J / LAMBIASE PATRICIA	131	FISHER ST	531,800
286-214-000-000	355	49	K BROTHERS LLC	804	POND ST	531,000
272-070-000-000	333	68	PASINI & FOLSOM FUNERAL HOME I	33	COTTAGE ST	526,500
			NINTH FRANKLIN LLC	60	CORPORATE DR	525,000
					77 parcels valued at	55,098,600
					parcei percent of all accounts, and value percent of total improved C&I valuation	26.19%
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
279-241-000-000	333	68	NAKHOU REALTY LLC	43	EAST CENTRAL ST	487,100
279-022-000-000	325	62	BISSANTI EDWARD P / BISSANTI JOYCE C	2 8	MAIN ST	477,600
286-246-000-000	334	68	FRANKLIN SERVICE AUTOCARE LLC	71	EAST CENTRAL ST	471,400
279-176-000-000	340	71	KINCH VALENTINA / LE SORELLE REALTY TR DEGAETANO, GIANNINA, ETALS	15	EAST CENTRAL ST	469,400
321-058-000-000	326	74	MARTIELLO JOHN E, TR / JUNIOR FAMILY TRUST	553	WASHINGTON ST	463,400
287-068-000-000	340	71	BENNY'S OIL SERVICE INC	241	COTTAGE ST	462,500
285-098-000-000	340	71	WISE SHAWN W / WISE LINDA	76	CHESTNUT ST	459,600
278-002-000-000	401	43	COMPTON PAUL R TR / UNGALA GROVE REALTY TRUST FINKELSTEIN, JAMES TR	20	GROVE ST	459,400
315-028-000-000	353	69	FRANKLIN ROD & GUN CLUB	49	FLORENCE ST	458,800
279-266-000-000	400	33	DELCAFIN LLC	37	RUGGLES ST	453,800
284-009-000-000	340	71	JEANNE-BENTON LLC / C/O JEANNE M ALDRICH	595	EAST CENTRAL ST	452,900
270-003-000-000	340	71	VAN ROON DANNY F / VAN ROON KELLIE A	444	WEST CENTRAL ST	449,400
277-010-000-000	316	43	NASUTI DAVID TR / GREAT OAKS REALTY TRUST	273	BEAVER ST	437,700
287-044-000-000	325	78	FRANKLIN URBAN RE LLC	157	COTTAGE ST	434,800
286-107-000-000	401	35	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	23	WINTER ST	432,900
270-036-000-000	325	78	XHENGO MAKSIM TR / MAKKAST REALTY TRUST SERJANI, KASTRIOT TR	451	WEST CENTRAL ST	432,100
279-025-000-000	326	62	RANIERI MARGARET C TR / RANIERI TRUST MILLER, CATHERINE R TR	30 32	MAIN ST	416,100
262-023-000-000	332	39	278 PLEASANT STREET LLC	278	PLEASANT ST	411,400
278-011-000-000	340	72	JKRJ PRINCE LLC	184	WEST CENTRAL ST	400,300



