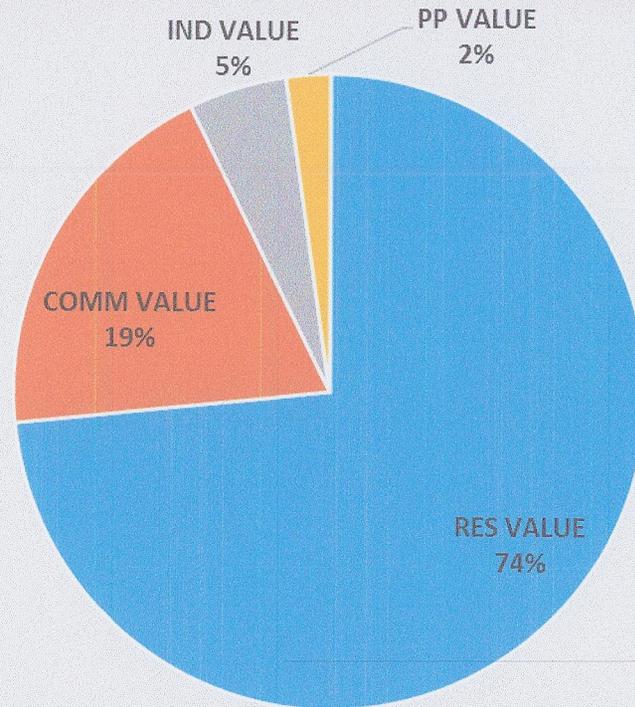


TOWN OF DANVERS
FY 2014 TAX CLASSIFICATION HEARING
NOVEMBER 19, 2013

TAXABLE VALUE BY CLASS FY 2014



PRESENTED BY
BOARD OF ASSESSORS
Marlene M. Locke, Chief Assessor

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PROPERTY VALUES

NEWS RELEASE- November 8, 2013

The Board of Assessors is required by Massachusetts law to complete a triennial update of property values every three years. The last triennial update was in fiscal year 2013. In the interim years between triennial updates, the Assessors must do an analysis of property sales to see if an adjustment of property values is necessary, in response to changes in the real estate market. The goal in conducting revaluations and interim year adjustments is to maintain assessments at "full and fair cash value"; this is done by collecting, recording and analyzing information about the physical characteristics of property as well as the real estate market. This ensures that each taxpayer pays their fair share of the cost of local government in proportion to the amount of money their property is worth. For fiscal year 2014, calendar year 2012 property sales as well as income and expense information, submitted by income-producing property owners, for the same time period were analyzed. For commercial and industrial properties and some residential properties, the last six months of calendar year 2011 and the first six months of 2013 were included in the analysis as well. The additional twelve months is used when there is not a sufficient number of sales of any property type.

The analysis indicated that an interim adjustment of property values was not necessary for fiscal year 2014 for most property types. There was an overall adjustment of +1% for condos. Approximately 40% of the condo values were adjusted, 30% were decreased and 10% were increased, but these adjustments resulted in a net increase in value of 1%. After the adjustments were made and the analysis was completed, the results indicated that the Town's assessments were equitable and consistent within and between all property classes and that they conformed to the accepted mass appraisal measures of assessments level and uniformity, as required by the Department of Revenue. Properties that were issued building permits for new construction or improvements, properties that were part of the cyclical inspection program or properties that had other physical changes may see a change in the value of their property, depending on the extent of the improvements. Total taxable value for real estate and personal property for fiscal 2014 is 3,934,210,567, which is a 1% increase over last year's taxable value of 3,894,807,200.

The Board of Selectmen will hold a public Tax Classification Hearing on November 19, 2013 at 7:00 PM in the Daniel J. Toomey Hearing Room at Town Hall. The purpose of the hearing is for the Board of Selectmen to determine the percentages of the tax burden to be borne by each class of property for fiscal year 2014 (that means choosing a tax factor of between 1 and 1.50). Last year's tax factor was 1.26, which resulted in a shift of the tax burden; as a result, the residential levy percentage decreased from 73.39% to 66.48% and the CIP levy percentage increased from 26.61% to 33.52%. Total tax levy for fiscal 2013 was \$62,526,779.90.

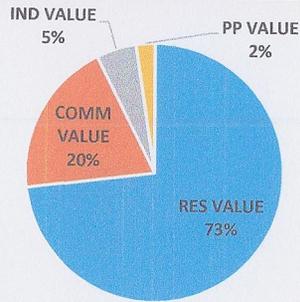
At the public hearing, the Board of Assessors will present information regarding property values as well as options available to the Board of Selectmen in regards to allocating the tax burden among the major property classes. This information will be available prior to the hearing in the form of a report prepared by the Board of Assessors. You can pick up a copy of the report at the Assessors Office beginning Wednesday, November 13th, or you can go to the calendar on the front page of the Town's website www.danvers.govoffice.com and click on the link for the Tax Classification Hearing.

