

# Fiscal 2025 Tax Classification Presentation

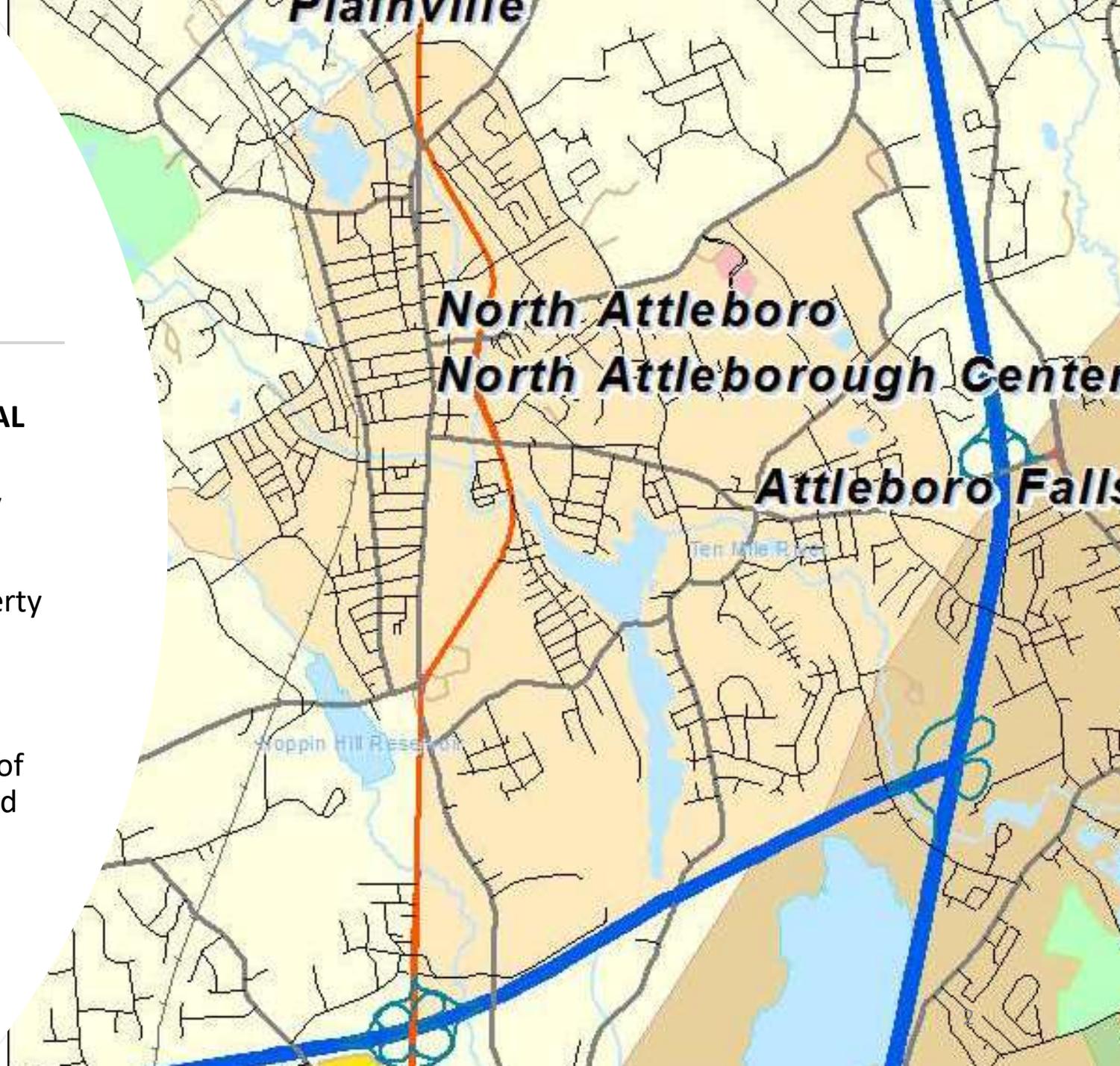
13 NOV 2024

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Cheryl Smith: Assistant Assessor  
Michael Borg: Town Manager

# PURPOSE

- The Town Council votes to establish a **RESIDENTIAL FACTOR**
- Public Hearing for the Tax Classification is 25 NOV 2024 at 7:00 PM
- This votes impacts property tax rates for all property classes, Residential, Commercial, Industrial, and Personal Property
- This meeting provides the Town Council with information and an opportunity to ask questions of the Board of Assessors, the Assistant Assessor, and the Town Manager prior to making that vote.