286-251-000-000	340	72	BEATON REESE / R & T REALTY TRUST MOORE, TIMOTHY T TR	111 EAST CENTRAL ST	400,300
314-019-000-000	352	04	DONOVAN, PATRICIA TR SWENSON, COLLEEN TR / C/O ELEMEN-TREE HOUSE	838 UPPER UNION ST	393,100
287-056-000-000	326	74	338 UNION ST LLC	338 UNION ST	392,400
270-031-000-000	325	78	WEST CENTRAL PLAZA LLC	481 WEST CENTRAL ST	390,500
285-105-000-000	325	78	PADULA, JOHN R TR / 247 EAST CENTRAL ST REALTY TST	249 EAST CENTRAL ST	385,600
286-090-000-000	332	78	CARLOW KEVIN J	10 COTTAGE ST	384,600
279-009-000-000	340	72	BOC HOLDINGS LLC	11 EAST ST	378,400
279-169-000-000	325	78	PELEGRI MICHAEL D TR / RMR REALTY TRUST DEGRASIA, MICHAEL D TR	19 DEAN AV	374,200
296-172-000-000	310	30	BENNY'S OIL SERVICE INC	245 COTTAGE ST	373,400
279-031-000-000	325	78	VALLEE ROBERT R JR	68 MAIN ST	370,500
276-028-000-000	400	33	NETO JOAO MARTINS	15 GROVE ST	370,400
278-065-000-000	325	78	MARMANIDIS KERRY	323 WEST CENTRAL ST	361,400
287-069-000-000	401	43	MAGS REALTY TRUST / C/O BARRY MAGERMAN, TR	235 COTTAGE ST	357,700
286-027-000-000	325	78	BRACCI CHRISTINE /	138 EAST CENTRAL ST	356,100
279-033-000-000	325	78	CAMPUS REALTY TRUST INC	122 EMMONS ST	352,900
285-004-000-000	326	74	JCMN LLC	395 EAST CENTRAL ST	335,400
233-040-000-000	316	43	DIMARTINO HARRIET C TR / DOMINIC D DIMARTINO REVOC TRST	517 LINCOLN ST	330,400
279-008-000-000	340	71	FIVE EAST STREET, LLC	5 EAST ST	330,400
276-026-000-000	401	43	FRANKLIN FAIRVIEW REALTY LLC	25 GROVE ST	318,800
288-007-000-000	316	43	191 III CUBE MA SUB LLC PTA-CS# 6807	519 BEAVER ST	316,100
279-123-000-000	342	72	VANDENBERG JOHN R / NOVAK KATHLEEN A	76 EMMONS ST	314,900
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	303,700
279-182-000-000	310	30	LANDSCAPE NETWORK LLC	ALPINE ROW	300,200
279-027-000-000	325	78	ROCKLAND TRUST COMPANY	44 MAIN ST	295,500
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
278-037-000-000	353	69	WILLIAM F. RAY LODGE 71 / C/O DAVID L LABONTE	330 WEST CENTRAL ST	280,300
279-165-000-000	340	71	41 DEAN AVENUE LLC	41 DEAN AV	278,300
279-181-000-000	316	43	LANDSCAPE NETWORK LLC	40 ALPINE ROW	239,200
314-021-000-011	405	28	MASON JAMES LLC	837 UPPER UNION ST 11	207,200
314-021-000-001	405	28	MJM LLC / C/O BOURQUE BROS IRRIGATION	837 UPPER UNION ST 1	197,500
314-021-000-010	405	28	NORWOOD CONCRETE CONSTRUCTION	837 UPPER UNION ST 10	197,500
314-021-000-020	405	28	JME ENTERPRISES LLC	837 UPPER UNION ST 20	197,200
314-021-000-013	405	28	BOULLANGER MICHAEL D	837 UPPER UNION ST 13	194,300
314-021-000-004	405	28	ET REAL ESTATE HOLDINGS LLC	837 UPPER UNION ST 4	193,000
314-021-000-003	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 3	192,900
314-021-000-005	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 5	192,900
314-021-000-016	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 16	192,900
314-021-000-017	405	28	INDEPENDENT PIPING FIRE PROTEC	837 UPPER UNION ST 17	192,900
314-021-000-019	405	28	MITCHELL JOAN T TR / MITCHELL REALTY NOMINEE TRUST	837 UPPER UNION ST 19	192,900
287-057-000-000	330	24	DEBENEDICTIS ROBERT L	346 UNION ST	192,700
314-021-000-006	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 6	192,500
314-021-000-007	405	28	FRICKER THOMAS R	837 UPPER UNION ST 7	192,500
314-021-000-008	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 8	192,500
314-021-000-009	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 9	192,500
314-021-000-014	405	28	UNION STREET BUSINESS PARK LLC / C/O ABRAHAM PROPERTIES, INC	837 UPPER UNION ST 14	192,500
314-021-000-015	405	28	15C LLC	837 UPPER UNION ST 15	192,500
314-021-000-018	405	28	AFONSO CAMILO / AFONSO SUSAN	837 UPPER UNION ST 18	192,500
314-021-000-002	405	28	MARTONE THOMAS M / MARTONE JUDITH A	837 UPPER UNION ST 2	191,400
314-021-000-012	405	28	MASON JAMES LLC	837 UPPER UNION ST 12	188,200
296-184-000-000	316	30	JONES TIMOTHY	11 GEB ST	182,800
296-206-000-000	325	78	CARLUCCI GINO JR, MARY ANN HAGAN, / CARLUCCI FAMILY REVOCABLE AMENDOLA, KATI	357 UNION ST	169,000
279-237-000-000	332	39	CRANDALL JAMES M /	23 ALPINE ROW	144,900
260-067-000-000	316	43	THAYER JOEL / DURHAM WILLIAM	157 A MAPLE ST	60,400
			parcel percent of all accounts, and value percent of total improved C&I valuation:	76 parcels valued at	24,323,300
				25.85%	3.19%
				TOTAL IMPROVED (294 parcels)	\$763,736,200
					\$2,597,742 MEAN of all