The Board of Assessors will set the tax rate(s) after the Board of Selectmen holds the Classification Hearing and votes are taken on the available options. The tax rate is determined based on many factors, including total taxable real estate and personal property values, appropriations from Town Meeting, State aid and other Town revenues and expenditures

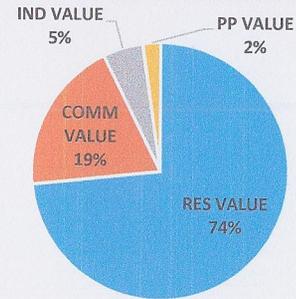
TAXABLE VALUE BY CLASS FISCAL YEAR 2011-2014

	<i>RES VALUE</i>	<i>COMM VALUE</i>	<i>IND VALUE</i>	<i>PP VALUE</i>	<i>TOTAL VALUE</i>
FY 2014	2,887,313,241	759,197,158	198,658,175	89,041,993	3,934,210,567
FY 2013	2,858,553,560	749,530,305	198,297,875	88,425,460	3,894,807,200
FY 2012	2,875,693,392	760,897,150	199,377,475	86,613,448	3,922,581,465
FY 2011	2,871,951,997	766,910,550	196,986,575	94,433,764	3,930,282,886

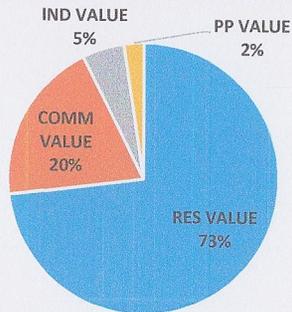
TAXABLE VALUE BY CLASS FY 2013



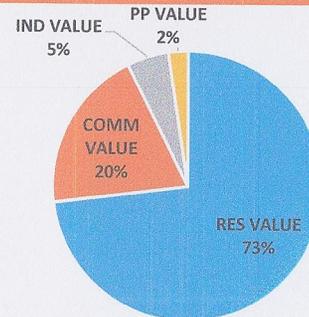
TAXABLE VALUE BY CLASS FY 2014



TAXABLE VALUE BY CLASS FY 2012



TAXABLE VALUE BY CLASS FY 2011



WHAT ARE LEVY, LEVY LIMIT AND EXCESS LEVY CAPACITY?

Levy is the amount the Town raises each year through property tax. The levy can be any amount up to the levy limit defined by Proposition 2 1/2. The levy limit is the maximum amount the Town can levy in a given year. The levy limit can grow each year by 2 1/2 percent of the prior year's levy limit plus new growth and any overrides. Excess levy capacity is the difference between the levy limit and the actual levy.

For the FY 2014 levy limit calculation refer to Addendum A

WHAT IS NEW GROWTH?

New growth is a calculation of the net increase in municipal property values because of new construction, improvements to properties, subdivisions, condo conversions or the return of exempt property to the tax roles. New growth can be added to the Town's levy limit as defined by Proposition 2 1/2, thereby increasing the Town's taxing capacity. Assessors must submit documentation of new growth to the Bureau of Local Assessment annually and receive approval prior to setting the tax rate.

New growth is calculated by multiplying all increases in value, which are not the result of a revaluation or interim adjustment, by the applicable tax rates of the previous fiscal year for each class of property. For example, FY 2014 new growth is determined by multiplying the new growth value for each class of property by the applicable FY 2013 tax rates.

The table below illustrates the FY 2014 new growth calculation.

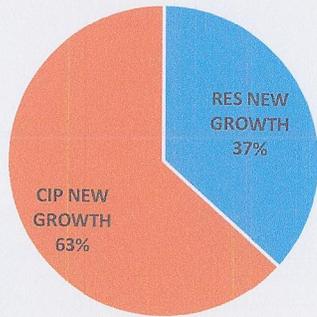
PROPERTY CLASS	NEW GROWTH VALUE	FY 2013 TAX RATES	NEW GROWTH DOLLARS
Residential	26,154,921	\$14.54	380,293
Commercial	13,969,183	\$20.23	282,609
Industrial	1,028,300	\$20.23	20,803
Personal Property	11,008,215	\$20.23	222,696
		TOTAL	906,401

The charts on the next two pages illustrate new growth dollars/value for fiscal years 2011-2014.

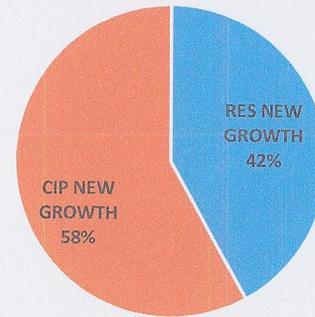
NEW GROWTH DOLLARS FISCAL YEARS 2011-2014

	<i>RES NEW GROWTH</i>	<i>CIP NEW GROWTH</i>	<i>TOTAL NEW GROWTH</i>
FY 2014	380,293	526,108	906,401
FY 2013	250,120	431,906	682,026
FY 2012	174,636	434,844	609,480
FY 2011	221,652	587,436	809,088

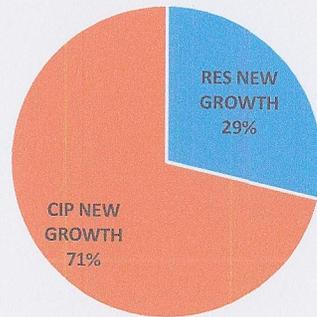
NEW GROWTH DOLLARS FY 2013



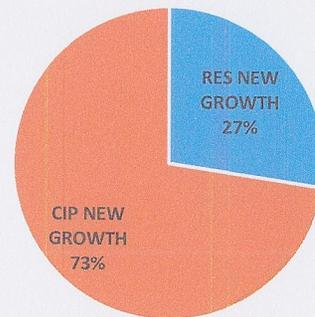
NEW GROWTH DOLLARS FY 2014



NEW GROWTH DOLLARS FY 2012



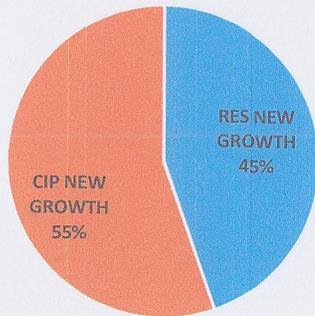
NEW GROWTH DOLLARS FY 2011



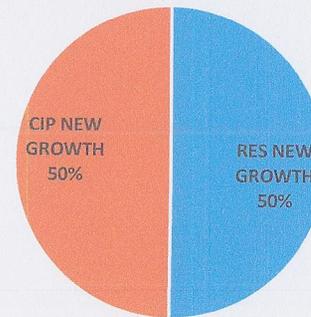
NEW GROWTH VALUE FISCAL YEARS 2011-2014

	<i>RES NEW GROWTH</i>	<i>CIP NEW GROWTH</i>	<i>TOTAL NEW GROWTH</i>
FY 2014	26,154,921	26,006,299	52,161,220
FY 2013	17,955,517	22,286,145	40,241,662
FY 2012	13,032,500	23,291,079	36,323,579
FY 2011	18,138,500	32,780,998	50,919,498