# THE TAX RATE

The tax rate, in its simplest form, is the **tax levy divided by the town's taxable valuation**. This is called the Uniform Tax Rate (Single Rate). Under this rate each class of property pays a share of the tax levy equal to its share of the total town value. For illustration purposes only, using the preliminary tax levy, the Uniform Tax Rate calculation for the Town of North Attleboro for FY2025 would be:

$$\mathbf{\$72,117,804 / \$5,843,132,580 = 0.01234}$$

**OR**

**\$12.34 per thousand of assessed valuation**



# RESIDENTIAL FACTOR

- The residential factor adopted by a community governs the percentage of the tax levy that is to be paid by the residential property owners. A residential factor of “1” will result in the taxation of all property at the same rate, the Uniform Tax Rate with a residential factor of “1” is calculated to be approximately \$12.34 for FY2025.
- **Allowable tax shift for FY2025**
- As previously stated, a residential factor of “1” will result in the taxation of all property at the same rate. However, state law permits the town to adopt a residential factor of less than “1”, which would have the effect of increasing the commercial, industrial, and personal property tax rates and decreasing the residential tax rate.

# FY 2025 PROPERTY VALUE UPDATE

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## Summary of Property Value Changes

Assessed values updated based calendar year 2023 sales

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Total town property value increase

**1.2% or \$69,792,680**

Total Town Value: **\$5,843,132,580**

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Residential – 1% or \$48,197,492

Commercial - .7% or \$4,248,608

Industrial – 10.3% or \$12,717,800

Personal Property – 4.6% or \$4,628,780

# FY 2024

## TAX SHIFT OVERVIEW

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**28% shift** of the property tax from the residential class to commercial, industrial, and personal property classes.

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### Property Tax Per \$1000 Valuation

Residential - **\$11.54**

Commercial, Industrial - **\$15.52**

Personal Property - **\$15.48**

# PROJECTIONS

## FY 2025 TAX RATE SCENARIOS

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**Maintaining FY 2024 Shift:** Projected FY 2025 tax rates would be **\$11.77** for residential, **\$15.84** for commercial/industrial, and **\$15.80** for personal property per \$1,000 valuation.

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**Single Tax Rate - Residential/Personal:** A unified rate would set the tax at **\$12.34** per \$1,000 valuation for residential and personal property classes.

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**Single Tax Rate - Commercial/Industrial:** A unified rate would set the tax at **\$12.38** per \$1,000 valuation for commercial and industrial property classes.

# PARCEL TOTALS

Fiscal Year		Residential Parcel Count	Commercial Parcel Count		Industrial Parcel Count	Total Parcels	Personal Prop Accounts	TL Parcels + PP Accts	Residential Share	C / I / P Share
2020	Interim Adj	9,893	374	AH land incl	148	10,415	826	11,241	88.01%	11.99%
2021	Interim Adj	9,946	372	AH land incl	149	10,467	430	10,897	84.52%	15.47%
2022	Revaluation	9,923	369	AH land incl	150	10,442	435	10,877	83.62%	16.37%
2023	Interim Adj	9,955	370	AH land incl	150	10,475	435	10,910	84.72%	15.28%
2024	Interim Adj	9,965	351	AH land incl	153	10,469	456	10,925	86.04%	13.96%
<b>2025</b>	<b>Interim Adj</b>	<b>9,972</b>	<b>360</b>	<b>AH land incl</b>	<b>153</b>	<b>10,485</b>	<b>438</b>	<b>10,923</b>	<b>85.83%</b>	<b>14.17%</b>
		<b>+7</b>	<b>+9</b>		<b>-</b>	<b>+16</b>	<b>-18</b>	<b>-2</b>	<b>-.21%</b>	<b>+.21%</b>