MINIMUM RESIDENTIAL FACTOR COMPUTATION  
Fiscal Year 2018

A Class	B Full and Fair Cash Valuation	C Percentage Share	
1. Residential	4,059,785,510	80.3195%	80.3195%
2. Open Space	0	0.0000%	
3. Commercial	358,798,507	7.0985%	19.6805%
4. Industrial	466,888,250	9.2370%	
5. Personal Property	169,074,130	3.3450%	
<b>TOTALS</b>	<b>5,054,546,397</b>	<b>100.0000%</b>	

Maximum Share of Levy for Classes Three, Four and Personal Property:  $150\% * 19.6805\%$  (Lines 3C + 4C + 5C) = **29.5208%** (Max % Share)

Minimum Share of Levy for Classes One and Two:  $100\% - 29.5208\%$  (Max % Share) = **70.4792%** (Min % Share)

Minimum Residential Factor (MRF):  $70.4792\%$  (Min % Share) /  $80.3195\%$  (Lines 1C + 2C) = **87.7486%** (Minimum Residential Factor)

MINIMUM RESIDENTIAL FACTOR LA7 (6-96): **87.7486%**

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

LA13 Tax Base Levy Growth  
 Retain documentation for 5 years in case of DOR audit - Fiscal Year 2018

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
<b>RESIDENTIAL</b>								
SINGLE FAMILY (101)	3,166,111,000	0	0	14	706,000	379	1,087,800	3,166,492,800
CONDOMINIUM (102)	402,307,100	0	0	5	61,700	900	1,720,100	403,965,500
TWO & THREE FAMILY (104 & 105)	90,687,600	0	0	0	0	13	-273,200	90,414,400
MULTI - FAMILY (111-125)	128,426,200	0	0	6	561,300	3	2,457,200	130,322,100
VACANT LAND (130-132 & 106)	36,622,300	0	0	1	17,400	57	-2,740,400	33,864,500
ALL OTHERS (103, 109, 012-018)	50,245,465	0	0	0	0	1	354,100	50,599,565
<b>TOTAL RESIDENTIAL</b>	<b>3,874,399,665</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>1,346,400</b>	<b>1,353</b>	<b>2,605,600</b>	<b>3,875,658,865</b>
OPEN SPACE	0	0	0	0	0	0	0	0
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0	0	0	0	0	0
<b>TOTAL OPEN SPACE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
COMMERCIAL	358,012,340	0	0	8	1,854,100	13	-709,700	355,448,540
COMMERCIAL - CHAPTER 61, 61A, 61B	1,522,359	0	0	0	0	6	-351,000	1,171,359
<b>TOTAL COMMERCIAL</b>	<b>359,534,699</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>1,854,100</b>	<b>19</b>	<b>-1,060,700</b>	<b>356,619,899</b>
INDUSTRIAL	456,515,020	0	0	7	4,527,600	16	-4,361,900	447,625,520
PERSONAL PROPERTY	162,606,840	0	0					
<b>TOTAL REAL &amp; PERSONAL</b>	<b>4,853,056,224</b>	<b>0</b>	<b>0</b>					

NOTE : The information was Approved on 11/15/2017

LA13 Tax Base Levy Growth  
 Retain documentation for 5 years in case of DOR audit - Fiscal Year 2018