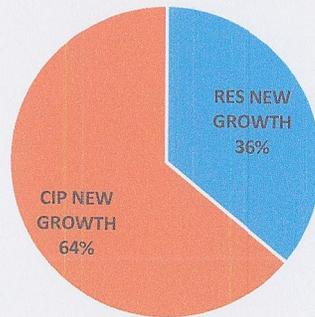
NEW GROWTH VALUE FY 2013



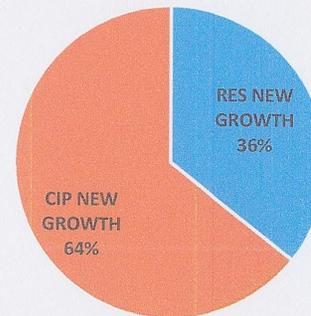
NEW GROWTH VALUE FY 2014



NEW GROWTH VALUE FY 2012



NEW GROWTH VALUE FY 2011



WHAT HAPPENS AT THE TAX CLASSIFICATION HEARING?

Once property has been classified, the Board of Selectmen call and conduct a public hearing regarding the issue of allocating the percentage of tax levy to be borne by each class of property for the fiscal year. In this report and at the public hearing, the Board of Assessors will provide information and relevant data including the fiscal effects of the available alternatives. The Board of Selectmen will then make decisions and take votes that will apply for fiscal year 2014.

Some economic and other issues that may be considered at the classification hearing are:

- The percentage of commercial & industrial properties as compared to residential
- Will an increased tax burden on C & I significantly lower the R tax burden
- What is the mix of C & I properties?
 - How much is big business?
 - How much is small business (mom & pop)?
- Do the C & I properties require extraordinary municipal services?
- Will a tax shift drive small businesses out of the Town or slow big business development?
- Does business significantly contribute in a non-tax way to the Town?
- Will a shift to the C & I maintain or increase the relative or historical share of the tax burden?
- Is it a matter of principle or economics?

The Board of Selectmen will make tax policy decisions and take votes on the following:

1. Selection of a residential factor
2. Open space discount
3. Residential exemption
4. Small commercial exemption

TAX POLICY DECISIONS

An amendment to the Massachusetts Constitution endorsed by the electorate in 1978 resulted in the Classification Act. This Act requires municipalities to classify real property into one of four classes, according to use: residential, open space, commercial and industrial.

Municipalities that are certified as assessing property at full and fair cash value may elect to shift the tax burden among the major property classes within certain limits established by law. The adoption of different rates does not change the total property tax levy; rather it determines the share of the total levy to be borne by each class.

Municipalities have several options in distributing the tax levy among taxpayers under property tax classification. Use of these options results in more than one tax rate for different property classes because they change the components used to calculate the rate; for example, the amount of the tax levy being paid by or the assessed valuation of, the class.

Municipalities must decide whether (1) to tax all classes of property at their full and fair cash valuation share of the tax levy, which results in a single tax rate, or (2) to reduce the share of the tax levy paid by the residential and open space property owners and shift those taxes to commercial, industrial and personal property taxpayers, which results in a split tax rate.

The Board of Selectmen must decide the percentages of the tax levy that each class of real and personal property will bear. To do so, a residential factor is adopted. The residential factor governs the percentage of the tax levy to be paid by residential and open space property taxpayers; the difference is shifted to commercial, industrial and personal property taxpayers. The adopted factor cannot be less than the minimum residential factor (MRF) calculated by the Department of Revenue. The MRF represents the maximum shift allowed in the tax levy for the year and establishes the parameters for local decision-making.

For the FY 2014 MRF computation refer to Addendum B

Municipalities may also consider whether to allow (1) an open space discount, (2) a residential exemption, and (3) a small commercial exemption.

Approximately 30% of the cities and towns in Massachusetts have classified tax rates. The Town of Danvers has had classified tax rates since fiscal year 1986. The chosen tax factor was 1.10 from FY 1986 through FY 2000, 1.20 in FY 2001 and 2002, 1.22 in FY 2003 and 2004, 1.35 in FY 2005, 1.40 in FY 2006, 1.42 in FY 2007, 1.36 in FY 2008, 1.32 in FY 2009, 1.31 in FY 2010 and 1.26 in FY 2011, 2012 & 2013.

1. SELECTION OF A RESIDENTIAL FACTOR

Based on property values submitted to the Department of Revenue, the minimum residential factor (MRF) for fiscal year 2014 is 81.8707. (*Refer to Addendum B for MRF calculation*). Selection of the MRF of 81.8707 would result in a tax factor of 1.50. The Board of Selectmen can choose any factor from 1 to 1.50. If a factor of 1 is chosen, there would be a single tax rate (16.53); if a factor of greater than 1 is chosen, residential will have a different tax rate than commercial, industrial and personal property (CIP). The following information will demonstrate the impact of choosing various factors.

