

BOARD OF ASSESSORS

FISCAL YEAR 2016 ANNUAL REPORT

Wilfrid Cournoyer	Chairman, Principal Assessor and IT Manager
Francis Bousquet	Assessor
Jon Swenson	Assessor
Mark Genereux	Principal Clerk
Francine Farland	Senior Clerk

On behalf of the Board of Assessors, our staff, and myself, I would like to express our sincere appreciation to the citizens of Southbridge for the co-operation extended to us in carrying out our functions.

I would also like to take this opportunity to acknowledge my staff for their hard work and dedication. They manage a myriad of complex and important functions under rigid deadlines and it is only through their diligent efforts that these important responsibilities are completed. In addition to managing and administering all tax taxation and valuation functions our staff also administers all of the billing functions of the Water and Sewer Enterprise Funds as well as the Information Technology Department.

During FY 2016, the Board of Assessors continued to implement policies and procedures that insure the Town of Southbridge's taxpayers continued tax equity and operation efficiency. Our ongoing cyclical re-inspection program continues with our property reviewer inspecting parcels to insure that our records and assessments are accurate. This helps insure tax equity as well as being a necessary prerequisite for our certification of values.

During FY 2016 the BOA completed the mandatory tri-annual certification of values by the Massachusetts Department of Revenue. This means that the towns assessed values represented full and fair cash value for taxation and was certified as such by the Department of Revenue.

The FY 2016 Tax Rate was \$20.21 per \$1000 of assessed value. This rate was determined by dividing the tax levy, \$18,501,046.34 by the total assessed value of all taxable Real and Personal property. The following is a summary of where the revenues for the Town of Southbridge originated.

AMOUNTS TO BE RAISED

Total Appropriations Voted:	59,909,842.17
Total Cherry Sheet Offsets and other amounts to be raised:	99,718.00
State & County Cherry Sheet Charges:	1,433,343.00
Allowance for Abatements & Exemptions:	200,000.00
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TOTAL AMOUNT TO BE RAISED:	\$ 61,642,903.17

ESTIMATED RECEIPTS & OTHER REVENUE SOURCES

Estimated Receipts - State:	23,177,663.00
Estimated Receipts - Local:	14,989,473.78
Revenue Appropriated for Particular Purposes:	4,924,720.05
Other Revenue Sources Appropriated to Reduce the Tax Rate	50,000.00
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TOTAL REVENUE SOURCES:	\$43,141,856.83

SUMMARY

Amount to be raised:	61,642,903.17
Revenue Sources: Cherry Sheet and other sources	43,141,856.83
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TOTAL REAL & PERSONAL PROPERTY TAX LEVY	\$18,501,046.34

NEW GROWTH DISTRIBUTION

Proposition 2 ½ allows a community to annually increase its levy limit by an amount based upon the valuation of certain new construction and other growth in the tax base that is not the result of property revaluation. The purpose of this provision is to recognize that new development results in additional municipal costs; for instance, the construction of a new housing development may result in increased school enrollment, public safety costs and so on.

This provision covers:

- new construction, additions, and alterations that result in an increase in assessed value,
- exempt property returned to the tax role,
- net increases in valuation for subdivision parcels.

New Growth is calculated by multiplying the increases in the assessed valuation by the prior year's tax rate.

NEW GROWTH

	VALUE	2015	TAX RATE/\$1,000	NEW GROWTH
Residential	2,384,368	X	20.36	48,546
Commercial	381,700	X	20.36	7,771
Industrial	714,200	X	20.36	14,541
Personal Property	<u>8,105,330</u>	X	20.36	<u>165,025</u>
TOTAL	\$11,585,598			\$235,883

TAX LEVY LIMIT

The levy limit is maximum amount of revenue a community can raise through real and personal property taxes. The levy limit changes every year based on a formula in the law. The following events result in permanent increases to the levy limit: an automatic 2½ % increase, new growth, and voter approved overrides. The levy limit can also be increased by debt exclusions and capital outlay expenditures, however, neither of these results in permanent increases. The following is the Town of Southbridge's FY 2016 levy limit:

2 1/2 % Increase	461,345
<u>FY 2016 New Growth</u>	<u>235,883</u>
FY 2016 Levy Limit	19,151,014
<u>FY 2016 Debt Exclusion</u>	<u>222,708</u>
FY 2016 Maximum Allowable Tax Levy	19,373,722

EXCESS LEVY CAPACITY

FY 2016 Maximum Allowable Levy	19,373,722
<u>FY 2016 Actual Tax Levy</u>	<u>18,501,046</u>
Excess Levy Capacity	872,676

This excess levy capacity is an additional amount that the community has the ability to raise in taxes under the provisions of Proposition 2 ½ but chose not to.

DISTRIBUTION OF TAX LEVY

<u>CLASS</u>	<u>VALUATION BY CLASS</u>	<u>LEVY BY CLASS</u>	<u>% OF LEVY</u>
Residential	699,145,465	14,129,729.85	76.4%
Commercial	118,311,220	2,391,069.76	12.9%
Industrial	47,805,400	966,147.13	5.2%
Personal Property	50,178,110	1,014,099.60	5.5%
TOTALS	\$915,440,195	\$18,501,046.34	100.0%

TAXABLE VALUATION BREAKDOWN

Single Family	2,715	443,239,200
Condominium	173	12,052,200
Misc. Residential	26	6,106,700
Two Family	669	94,153,000
Three Family	320	42,323,346
Four + Family	255	70,329,100
Residential Land	928	18,493,600
Open Space	0	0
Commercial Properties	195	104,386,800
Industrial Properties	91	47,651,400
Chapter 61	29	60,596
Chapter 61A	23	134,743
Chapter 61B	4	903,900
Mixed Use	91	25,427,500
Individual Personal Property	179	5,084,030
Corporation Personal Property	160	14,966,250
Locally Assessed Utilities	4	25,310,060
DOR Assessed Telephone Company	1	4,062,500
DOR Assessed Gas Pipeline	1	259,600
Locally Assessed Wireless Companies	4	495,670
TOTAL TAXABLE PROPERTY	5,868	\$915,440,195
TOTAL EXEMPT PROPERTY		\$205,357,800
TOTAL VALUE OF ALL PROPERTY		\$1,120,797,995

PERSONAL EXEMPTIONS BY CLAUSE

Type	# EXEMPTIONS	AMOUNT EXEMPTED
Clause 17 D	17	2,975.00
Clause 22 - Veterans	49	19,600.00
Clause 22B - Veterans	1	1,500.00
Clause 22C - Veterans	1	1,500.00
Clause 22E - Veterans	10	9,500.00
Clause 37 - Blind	5	2,187.50
Clause 41C - Elderly	11	5,500.00
Clause 41A-Deferral	1	1,356.92
TOTALS	95	\$44,119.42

MOTOR VEHICLE EXCISE TAX

	AMOUNT COMMITTED
2014 Excise Issued in FY 2016	211.25
2015 Excise Issued in FY 2016	169,712.19
2016 Excise Issued in FY 2016	1,466,287.06
TOTALS	\$1,636,210.50

SUMMARY OF WATER/SEWER ESTIMATED REVENUES

(From FY 2016 Recap)

	SEWER	WATER
User Charges	3,260,000.00	3,418,000.00
Connection Fees	18,000.00	45,000.00
Other Departmental Revenue	477,185.00	376,233.00
Investment Income	3,500.00	3,500.00
Retained Earnings Appropriated	525,000.00	1,015,000.00
Retained Earnings Appropriated for PY Costs	325,190.00	-
TOTAL	\$4,608,875.00	\$4,857,733.00

Respectfully Submitted,

Wilfrid B. Cournoyer, Chairman, Principal Assessor and ITD
Francis L. Bousquet
Jon Swenson

SOUTHBRIDGE BOARD OF ASSESSORS