Property Class	Reval Perct	(F) + or - Reval Adj Values	(G) Total Adjusted Value Base	(H) CFY LA4	(I) New Growth Valuation	(J) PY Tax Rate	(K) Tax Levy Growth
<b>RESIDENTIAL</b>							
SINGLE FAMILY (101)	0.02083	65,957,200	3,232,450,000	3,248,659,900	16,209,900		
CONDOMINIUM (102)	0.05714	23,081,000	427,046,500	440,857,900	13,811,400		
TWO & THREE FAMILY (104 & 105)	0.00670	605,500	91,019,900	91,211,800	191,900		
MULTI - FAMILY (111-125)	0.21890	28,527,800	158,849,900	188,004,100	29,154,200		
VACANT LAND (130-132 & 106)	0.08506	2,880,400	36,744,900	38,973,200	2,228,300		
ALL OTHERS (103, 109, 012-018)	0.02737	1,385,145	51,984,710	52,078,610	93,900		
<b>TOTAL RESIDENTIAL</b>	<b>0.03159</b>	<b>122,437,045</b>	<b>3,998,095,910</b>	<b>4,059,785,510</b>	<b>61,689,600</b>	<b>14.58</b>	<b>899,434</b>
OPEN SPACE	0.00000	0	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0.00000	0	0	0	0		
<b>TOTAL OPEN SPACE</b>	<b>0.00000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>
<b>COMMERCIAL</b>							
COMMERCIAL - CHAPTER 61, 61A, 61B	-0.00066	-233,675	355,214,865	357,491,065	2,276,200		
<b>TOTAL COMMERCIAL</b>	<b>-0.00027</b>	<b>-97,592</b>	<b>356,522,307</b>	<b>358,798,507</b>	<b>2,276,200</b>	<b>14.58</b>	<b>33,787</b>
<b>INDUSTRIAL</b>							
INDUSTRIAL	0.04241	18,983,530	466,609,050	466,888,250	279,200		4,071
<b>PERSONAL PROPERTY</b>							
PERSONAL PROPERTY				169,074,130	37,236,620		542,910
<b>TOTAL REAL &amp; PERSONAL</b>				<b>5,054,546,397</b>	<b>101,481,620</b>		<b>1,479,602</b>

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 AND TO THE COMMERCIAL CLASS RESPECTIVELY: NEAR COMPLETE NEW 280 UNIT APARTMENT COMPLEX AT WOODVIEW WAY OFF ROUTE 140 NEAR BELLINGHAM TOWN LINE CONTRIBUTING \$28,299,900 TOWARD CLASS 111-112 VALUATION GROWTH; NEW EXCELLENT PROFESSIONAL OFFICE & RETAIL-RESTAURANT STRIP MALL AT GATEWAY TO NEWLY REVIVED DOWNTOWN FRANKLIN ON SITE OF THE OLD (1979 - 2004) TOWN HALL CONTRIBUTING \$2,114,900 TOWARD COMMERCIAL CLASS GROWTH; FOR PERIOD FROM FY 2018 WHEN IT BECAME ELIGIBLE FOR TAXATION UNDER THE LEVY, PURCHASER OF THIS FORMER TOWN-OWNED PROPERTY PAID A PRO-FORMA TAX AT CLOSING THROUGH JUNE 30, 2017 AS PER MGL.

Signatures

Board of Assessors

KEVIN William DOYLE, Dir. of Assessing , Franklin , kt Doyle@franklinma.gov 508-520-4920 | 11/13/2017 2:29 PM

Comment: SUBMITTED BY DIRECTION OF THE BOARD: SIGNED ORIGINAL ON FILE.

12

NOTE : The information was Approved on 11/15/2017



**Levy Limit  
 Fiscal Year 2018**

FOR BUDGET PLANNING PURPOSES

**I. TO CALCULATE THE FY 2017 LEVY LIMIT**

A. FY 2016 Levy Limit	64,222,021	
A1. ADD Amended FY 2016 Growth	0	
B. ADD (IA + IA1)*2.5%	1,605,551	
C. ADD FY 2017 New Growth	1,185,535	
C1. ADD FY 2017 New Growth Adjustment	0	
D. ADD FY 2017 Override	0	
E. FY 2017 Subtotal	<u>67,013,107</u>	
F. FY 2017 Levy Ceiling	121,326,406	I. <u>67,013,107</u>
		FY 2017 Levy Limit

**II. TO CALCULATE THE FY 2018 LEVY LIMIT**

A. FY 2017 Levy Limit from I	67,013,107	
A1. ADD Amended FY 2017 Growth	0	
B. ADD (IIA + IIA1)*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. ADD FY 2018 Subtotal	<u>70,168,037</u>	
F. FY 2018 Levy Ceiling	126,363,660	II. <u>70,168,037</u>
		FY 2018 Levy Limit

**III. TO CALCULATE THE FY 2018 MAXIMUM ALLOWABLE LEVY**

A. FY 2018 Levy Limit from II.	70,168,037
B. FY 2018 Debt Exclusion(s)	3,888,584
C. FY 2018 Capital Expenditure Exclusion(s)	0
D. FY 2018 Stabilization Fund Override	0
E. FY 2018 Other Adjustment :	0
F. FY 2018 Water/Sewer	0
G. FY 2018 Maximum Allowable Levy	<u>74,056,621</u>

**Signatures**

No signatures to display.