For complete options table refer to Addendum C

Based on fiscal year 2014 property values and estimated tax rates, the residential tax rate would decrease from 16.53 to 13.53 at the minimum residential factor (1.50 factor). It would further mean that the CIP tax rate would increase from 16.53 to 24.79 (1.50 factor). With a factor of 1.40, the residential tax rate would drop from 16.53 to 14.13 and the CIP tax rate would increase from 16.53 to 23.14; with a factor of 1.35, the residential tax rate would drop from 16.53 to 14.43 and the CIP tax rate would increase from 16.53 to 22.31; with a factor of 1.25, the residential tax rate would drop from 16.53 to 15.03 and the CIP tax rate would increase from 16.53 to 20.66. The following examples are based on average assessed values for each class of property using fiscal 2014 property values. It should be noted that when a factor greater than 1 is chosen, the taxes that are shifted away from the residential class and onto the CIP classes affect all CIP properties. By definition some of these properties include vacant residential land that is not subdivided, farm land, the non-residential portion of multi-use properties (home offices, etc), light or heavy industrial buildings, warehouses, and many other types of property.

Residential Single Family (Average Assessed Value)

Factor	Valuation	Tax Rate	Tax Bill	
1	351,200	16.53	\$5,805	
1.25	351,200	15.03	\$5,279	Decrease at 1.25 factor = \$526 or 9.1%
1.35	351,200	14.43	\$5,068	Decrease at 1.35 factor = \$737 or 12.70%
1.40	351,200	14.13	\$4,963	Decrease at 1.40 factor = \$842 or 14.51%
1.50	351,200	13.53	\$4,752	Decrease at 1.50 factor = \$1,053 or 18.14%

Industrial (Average Assessed Value)

Factor	Valuation	Tax Rate	Tax Bill	
1	1,322,700	16.53	\$21,864	
1.25	1,322,700	20.66	\$27,327	Increase at 1.25 factor = \$5,463 or 25%
1.35	1,322,700	22.31	\$29,509	Increase at 1.35 factor = \$7,645 or 35%
1.40	1,322,700	23.14	\$30,607	Increase at 1.40 factor = \$8,743 or 40%
1.50	1,322,700	24.79	\$32,790	Increase at 1.50 factor = \$10,926 or 50%

Commercial (Average Assessed Value)

Factor	Valuation	Tax Rate	Tax Bill	
1	1,308,300	16.53	\$21,626	
1.25	1,308,300	20.66	\$27,030	Increase at 1.25 factor = \$5,404 or 25%
1.35	1,308,300	22.31	\$29,188	Increase at 1.35 factor = \$7,562 or 35%
1.40	1,308,300	23.14	\$30,274	Increase at 1.40 factor = \$8,648 or 40%
1.50	1,308,300	24.79	\$32,433	Increase at 1.50 factor = \$10,807 or 50%

Personal Property (Average Assessed Value)

Factor	Valuation	Tax Rate	Tax Bill	
1	77,200	16.53	\$1,276	
1.25	77,200	20.66	\$1,595	Increase at 1.25 factor = \$319 or 25%
1.35	77,200	22.31	\$1,722	Increase at 1.35 factor = \$446 or 35%
1.40	77,200	23.14	\$1,786	Increase at 1.40 factor = \$510 or 40%
1.50	77,200	24.79	\$1,914	Increase at 1.50 factor = \$638 or 50%

Using the **Fiscal Year 2014 levy limit of \$65,016,430** along with the Fiscal Year 2014 property values, the table below illustrates the % of tax levy and tax levy amount to be borne by each class of property and the corresponding tax rates based on various tax factors:

TAX FACTOR	RESIDENTIAL SHARE OF TAX LEVY	CIP SHARE OF TAX LEVY	RESIDENTIAL TAX LEVY	CIP TAX LEVY	RES TAX RATE	CIP TAX RATE
1	73.3899	26.6101	47,715,494	17,300,936	16.53	16.53
1.20	68.0679	31.9321	44,255,306	20,761,124	15.33	19.83
1.25	66.7374	33.2626	43,390,260	21,626,170	15.03	20.66
1.30	65.4069	34.5931	42,525,213	22,491,217	14.73	21.48
1.40	62.7459	37.2541	40,795,119	24,221,311	14.13	23.14
1.50	60.0849	39.9151	39,065,025	25,951,405	13.53	24.79

*The chart on the next page shows estimates for the tax bill % change for a single family home, a condominium and a commercial/industrial type property.
Highlighted in **orange** is the % change if the factor remains the same as FY 2013 (1.26).*

For complete options table refer to Addendum C

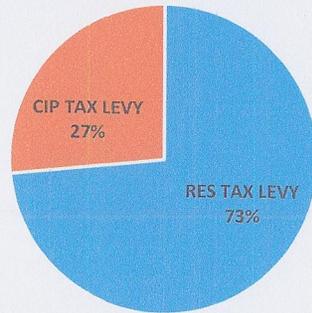
TAX BILL COMPARISON FISCAL YEAR 2014 WITH VARIOUS FACTORS (1.20-1.30)
USING THE FISCAL YEAR 2014 LEVY LIMIT OF 65,016,430