# VALUE, LEVY & NEW GROWTH

	18% Rate Shift Interim Adjustment 2020	18% Rate Shift Interim Adjustment 2021	18% Rate Shift Revaluation year 2022	18% Rate Shift Interim Adjustment 2023	28% Rate Shift Interim Adjustment 2024	With Same Shift Interim Adjustment 2025
VALUE						
RESIDENTIAL	\$3,425,143,437	\$3,600,904,410	\$3,796,132,925	\$4,363,544,846	\$4,967,045,581	\$5,015,243,073
CIP	\$662,513,363	\$659,129,600	\$743,605,745	\$786,987,214	\$806,294,319	\$827,889,507
TOTAL	\$4,087,656,800	\$4,260,034,010	\$4,539,738,670	\$5,150,532,060	\$5,773,339,900	\$5,843,132,580
% OF TOTAL VALUE						
RESIDENTIAL	83.79	84.52	83.63	84.72	86.04	85.83
CIP	16.21	15.48	16.37	15.28	13.96	14.17
TOTAL	100.00	100.00	100.00	100.00	100.00	100.00
TAX RATE						
Residential	\$14.35	\$14.28	\$13.93	\$12.79	\$11.54	\$11.77
Comm/Ind	\$17.55	\$17.42	\$17.04	\$15.48	\$15.52	\$15.84
Personal Property	\$17.55	\$17.42	\$17.06	\$15.44	\$15.48	\$15.80
Levy						
TAX DOLLARS						
RESIDENTIAL	\$49,150,808	\$51,420,915	\$51,420,915	\$55,809,739	\$57,319,706	RES
CIP	\$11,627,110	\$11,482,038	\$12,671,042	\$12,178,917	\$12,509,697	TL
TOTAL Levy	\$60,777,918	\$62,902,953	\$65,660,669	\$67,988,656	\$69,829,403	LEVY
<b>New Growth</b>	<b>\$624,653</b>	<b>\$621,249</b>	<b>\$1,119,334</b>	<b>\$816,536</b>	<b>\$615,824</b>	<b>\$426,163</b>

# EMERALD SQUARE MALL HISTORICAL INFORMATION

YEAR	VALUE	TAX RATE	TAX DOLLARS	ATB FILING	ADJUSTED VALUE	ADJUSTED TAX DOLLARS	COMMENTS
2013	136,838,500	12.78	\$1,748,796.03	YES	\$116,000,000	\$1,482,480.00	SINGLE RATE
2014	117,621,300	13.24	\$1,557,306.01	YES	\$108,000,000	\$1,429,920.00	SINGLE RATE
2015	115,268,300	13.14	\$1,514,625.46	YES	\$110,000,000	\$1,445,400.00	SINGLE RATE
2016	115,801,000	13.22	\$1,530,889.22	YES	\$108,000,000	\$1,427,760.00	SINGLE RATE
2017	114,887,500	13.23	\$1,519,961.63	YES	\$94,159,400	\$1,245,728.86	Single Rate, SCE
2018	95,000,000	13.37	\$1,270,150.00	YES	\$88,000,000	\$1,176,560.00	Single Rate, SCE
2019	91,000,000	17.48	\$1,590,680.00	YES	\$76,526,300	\$1,337,679.72	18% SHIFT, SCE
2020	73,985,000	17.56	\$1,299,176.60	YES	\$64,537,100	\$1,133,271.48	18% SHIFT, SCE
2021	63,148,300	17.43	\$1,100,674.87	NO			18% SHIFT, SCE
2022	65,672,800	17.06	\$1,120,377.97	YES	\$59,467,000	\$1,014,507.02	18% SHIFT, SCE
2023	60,000,000	15.48	\$928,800.00	NO			17% SHIFT, SCE
2024	60,000,000	15.52	\$931,200.00	NO			28% SHIFT, SCT
2025	60,000,000	15.84	\$950,400.00				

