

TOWN OF WILMINGTON  
BOARD OF SELECTMEN



FISCAL 2018  
TAX CLASSIFICATION HEARING  
MONDAY, NOVEMBER 27, 2017



PREPARED BY the BOARD OF ASSESSORS

**To: The Honorable Board of Selectmen**

**From: Board of Assessors**

**Date: November 27, 2017**

**Re: Classification Shift Fiscal Year 2018**

We are here this evening in accordance with Mass General Law Ch 40 Sec 56, to present information to the Board of Selectmen so, that they may determine the percentages of the tax levy to be paid by each class of real and personal property for FY18.

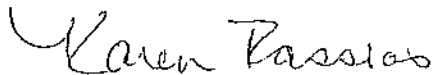
The Selectmen must vote a Residential Factor, which will determine the percentage of the tax levy to be allocated and paid by the residential property owners.

After careful analysis and review, the Board of Assessors recommend to the Board of Selectmen is a classification shift of 1.75%, which results in a minimum **residential factor** of .776864 for Fiscal Year 2018. This shift conforms to the guidelines of Proposition 2 ½ and is consistent with prior year's tax policies. Adoption of this recommendation allows the Town to assess and collect an equitable amount of taxes from the residential, commercial, industrial and personal property sectors.

This year was not a recertification year, however, assessments must still be updated and approved by the Department of Revenue. The proposed assessed values were established by analyzing calendar year 2016 sales and income data. Our analysis resulted in the average single family residential property value increasing approximately 1.037 percent. This reflects the increases occurring in the current residential marketplace. The average tax calculation is offered simply as a guideline. Individual tax bills may increase more or less than the imputed average.

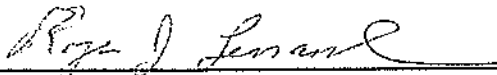
Traditionally, the Board of Selectmen have shifted the maximum allowable to the Commercial, Industrial and Personal Property class and that is the recommendation of the Board of Assessors.

The Board of Assessors continues in its mission to provide the most fair and uniform assessment and tax policies to the taxpayers of Wilmington and respectfully submits this recommendation to the Board of Selectmen.



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**Karen Rassias, MAA, Principal Assessor**



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**Roger J. Lessard, Assessor**

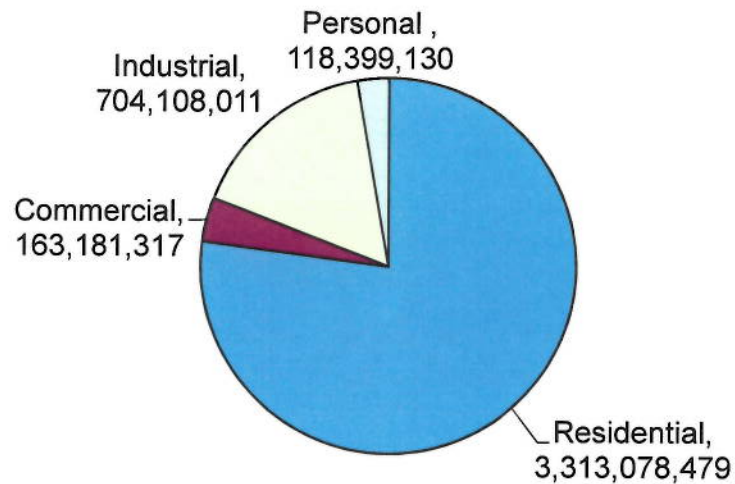


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**Anthony E. Krzeminski, Assessor**

## WILMINGTON VALUE COMPARISON BY CLASS FY 2018

CLASS	FY 2017	FY 2018	DIFFERENCE	% CHANGE
RESIDENTIAL	3,182,585,028	3,313,078,479	130,493,451	0.0410
COMMERCIAL	157,979,269	163,181,317	5,202,048	0.0329
INDUSTRIAL	667,938,057	704,108,011	36,169,954	0.0542
PERSONAL PROP	111,228,860	118,399,130	7,170,270	0.0645
TOTAL REAL & PERSONAL VALUE	4,119,731,214	4,298,766,937	179,035,723	0.0435