PROPERTY TYPE	2013	2014	VALUE	ACTUAL	PROPOSED	TAX	TAX	ESTIMATED
SINGLE FAMILY	VALUE	VALUE	CHANGE	TAX 13	TAX 14	% CHNG	FACTOR	TAX RATE
	350,000	350,000	0.0%	5,089	5,366	5.44%	1.20	15.33
				5,089	5,345	5.03%	1.21	15.27
				5,089	5,324	4.62%	1.22	15.21
				5,089	5,303	4.21%	1.23	15.15
				5,089	5,282	3.79%	1.24	15.09
				5,089	5,261	3.38%	1.25	15.03
				5,089	5,240	2.97%	1.26	14.97
				5,089	5,219	2.55%	1.27	14.91
				5,089	5,198	2.14%	1.28	14.85
				5,089	5,177	1.73%	1.29	14.79
				5,089	5,156	1.32%	1.30	14.73
PROPERTY TYPE	2013	2014	VALUE	ACTUAL	PROPOSED	TAX	TAX	ESTIMATED
CONDOMINIUM	VALUE	VALUE	CHANGE	TAX 13	TAX 14	% CHNG	FACTOR	TAX RATE
	220,000	220,000	0.0%	3,199	3,373	5.44%	1.20	15.33
				3,199	3,360	5.03%	1.21	15.27
				3,199	3,346	4.60%	1.22	15.21
				3,199	3,333	4.19%	1.23	15.15
				3,199	3,320	3.78%	1.24	15.09
				3,199	3,307	3.38%	1.25	15.03
				3,199	3,293	2.94%	1.26	14.97
				3,199	3,280	2.53%	1.27	14.91
				3,199	3,267	2.13%	1.28	14.85
				3,199	3,254	1.72%	1.29	14.79
				3,199	3,241	1.31%	1.30	14.73
PROPERTY TYPE	2013	2014	VALUE	ACTUAL	PROPOSED	TAX	TAX	ESTIMATED
COMM/IND	VALUE	VALUE	CHANGE	TAX 13	TAX 14	% CHNG	FACTOR	TAX RATE
	1,300,000	1,300,000	0.00%	26,299	25,779	-1.98%	1.20	19.83
				26,299	26,000	-1.14%	1.21	20.00
				26,299	26,208	-0.35%	1.22	20.16
				26,299	26,429	0.49%	1.23	20.33
				26,299	26,637	1.29%	1.24	20.49
				26,299	26,858	2.13%	1.25	20.66
				26,299	27,066	2.92%	1.26	20.82
				26,299	27,287	3.76%	1.27	20.99
				26,299	27,495	4.55%	1.28	21.15
				26,299	27,713	5.38%	1.29	21.32
				26,299	27,924	6.18%	1.30	21.48

TAX LEVY % WITH/WITHOUT CLASSIFICATION
FISCAL YEAR 2013 (ACTUAL) & 2014 (USING FISCAL 2014 LEVY LIMIT & 1.26 TAX FACTOR)

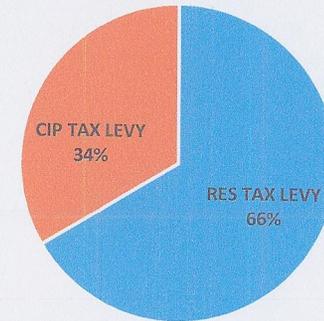
TAX LEVY % WITHOUT CLASSIFICATION

	RES TAX LEVY	CIP TAX LEVY	TOTAL TAX LEVY
FY 2014	47,715,494.00	17,300,936.00	65,016,430.00



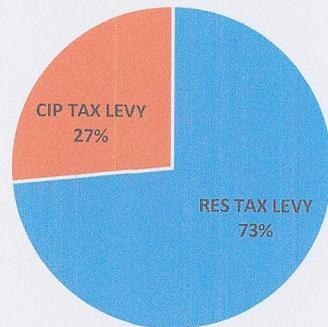
TAX LEVY % WITH 1.26 CLASSIFICATION FACTOR

	RES TAX LEVY	CIP TAX LEVY	TOTAL TAX LEVY
FY 2014	43,217,250.00	21,799,180.00	65,016,430.00



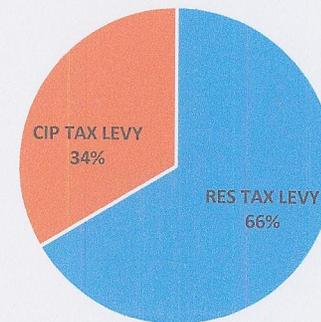
TAX LEVY % WITHOUT CLASSIFICATION

	RES TAX LEVY	CIP TAX LEVY	TOTAL TAX LEVY
FY 2013	45,890,904.84	16,635,875.06	62,526,779.90



TAX LEVY % WITH 1.26 CLASSIFICATION FACTOR

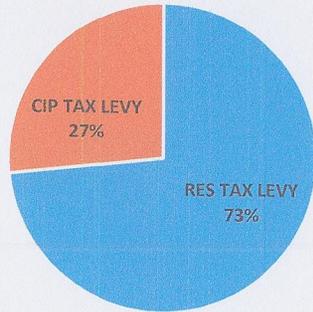
	RES TAX LEVY	CIP TAX LEVY	TOTAL TAX LEVY
FY 2013	41,563,368.76	20,963,411.14	62,526,779.90



TAX LEVY % WITH/WITHOUT CLASSIFICATION FISCAL YEARS 2011-2012

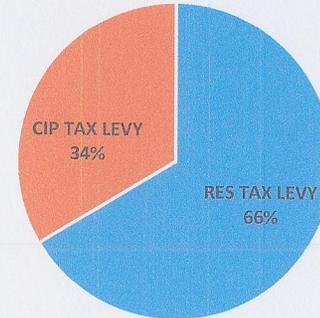
TAX LEVY % WITHOUT CLASSIFICATION

	RES TAX LEVY	CIP TAX LEVY	TOTAL TAX LEVY
FY 2012	44,241,183.04	16,105,916.77	60,347,099.81



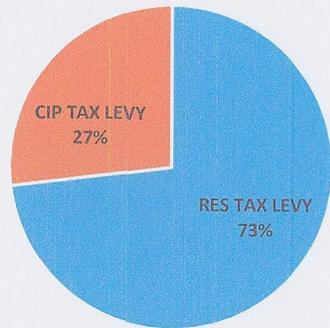
TAX LEVY % WITH 1.26 CLASSIFICATION FACTOR