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

**Town of Franklin****Board of Assessors**

To: Franklin Town Council

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

Date: November 29, 2017

Subject: FY 2018 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-five 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 2018 is an Interim Market Adjustment Year, the DOR has performed reviews and statistical analyses to grant approvals.
2. The basis of residential values is the market data available throughout Town for Calendar Year 2016 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 FY18 is the market value as of the appraisal date of January 1, 2017. For these we are required to use Calendar Year 2016 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 2015 to 2016, overall (approximately) the residential classes are being adjusted about +3 %, commercial no change and industrial about +4 %. The Calendar Year 2017 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 2019 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 80.32 % Residential / 19.68 % 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 \$74,049,104 that results in a single uniform tax rate of \$14.65 per \$1,000. Shift options are shown on 1 page. Note the Residential Value % of Total is 80.3195, while the Commercial/Industrial/Personal Property Value % of Total Value is 19.6805.

Based on a single rate, the change from FY 2017 to FY 2018 can be illustrated below:

## Average Single Family Values and Tax

FY 2017	FY 2018
\$411,800 valuation	\$421,800 valuation (+2 ½ %)
\$ 14.58 tax rate	\$ 14.65 tax rate
\$ 6,004 annual tax	\$ 6,179 annual tax

Estimated change is a \$ 175 increase, or about +3 %.

## A Sample Commercial Property

FY 2017 valuation	FY 2018 valuation
\$ 1,000,000 valuation	\$ 1,000,000 valuation
\$ 14.58 tax rate	\$ 14.65 tax rate
\$ 14,580 annual tax	\$ 14,650 annual tax

Estimated change is \$ 70 increase, or about +0 ½ %.

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

1. Residential Factor. If the Town Council adopts a residential factor other than 1, this 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 to 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 Assessors have not identified any property that they believe meet the definition of Open Space in accordance with the intention of the Statute.

3. Residential Exemption. A municipality is allowed to grant a residential exemption of a dollar amount that cannot exceed 20 percent of the average assessed value of all residential class property. The exemption reduces, by the adopted percentage, the taxable valuation of each residential parcel that is a taxpayer's principal residence. Granting the exemption raises the residential tax rate and shifts the residential tax burden from moderately valued homes to apartments, summer homes and higher valued homes. The residential tax at a higher than single rate for all must then carry the exemption benefit. In FY 2017, only 15 of 351 communities adopted a residential exemption. Most of these are larger cities or resort communities.
4. Small Commercial Exemption. A municipality has a property tax classification option to exempt up to 10 percent of the value of a Class Three, Commercial parcel. To qualify, the parcel must be occupied as of January 1, 2017, each business must have an average annual employment of no more than 10 persons, and the property valuation must be less than \$1 million. In effect, this option shifts the tax burden from qualifying parcels to those occupied by other commercial and industrial properties. This exemption is borne within the commercial and industrial classes in the form of a higher tax rate for Classes Three and Four, as this exemption does not change their adopted share of the tax levy. Only 13 of 351 communities chose this in FY 2017.
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 2018 is \$ 7,516.29 which results only from the tax rate "penny rounding", as to go to a rate of \$14.66 per thousand would cause the Town to be over its levy limit, an event not allowed by MGL.

CLASSIFICATION TAX ALLOCATION  
 Fiscal Year 2018

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	=	<u>4,059,785,510</u>	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	4,059,785,510.00	80.3195%	80.3195%
Open Space	0.00	0.0000%	0.0000%
Commercial	358,798,507.00	7.0985%	7.0985%
Industrial	466,888,250.00	9.2370%	9.2370%
Personal Property	169,074,130.00	3.3450%	3.3450%
<b>TOTALS</b>	<b>5,054,546,397.00</b>	<b>100.0000%</b>	<b>100.0000%</b>

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

**CLASSIFICATION TAX ALLOCATION**  
**Fiscal Year 2018**

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 2018 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 2018, 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 7,516.29

The LA-5 excess capacity for the prior fiscal year is calculated as 41,772.25

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

**Signatures**

No signatures to display.