**FISCAL YEAR 2018 TAX LEVY**

**\$79,736,908**

**FISCAL 2018 ASSESSED VALUES BY CLASS**

Property Class	Certified Full and Fair Cash Value Assessments	Percentage Full Value Shares of Total Tax Levy	New Percentage Shares of Total Tax Levy @ 175% Shift
1. Residential	3,313,078,479	77.0704%	59.8733%
2. Open Space	0	0.0000%	0.0000%
3. Commercial	163,181,317	3.7960%	6.6430%
4. Industrial	704,108,011	16.3793%	28.6638%
5. Personal Property	118,399,130	2.7543%	4.8200%
Totals	4,298,766,937	100.0000%	100.0000%

At 100% with no shift

Residential makes up 77.0704% of the tax levy  
FY2018 CIP makes up 22.9296% of the tax levy

At a shift of 175%

Residential makes up 59.8733% of the tax levy  
FY 2018 CIP makes up 40.1267% of the tax levy

FY2017 at 175% shift the residential class made up 60.19%  
FY2017 at 175% shift CIP class made up 39.81%

**TOWN OF WILMINGTON ~ FY18 TAX CLASSIFICATION PERCENT SHIFT TABLE**

CIP Shift	Res Factor	Share Percentages			Estimated Tax Rates		Average Res. Tax \$ Chg	Average Comm/Ind Tax \$ Chg
		Res	C/I/P	Total	Res	C/I/P		
1.00	100.0000	77.0704	22.9296	100.0000	18.55	18.55	\$2,035.19	(-\$21,853.41)
1.50	85.1243	65.6057	34.3944	100.0000	15.79	27.82	\$817.30	(-\$4,927.58)
1.60	82.1491	63.3127	36.6873	100.0000	15.24	29.68	\$575.48	(-\$1,531.45)
1.70	79.1740	61.0197	38.9802	100.0000	14.69	31.53	\$333.66	\$1,846.41
1.75	77.6864	59.8733	40.1268	100.0000	14.41	32.46	\$210.55	\$3,544.47

The FY18 Average Single Family Value is \$439,673 x \$14.41 = \$ 6,335.69

The FY17 Average Single Family Value was \$423,885 x \$14.45 = \$6,125.14

The FY18 Average Single Family Tax Bill increase at 175% shift is \$210.55

The FY18 Average Commercial/Industrial Value is \$1,825,872 x \$32.46 = \$59,267.81

The FY17 Average Commercial/Industrial Value was \$1,716,677 x \$32.46 = \$55,723.34