	RES TAX LEVY	CIP TAX LEVY	TOTAL TAX LEVY
FY 2012	40,058,408.95	20,288,690.86	60,347,099.81



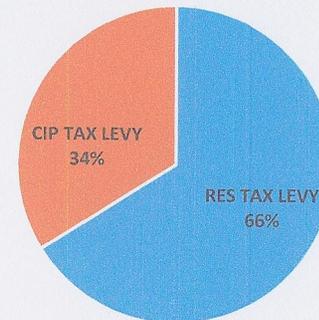
TAX LEVY % WITHOUT CLASSIFICATION

	RES TAX LEVY	CIP TAX LEVY	TOTAL TAX LEVY
FY 2011	42,559,700.03	15,683,494.43	58,243,194.46



TAX LEVY % WITH 1.26 CLASSIFICATION FACTOR

	RES TAX LEVY	CIP TAX LEVY	TOTAL TAX LEVY
FY 2011	38,484,156.76	19,759,037.70	58,243,194.46



2. OPEN SPACE DISCOUNT

An exemption of up to 25% may be adopted by a vote of the Board of Selectmen for all property that is classified as Class 2 (open space). This exemption, like the residential exemption, must be borne by the residential class, thereby increasing the residential tax rate. This is really a moot issue in Danvers due to the fact that no property in Town meets the strict definition of open space and therefore there are no properties in this class.

3. RESIDENTIAL EXEMPTION

The Board of Selectmen may grant a residential exemption to owner-occupied residential properties. This would allow an exemption of up to 20% of the average assessed valuation of all residential property. In Danvers, with an average assessed value of 347,000 for residential property, an exemption of up to 69,400 could be applied. This exemption must be borne within the overall residential class. Therefore, although some residential properties would receive an exemption of 69,400, their tax rate would increase by 20%. This in effect is a “Robin Hood Theory”, in that it creates a shift within the class that reduces the taxes paid by homeowners with moderately valued properties and shifts those taxes onto owners of rental properties, vacation homes and higher valued properties. In fiscal 2013, only 13 communities adopted this exemption: Barnstable, Boston, Brookline, Cambridge, Chelsea, Everett, Malden, Nantucket, Somerset, Somerville, Tisbury, Waltham and Watertown.

Examples of this are as follows:

Example #1(Lower Assessed Value)

Without Exemption

Assessed Value	Tax Rate	Tax Bill
250,000	16.53	\$4,133

With Exemption

Assessed Value	Tax Rate	Tax Bill	
250,000-69,400=180,600	19.84	\$3,583	Decrease of \$550

Example #2(Higher Assessed Value)

Without Exemption

Assessed Value	Tax Rate	Tax Bill
550,000	16.53	\$9,092

With Exemption

Assessed Value	Tax Rate	Tax Bill	
550,000-69,400=480,600	19.84	\$9,535	Increase of \$443

4. SMALL COMMERCIAL EXEMPTION

The Board of Selectmen may grant a small commercial exemption. This option allows the Town to grant an exemption of up to 10% of the value for commercial property that employs an average of ten or less employees at all locations and has an assessed value of less than one million dollars. This exemption is similar to the residential exemption in that it is a “Robin Hood Theory” and is borne by the commercial/industrial properties even though industrial properties cannot qualify for the exemption.

Some drawbacks of this option are 1) the owner of the property and not the owner of the small business receives the exemption 2) if one business doesn't qualify, the property doesn't qualify 3) only a small number of properties would benefit for a small amount of money 4) it would be very time consuming to administer, is not equitable and not easily explainable. It would be very difficult to estimate the impact of this exemption as it is done by value on a parcel-by-parcel basis. If adopted, we would then have to estimate the loss in value to recalculate the CIP tax rate. In fiscal year 2013, only ten communities adopted this exemption: Auburn, Avon, Bellingham, Braintree, Dartmouth, New Ashford, Seekonk, Somerset, Westford and Wrentham.

After the Board of Selectmen takes the votes described herein, the Board of Assessors will submit the required documentation to the Department of Revenue for approval of the tax rate. Once the rate is approved, we will proceed with issuance of the fiscal 2014 third-quarter tax bills.

Respectfully submitted,

BOARD OF ASSESSORS

Marlene M. Locke, Chairman

William P. O'Neill

Phyllis DeChristoforo

**THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF REVENUE
FISCAL YEAR 2014 TAX LEVY LIMIT CALCULATION FOR THE TOWN OF DANVERS**

I. TO CALCULATE THE FY2013 LEVY LIMIT

A. FY2012 Levy Limit	<u>60,355,458</u>	
A1. ADD Amended FY2012 Growth	<u>0</u>	
B. ADD (IA + IA1) X 2.5%	<u>1,508,886</u>	
C. ADD FY2013 New Growth	<u>682,026</u>	
C1. ADD FY2013 New Growth Adjustment	<u>0</u>	
D. ADD FY2013 Override	<u>0</u>	
E. FY2013 Subtotal	<u>62,546,370</u>	
F. FY2013 Levy Ceiling	<u>97,370,180</u>	I. \$ 62,546,370 FY2013 Levy Limit

II. TO CALCULATE THE FY2014 LEVY LIMIT

A. FY2013 Levy Limit from I.	<u>62,546,370</u>	
A1. ADD Amended FY2013 Growth	<u>0</u>	
B. ADD (IIA + IIA1) X 2.5%	<u>1,563,659</u>	
C. ADD FY2014 New Growth	<u>906,401</u>	
C1. ADD FY2014 New Growth Adjustment	<u>0</u>	
D. ADD FY2014 Override	<u>0</u>	
E. FY2014 Subtotal	<u>65,016,430</u>	
F. FY2014 Levy Ceiling	<u>98,355,264</u>	II. \$ 65,016,430 FY2014 Levy Limit