MassDOT - Massachusetts Department of Revenue  
Division of Local Services  
What If Scenario Worksheet for Franklin FY 2018

CLASS	VALUE	%	Share Percentages			Levy Amounts										Tax Rates		
			Res Factor	Res SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	Comm ET	Ind ET	PP ET	
Residential	4,059,795,510	80.3195	80.3195	80.3195	80.3195	9,2370	3,3450	100.0000	59,475,857	5,256,398	6,835,913	2,471,656	74,049,104	14.65	14.65	14.65	14.65	
Open Space	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Commercial	358,798,507	7.0985	80.1227	7.1665	9.3294	3,3784	3,3784	100.0000	59,530,125	5,308,962	6,500,312	2,501,705	74,049,104	14.61	14.80	14.80	14.80	
Industrial	466,886,250	9.3370	79.9259	7.2405	9.4217	3,4119	3,4119	100.0000	59,184,392	5,361,526	6,876,711	2,526,473	74,049,104	14.54	14.94	14.94	14.94	
Personal Property	169,074,150	3.3450	79.7251	7.3115	3.4453	3,4453	100.0000	59,038,660	5,414,090	7,045,110	2,551,244	74,049,104	15.09	15.09	15.09	15.09		
Total	5,054,546,387	100.0000	100.0000	100.0000	100.0000	3,5122	3,5122	100.0000	58,992,927	5,466,654	7,113,508	2,576,013	74,049,104	15.24	15.24	15.24	15.24	
						9,7912	9,7912	100.0000	59,601,462	5,571,782	7,181,908	2,600,783	74,049,104	15.38	15.38	15.38	15.38	
						10.0688	10.0688	100.0000	58,909,937	5,624,346	7,189,707	2,625,552	74,049,104	15.53	15.53	15.53	15.53	
						10.1607	10.1607	100.0000	58,164,265	5,729,474	7,659,505	2,699,860	74,049,104	15.97	15.97	15.97	15.97	
						3.7695	3.7695	100.0000	56,018,532	5,782,098	7,523,904	2,724,890	74,049,104	16.11	16.11	16.11	16.11	
						3.7129	3.7129	100.0000	57,872,800	5,894,602	7,592,303	2,749,939	74,049,104	16.26	16.26	16.26	16.26	
						3.7464	3.7464	100.0000	57,727,068	5,887,166	7,560,702	2,774,188	74,049,104	16.22	16.41	16.41	16.41	
						3.7788	3.7788	100.0000	57,581,593	5,989,730	7,729,101	2,798,998	74,049,104	16.55	16.55	16.55	16.55	
						3.8193	3.8193	100.0000	57,435,693	5,992,294	7,797,501	2,823,215	74,049,104	16.70	16.70	16.70	16.70	
						3.8467	3.8467	100.0000	57,289,870	6,044,858	7,865,900	2,848,476	74,049,104	16.85	16.85	16.85	16.85	
						3.8802	3.8802	100.0000	57,144,138	6,097,422	7,934,299	2,873,248	74,049,104	16.98	16.98	16.98	16.98	
						3.9136	3.9136	100.0000	56,998,405	6,149,986	8,002,898	2,898,015	74,049,104	17.14	17.14	17.14	17.14	
						3.9471	3.9471	100.0000	56,852,673	6,202,550	8,071,097	2,922,784	74,049,104	17.29	17.29	17.29	17.29	
						3.9805	3.9805	100.0000	56,706,940	6,255,114	8,139,496	2,947,554	74,049,104	17.43	17.43	17.43	17.43	
						4.0140	4.0140	100.0000	56,561,208	6,307,678	8,207,895	2,972,323	74,049,104	17.58	17.58	17.58	17.58	
						4.0474	4.0474	100.0000	56,415,476	6,360,242	8,276,294	2,997,093	74,049,104	17.73	17.73	17.73	17.73	
						4.0809	4.0809	100.0000	56,269,743	6,412,806	8,344,694	3,021,862	74,049,104	17.87	17.87	17.87	17.87	
						4.1143	4.1143	100.0000	56,124,010	6,465,370	8,413,093	3,046,631	74,049,104	18.02	18.02	18.02	18.02	