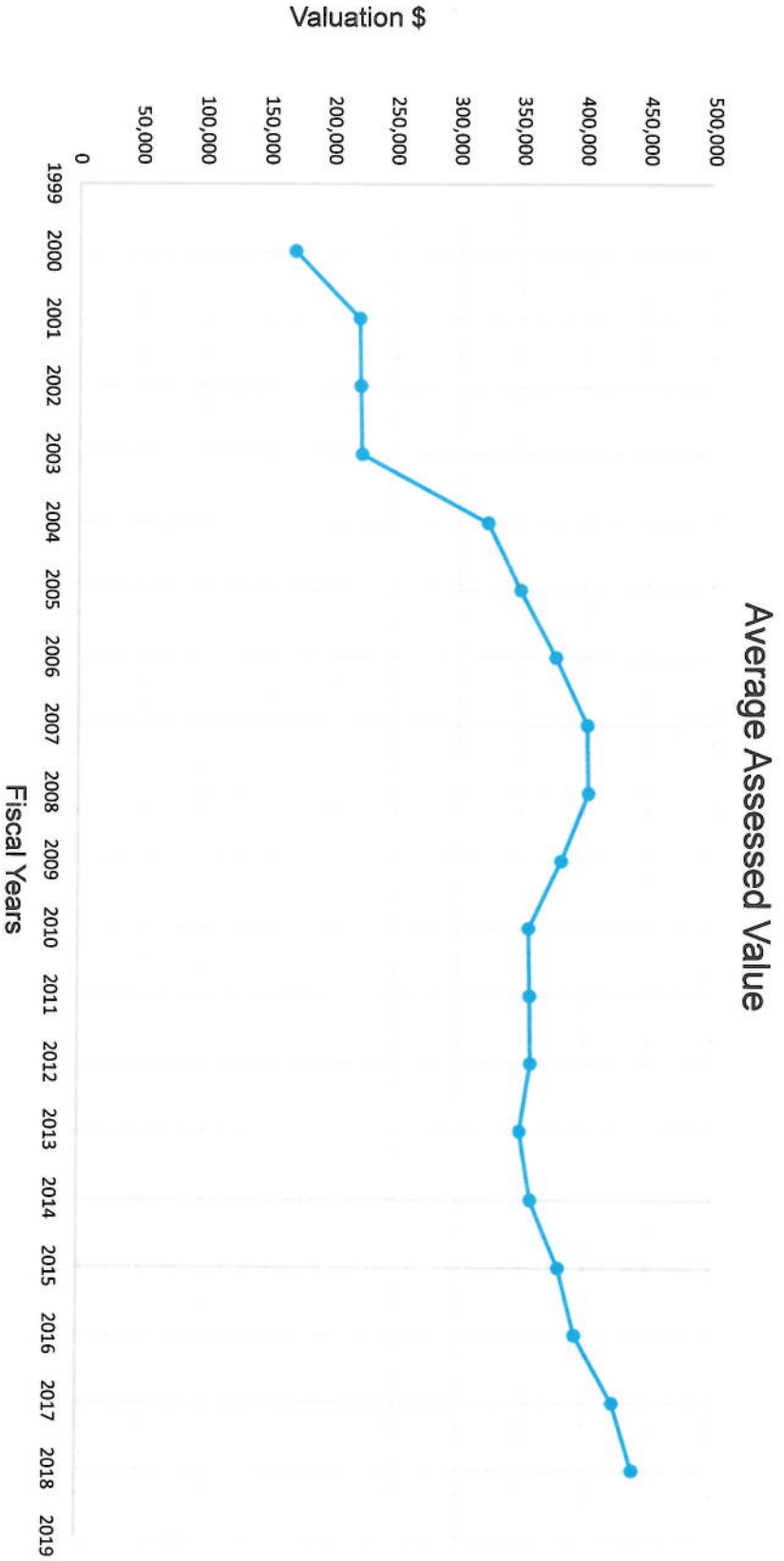
The FY18 Average Commercial/Industrial Tax Bill increase at 175% shift is \$3,544.47



## AVERAGE SINGLE FAMILY ANALYSIS

FY 2000 - 2018

FISCAL YEAR	LEVY	AVG TAX BILL INCR/ DECR	AVERAGE ASSESSED VALUE
2018	79,766,347	\$210	439,675
2017	76,408,118	\$366	423,885
2016	72,777,482	\$294	393,643
2015	69,363,100	\$364	380,374
2014	66,521,619	\$345	358,277
2013	63,285,679	\$413	349,457
2012	57,762,984	\$101	357,745
2011	56,587,544	\$125	357,066
2010	54,296,611	\$62	356,075
2009	52,160,536	(\$48)	381,505
2008	49,650,523	\$220	402,698
2007	47,446,196	\$214	401,598
2006	45,542,635	\$252	376,615
2005	43,598,045	\$297	348,545
2004	42,215,127	\$126	322,046
2003	40,749,932	\$117	222,379
2002	38,780,894	\$186	221,297
2001	35,488,906	\$249	220,281
2000	33,707,616	\$238	169,307



WILMINGTON TAX SHIFT HISTORY 2003-2017

TOWN VALUE BY CLASS

TAX LEVY SHARE

<u>FISCAL YEAR</u>	<u>RES VALUE %</u>	<u>C/P VALUE %</u>	<u>FISCAL YEAR</u>	<u>RES % SHARE</u>	<u>C/P % SHARE</u>	<u>% SHIFT</u>
2018	77	23	2018	59.87	40.13	1.75
2017	77	23	2017	60.19	39.81	1.75
2016	76	24	2016	59.19	40.81	1.75
2015	76	23	2015	58.67	41.33	1.75
2014	75	25	2014	56.82	43.18	1.75
2013	74	26	2013	55.26	44.74	1.75
2012	74	26	2012	55.21	44.79	1.75
2011	74	26	2011	54.95	45.05	1.75
2010	75	25	2010	55.29	44.7	1.75
2009	75	25	2009	56.63	43.37	1.75
2008	77	23	2008	59.55	40.45	1.75
2007	77	23	2007	58.76	41.24	1.83
2006	78	22	2006	58	42	1.90
2005	77	23	2005	56	44	1.97
2004	76	24	2004	52	48	2.00
2003	72	28	2003	52	48	1.74