**III. TO CALCULATE THE FY2014
MAXIMUM ALLOWABLE LEVY**

A. FY2014 Levy Limit from II.	<u>65,016,430</u>
B. FY2014 Debt Exclusion(s)	<u>0</u>
C. FY2014 Capital Expenditure Exclusion(s)	<u>0</u>
D. FY2014 Stabilization Fund Override	<u>0</u>
E. FY2014 Other Adjustment	<u>0</u>
F. FY2014 Water / Sewer	<u>0</u>
G. FY2014 Maximum Allowable Levy	\$ 65,016,430

ADDENDUM A

What If...Scenario Worksheet

CLASS	VALUE	%	
Res	2,887,313,241	73.3899%	R & O %
O S	0	0.0000%	73.3899%
Com	759,197,158	19.2973%	
Ind	198,658,175	5.0495%	C I P %
PP	89,041,993	2.2633%	26.6101%
Total	3,934,210,567	100.0000%	

CLASSIFICATION OPTIONS

<input type="checkbox"/>	Residential Exempt
<input type="checkbox"/>	Small Commercial Exemption

LEVY

\$65,016,430	Estimated Levy
16.53	Single Tax Rate

CIP Shift	Res Factor	Share Percentages					Levy Amounts					Estimated Tax Rates			
		Res	Com	Ind	PP	Total	Res	Com	Ind	PP	Total	Res	Com	Ind	PP
1	100	73.3899	19.2973	5.0495	2.2633	100	47,715,494	12,546,428	3,283,008	1,471,500	65,016,430	16.53	16.53	16.53	16.53
1.01	99.6374	73.1238	19.4903	5.1000	2.2859	100	47,542,484	12,671,892	3,315,838	1,486,215	65,016,430	16.47	16.69	16.69	16.69
1.02	99.2748	72.8577	19.6833	5.1505	2.3085	100	47,369,475	12,797,356	3,348,668	1,500,930	65,016,430	16.41	16.86	16.86	16.86
1.03	98.9122	72.5916	19.8762	5.2010	2.3312	100	47,196,466	12,922,821	3,381,498	1,515,645	65,016,430	16.35	17.02	17.02	17.02
1.04	98.5497	72.3255	20.0692	5.2515	2.3538	100	47,023,456	13,048,285	3,414,328	1,530,360	65,016,430	16.29	17.19	17.19	17.19
1.05	98.1871	72.0594	20.2622	5.3020	2.3764	100	46,850,447	13,173,749	3,447,159	1,545,075	65,016,430	16.23	17.35	17.35	17.35
1.06	97.8245	71.7933	20.4552	5.3525	2.3991	100	46,677,437	13,299,213	3,479,989	1,559,790	65,016,430	16.17	17.52	17.52	17.52
1.07	97.4619	71.5272	20.6481	5.4030	2.4217	100	46,504,428	13,424,678	3,512,819	1,574,505	65,016,430	16.11	17.68	17.68	17.68
1.08	97.0993	71.2611	20.8411	5.4535	2.4443	100	46,331,419	13,550,142	3,545,649	1,589,220	65,016,430	16.05	17.85	17.85	17.85
1.09	96.7367	70.9950	21.0341	5.5040	2.4670	100	46,158,409	13,675,606	3,578,479	1,603,935	65,016,430	15.99	18.01	18.01	18.01
1.10	96.3741	70.7289	21.2271	5.5545	2.4896	100	45,985,400	13,801,071	3,611,309	1,618,650	65,016,430	15.93	18.18	18.18	18.18
1.11	96.0116	70.4628	21.4200	5.6050	2.5122	100	45,812,391	13,926,535	3,644,139	1,633,365	65,016,430	15.87	18.34	18.34	18.34
1.12	95.6490	70.1967	21.6130	5.6554	2.5349	100	45,639,381	14,051,999	3,676,969	1,648,080	65,016,430	15.81	18.51	18.51	18.51
1.13	95.2864	69.9306	21.8060	5.7059	2.5575	100	45,466,372	14,177,463	3,709,799	1,662,795	65,016,430	15.75	18.67	18.67	18.67
1.14	94.9238	69.6645	21.9989	5.7564	2.5801	100	45,293,363	14,302,928	3,742,629	1,677,510	65,016,430	15.69	18.84	18.84	18.84
1.15	94.5612	69.3984	22.1919	5.8069	2.6028	100	45,120,353	14,428,392	3,775,459	1,692,225	65,016,430	15.63	19.00	19.00	19.00
1.16	94.1986	69.1323	22.3849	5.8574	2.6254	100	44,947,344	14,553,856	3,808,289	1,706,940	65,016,430	15.57	19.17	19.17	19.17
1.17	93.8360	68.8662	22.5779	5.9079	2.648	100	44,774,334	14,679,321	3,841,120	1,721,655	65,016,430	15.51	19.34	19.34	19.34
1.18	93.4735	68.6001	22.7708	5.9584	2.6707	100	44,601,325	14,804,785	3,873,950	1,736,370	65,016,430	15.45	19.50	19.50	19.50
1.19	93.1109	68.3340	22.9638	6.0089	2.6933	100	44,428,316	14,930,249	3,906,780	1,751,086	65,016,430	15.39	19.67	19.67	19.67
1.20	92.7483	68.0679	23.1568	6.0594	2.7159	100	44,255,306	15,055,713	3,939,610	1,765,801	65,016,430	15.33	19.83	19.83	19.83
1.21	92.3857	67.8018	23.3498	6.1099	2.7386	100	44,082,297	15,181,178	3,972,440	1,780,516	65,016,430	15.27	20.00	20.00	20.00