						4.1478	4.1478	100.0000	55,978,278	6,517,934	8,483,492	3,071,401	74,049,104	18.17	18.17	18.17	18.17	
						4.1812	4.1812	100.0000	55,832,545	6,570,498	8,549,891	3,096,170	74,049,104	18.31	18.31	18.31	18.31	
						4.2147	4.2147	100.0000	55,686,813	6,623,062	8,618,290	3,120,939	74,049,104	18.46	18.46	18.46	18.46	
						4.2481	4.2481	100.0000	55,541,080	6,675,626	8,686,689	3,145,708	74,049,104	18.61	18.61	18.61	18.61	
						4.2815	4.2815	100.0000	55,395,348	6,728,190	8,755,088	3,170,476	74,049,104	18.75	18.75	18.75	18.75	
						4.3150	4.3150	100.0000	55,249,616	6,780,754	8,823,488	3,195,244	74,049,104	18.90	18.90	18.90	18.90	
						4.3485	4.3485	100.0000	55,103,883	6,833,317	8,891,887	3,220,012	74,049,104	19.04	19.04	19.04	19.04	
						4.3819	4.3819	100.0000	54,958,151	6,885,881	8,958,286	3,244,786	74,049,104	19.19	19.19	19.19	19.19	
						4.4154	4.4154	100.0000	54,812,418	6,938,445	9,024,685	3,269,555	74,049,104	19.34	19.34	19.34	19.34	
						4.4488	4.4488	100.0000	54,666,686	6,991,009	9,091,084	3,294,325	74,049,104	19.48	19.48	19.48	19.48	
						4.4823	4.4823	100.0000	54,520,953	7,043,573	9,156,483	3,319,094	74,049,104	19.63	19.63	19.63	19.63	
						4.5157	4.5157	100.0000	54,375,221	7,096,137	9,223,882	3,343,864	74,049,104	19.78	19.78	19.78	19.78	
						4.5492	4.5492	100.0000	54,229,488	7,148,701	9,292,281	3,368,633	74,049,104	19.92	19.92	19.92	19.92	
						4.5826	4.5826	100.0000	54,083,756	7,201,265	9,370,680	3,393,402	74,049,104	20.07	20.07	20.07	20.07	
						4.6161	4.6161	100.0000	53,938,023	7,253,829	9,439,080	3,418,172	74,049,104	20.22	20.22	20.22	20.22	
						4.6495	4.6495	100.0000	53,792,291	7,306,393	9,507,479	3,442,941	74,049,104	20.36	20.36	20.36	20.36	
						4.6830	4.6830	100.0000	53,646,558	7,358,957	9,575,878	3,467,710	74,049,104	20.51	20.51	20.51	20.51	
						4.7164	4.7164	100.0000	53,500,825	7,411,521	9,644,277	3,492,480	74,049,104	20.66	20.66	20.66	20.66	
						4.7499	4.7499	100.0000	53,355,093	7,464,085	9,712,676	3,517,249	74,049,104	20.80	20.80	20.80	20.80	
						4.7833	4.7833	100.0000	53,209,361	7,516,649	9,781,075	3,542,018	74,049,104	20.95	20.95	20.95	20.95	
						4.8168	4.8168	100.0000	53,063,629	7,569,213	9,849,474	3,566,788	74,049,104	21.10	21.10	21.10	21.10	
						4.8502	4.8502	100.0000	52,917,896	7,621,777	9,917,874	3,591,557	74,049,104	21.24	21.24	21.24	21.24	
						4.8837	4.8837	100.0000	52,772,164	7,674,341	9,986,273	3,616,326	74,049,104	21.39	21.39	21.39	21.39	
						4.9171	4.9171	100.0000	52,626,431	7,726,905	10,054,672	3,641,096	74,049,104	21.54	21.54	21.54	21.54	
						4.9506	4.9506	100.0000	52,480,699	7,779,469	10,123,071	3,665,865	74,049,104	21.68	21.68	21.68	21.68	
						4.9840	4.9840	100.0000	52,334,966	7,832,033	10,191,470	3,690,635	74,049,104	21.83	21.83	21.83	21.83	
						5.0175	5.0175	100.0000	52,189,234	7,884,597	10,259,869	3,715,404	74,049,104	21.97	21.97	21.97	21.97	



Massachusetts Department of Revenue								
Division of Local Services								
Municipal Databank/Local Aid Section								
FY1988 - FY2018 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
							average =	155

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
	MEAN = AVERAGE			

<b>FY</b>	<b>MEDIAN SF VALUE</b>	<b>SINGLE RATE</b>	<b>SINGLE TAX</b>	<b>CHG FR PRIOR YR</b>
2005	354,000	9.17	3,246	n/a
2006	385,000	9.02	3,473	227
2007	411,000	8.86	3,641	169
2008	383,000	10.23	3,918	277
2009	354,000	11.17	3,954	36
2010	343,000	12.03	4,126	172
2011	328,500	12.95	4,254	128
2012	321,300	13.73	4,411	157
2013	316,000	14.34	4,531	120
2014	331,700	14.45	4,793	262
2015	353,900	14.84	5,252	459
2016	367,100	14.50	5,323	71
2017	373,800	14.58	5,450	127
2018	389,500	14.65	5,706	256
	MEDIAN = MIDDLE			

PROPERTY CLASS	FY 17 CLASS LEVY AT 14.58	FY 18 CLASS LEVY AT 14.65	% CHANGE FY 2017 TO FY 2018
RESIDENTIAL	56,488,747.12	59,475,857.72	5.288%
COMMERCIAL	5,242,015.91	5,256,398.13	0.274%
INDUSTRIAL	6,655,988.99	6,839,912.86	2.763%
PERSONAL	2,370,807.73	2,476,936.00	4.476%
GRAND TOTALS	70,757,559.75	74,049,104.71	4.652%

<u>FISCAL YEAR &amp; CATEGORY</u>	<u>RESIDENTIAL</u>	<u>COM/IND/PERS</u>	<u>TOTAL</u>	<u>TAX LEVY</u>	<u>TAX RATE</u>
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			
2018 New Growth	61,689,600	39,792,020	101,481,620		
2018 Value Change	123,696,245	-23,687,692	100,008,553		
2018 Assessed Value	\$ 4,059,785,510	\$ 994,760,887	\$ 5,054,546,397	\$ 74,049,104	\$ 14.65
2018 %Res/CIP	80.32	19.68			

**BOARD OF ASSESSORS - FISCAL YEAR 2017  
TOWN FINANCIAL SUMMARY**

VALUATION	
Taxable Real Property	4,690,449,384.00
Taxable Personal Property	162,606,840.00
TOTAL TAXABLE PROPERTY VALUATION	4,853,056,224.00

AMOUNTS TO BE RAISED	
Total Real and Personal Property Tax Levy	70,757,559.75
Total Estimated Receipts & Other Revenue Sources	60,057,379.99

TOTAL AMOUNTS TO BE RAISED/RECEIPTS - ALL SOURCES	130,770,708.84
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TAX RATE - \$14.58 PER \$1,000 OF TAXABLE VALUATION

TAX LEVY	
Real Property Levy	68,386,752.02
Personal Property Levy	2,370,807.73

TOTAL LEVY - ALL TAXABLE CLASSES	70,757,559.75
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REAL PROPERTY EXEMPTIONS	\$ EXEMPTION TOTALS	\$ MA REIMBURSEMENT
Clause 17D Widow ( 54 )	16,632.00	350.00
Clause 18 Hardship ( 1 )	3,637.71	0.00
Clause 22 Veterans ( 114 )	45,600.00	25,650.00
Clause 22F Veterans ( 1 )	5,687.66	5,512.66
Clause 22D Veterans ( 8 )	35,642.26	35,642.26
Clause 22E Veterans ( 26 )	25,000.00	21,450.00
Clause 37A Blind ( 14 )	7,000.00	1,225.00
Clause 41C Elderly ( 24 )	24,000.00	0.00
Clause 42 Widow (police) ( 1 )	7,190.86	0.00
Exemptions Totals ( 243 )	171,390.49	89,829.92
Senior Work Prog. ( 90 )	81,765.00	0.00