1.22	92.0231	67.5357	23.5427	6.1604	2.7612	100	43,909,288	15,306,642	4,005,270	1,795,231	65,016,430	15.21	20.16	20.16	20.16
1.23	91.6605	67.2696	23.7357	6.2109	2.7838	100	43,736,278	15,432,106	4,038,100	1,809,946	65,016,430	15.15	20.33	20.33	20.33
1.24	91.2980	67.0035	23.9287	6.2614	2.8065	100	43,563,269	15,557,570	4,070,930	1,824,661	65,016,430	15.09	20.49	20.49	20.49
1.25	90.9354	66.7374	24.1216	6.3119	2.8291	100	43,390,260	15,683,035	4,103,760	1,839,376	65,016,430	15.03	20.66	20.66	20.66
1.26	90.5728	66.4713	24.3146	6.3624	2.8517	100	43,217,250	15,808,499	4,136,590	1,854,091	65,016,430	14.97	20.82	20.82	20.82
1.27	90.2102	66.2052	24.5076	6.4129	2.8744	100	43,044,241	15,933,963	4,169,420	1,868,806	65,016,430	14.91	20.99	20.99	20.99
1.28	89.8476	65.9391	24.7006	6.4634	2.8970	100	42,871,231	16,059,428	4,202,250	1,883,521	65,016,430	14.85	21.15	21.15	21.15
1.29	89.4850	65.6730	24.8935	6.5139	2.9196	100	42,698,222	16,184,892	4,235,081	1,898,236	65,016,430	14.79	21.32	21.32	21.32
1.30	89.1224	65.4069	25.0865	6.5644	2.9423	100	42,525,213	16,310,356	4,267,911	1,912,951	65,016,430	14.73	21.48	21.48	21.48
1.31	88.7599	65.1408	25.2795	6.6149	2.9649	100	42,352,203	16,435,820	4,300,741	1,927,666	65,016,430	14.67	21.65	21.65	21.65
1.32	88.3973	64.8747	25.4725	6.6653	2.9875	100	42,179,194	16,561,285	4,333,571	1,942,381	65,016,430	14.61	21.81	21.81	21.81
1.33	88.0347	64.6086	25.6654	6.7158	3.0102	100	42,006,185	16,686,749	4,366,401	1,957,096	65,016,430	14.55	21.98	21.98	21.98
1.34	87.6721	64.3425	25.8584	6.7663	3.0328	100	41,833,175	16,812,213	4,399,231	1,971,811	65,016,430	14.49	22.14	22.14	22.14
1.35	87.3095	64.0764	26.0514	6.8168	3.0554	100	41,660,166	16,937,678	4,432,061	1,986,526	65,016,430	14.43	22.31	22.31	22.31
1.36	86.9469	63.8103	26.2444	6.8673	3.0781	100	41,487,157	17,063,142	4,464,891	2,001,241	65,016,430	14.37	22.48	22.48	22.48
1.37	86.5843	63.5442	26.4373	6.9178	3.1007	100	41,314,147	17,188,606	4,497,721	2,015,956	65,016,430	14.31	22.64	22.64	22.64
1.38	86.2218	63.2781	26.6303	6.9683	3.1233	100	41,141,138	17,314,070	4,530,551	2,030,671	65,016,430	14.25	22.81	22.81	22.81
1.39	85.8592	63.0120	26.8233	7.0188	3.1460	100	40,968,128	17,439,535	4,563,381	2,045,386	65,016,430	14.19	22.97	22.97	22.97
1.40	85.4966	62.7459	27.0162	7.0693	3.1686	100	40,795,119	17,564,999	4,596,211	2,060,101	65,016,430	14.13	23.14	23.14	23.14
1.41	85.1340	62.4798	27.2092	7.1198	3.1912	100	40,622,110	17,690,463	4,629,041	2,074,816	65,016,430	14.07	23.30	23.30	23.30
1.42	84.7714	62.2137	27.4022	7.1703	3.2139	100	40,449,100	17,815,927	4,661,872	2,089,531	65,016,430	14.01	23.47	23.47	23.47
1.43	84.4088	61.9476	27.5952	7.2208	3.2365	100	40,276,091	17,941,392	4,694,702	2,104,246	65,016,430	13.95	23.63	23.63	23.63
1.44	84.0462	61.6815	27.7881	7.2713	3.2591	100	40,103,082	18,066,856	4,727,532	2,118,961	65,016,430	13.89	23.80	23.80	23.80
1.45	83.6837	61.4154	27.9811	7.3218	3.2817	100	39,930,072	18,192,320	4,760,362	2,133,676	65,016,430	13.83	23.96	23.96	23.96
1.46	83.3211	61.1493	28.1741	7.3723	3.3044	100	39,757,063	18,317,785	4,793,192	2,148,391	65,016,430	13.77	24.13	24.13	24.13
1.47	82.9585	60.8832	28.3671	7.4228	3.3270	100	39,584,054	18,443,249	4,826,022	2,163,106	65,016,430	13.71	24.29	24.29	24.29
1.48	82.5959	60.6171	28.5600	7.4733	3.3496	100	39,411,044	18,568,713	4,858,852	2,177,821	65,016,430	13.65	24.46	24.46	24.46
1.49	82.2333	60.3510	28.7530	7.5238	3.3723	100	39,238,035	18,694,177	4,891,682	2,192,536	65,016,430	13.59	24.62	24.62	24.62
1.50	81.8707	60.0849	28.9460	7.5743	3.3949	100	39,065,025	18,819,642	4,924,512	2,207,251	65,016,430	13.53	24.79	24.79	24.79