# ESTIMATED TAX RATES SCENARIOS

		Share Percentages				Levy Amounts					Estimated Tax Rates				
CIP Shift	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
1.0000	1.0000	85.8314	10.0485	2.3335	1.7866	100.0000	\$ 61,899,721	\$ 7,246,758	\$ 1,682,869	\$ 1,288,457	\$ 72,117,804	\$ 12.34	\$ 12.38	\$ 12.38	\$ 12.34
1.0500	0.9917	85.1230	10.5509	2.4502	1.8759	100.0000	\$ 61,388,817	\$ 7,609,095	\$ 1,767,012	\$ 1,352,880	\$ 72,117,804	\$ 12.24	\$ 12.99	\$ 12.99	\$ 12.96
1.1000	0.9835	84.4145	11.0534	2.5669	1.9653	100.0000	\$ 60,877,913	\$ 7,971,433	\$ 1,851,156	\$ 1,417,302	\$ 72,117,805	\$ 12.14	\$ 13.61	\$ 13.61	\$ 13.58
1.1500	0.9752	83.7061	11.5558	2.6835	2.0546	100.0000	\$ 60,367,010	\$ 8,333,771	\$ 1,935,299	\$ 1,481,725	\$ 72,117,805	\$ 12.04	\$ 14.23	\$ 14.23	\$ 14.19
1.2000	0.9670	82.9977	12.0582	2.8002	2.1439	100.0000	\$ 59,856,106	\$ 8,696,109	\$ 2,019,443	\$ 1,546,148	\$ 72,117,806	\$ 11.93	\$ 14.85	\$ 14.85	\$ 14.81
1.2500	0.9587	82.2893	12.5606	2.9169	2.2333	100.0000	\$ 59,345,202	\$ 9,058,447	\$ 2,103,586	\$ 1,610,571	\$ 72,117,806	\$ 11.83	\$ 15.47	\$ 15.47	\$ 15.43
1.2600	0.9571	82.1476	12.6611	2.9402	2.2511	100.0000	\$ 59,243,021	\$ 9,130,914	\$ 2,120,415	\$ 1,623,455	\$ 72,117,806	\$ 11.81	\$ 15.59	\$ 15.59	\$ 15.55
1.2700	0.9554	82.0059	12.7616	2.9635	2.2690	100.0000	\$ 59,140,841	\$ 9,203,382	\$ 2,137,244	\$ 1,636,340	\$ 72,117,806	\$ 11.79	\$ 15.72	\$ 15.72	\$ 15.67
<b>1.2800</b>	<b>0.9538</b>	<b>81.8642</b>	<b>12.8621</b>	<b>2.9869</b>	<b>2.2868</b>	<b>100.0000</b>	<b>\$ 59,038,660</b>	<b>\$ 9,275,850</b>	<b>\$ 2,154,072</b>	<b>\$ 1,649,225</b>	<b>\$ 72,117,806</b>	<b>\$ 11.77</b>	<b>\$ 15.84</b>	<b>\$ 15.84</b>	<b>\$ 15.80</b>
1.2900	0.9521	81.7225	12.9626	3.0102	2.3047	100.0000	\$ 58,936,479	\$ 9,348,317	\$ 2,170,901	\$ 1,662,109	\$ 72,117,806	\$ 11.75	\$ 15.96	\$ 15.96	\$ 15.92
1.3000	0.9505	81.5808	13.0631	3.0336	2.3226	100.0000	\$ 58,834,298	\$ 9,420,785	\$ 2,187,730	\$ 1,674,994	\$ 72,117,806	\$ 11.73	\$ 16.09	\$ 16.09	\$ 16.05
1.3500	0.9422	80.8724	13.5655	3.1502	2.4119	100.0000	\$ 58,323,395	\$ 9,783,123	\$ 2,271,873	\$ 1,739,417	\$ 72,117,807	\$ 11.63	\$ 16.71	\$ 16.71	\$ 16.66

# SMALL PERSONAL PROPERTY EXEMPTION



<u>INFORMATION</u>	SMALL PERSONAL PROPERTY EXEMPTION (FISCAL 2024 Actual Figures) Note: This Local Option Was Adopted by <u>The Town Council For Fiscal 2021</u>	SMALL PERSONAL PROPERTY EXEMPTION (FISCAL 2025 Estimated Figures) Note: This Local Option Was Adopted by <u>The Town Council For Fiscal 2021</u>
TOTAL NUMBER OF PROPERTIES QUALIFIED FOR THE EXEMPTION:	378	367
TOTAL ASSESSED VALUE TO BE EXEMPT DUE TO ADOPTION OF EXEMPTION:	\$826,400	\$799,590
TOTAL TAX DOLLARS TO BE EXEMPT DUE TO ADOPTION OF EXEMPTION:	\$12,793	\$12,378
RECIPIENT OF THE EXEMPTION BENEFIT:	Business Owner	Business Owner
THE ADDITIONAL TAX BURDEN DUE TO THE EXEMPTION IS SHIFTED TO:	Additional tax burden is borne by all taxable real and personal property in town.	Additional tax burden is borne by all taxable real and personal property in town.
QUALIFYING DATE:	Qualifying date is the prior January 1.	Qualifying date is the prior January 1.
QUALIFYING CRITERIA:	All business personal property accounts with a total assessed value less than \$5,000.	All business personal property accounts with a total assessed value less than \$5,000.

# SMALL COMMERCIAL EXEMPTION

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- A small commercial exemption of up to 10% may be granted to qualifying commercial properties if:
  - The property is valued at less than \$1,000,000 and
  - All the businesses occupying the property have had 10 or fewer employees, on average, in the last full calendar year, as certified by the Commissioner of Employment & Training.
- Any savings from this exemption is available to only commercial properties and the cost would be borne with the commercial and industrial classes.

# SMALL COMMERCIAL EXEMPTION

INFORMATION	SMALL COMMERCIAL EXEMPTION (FISCAL 2024 Actual Figures)	SMALL COMMERCIAL EXEMPTION (FISCAL 2025 Estimated Figures)
TOTAL NUMBER OF PROPERTIES QUALIFIED FOR THE EXEMPTION:	40	41
TOTAL ASSESSED VALUE TO BE EXEMPT DUE TO ADOPTION OF EXEMPTION:	\$1,845,680	\$1,920,550
TOTAL TAX DOLLARS TO BE EXEMPT DUE TO ADOPTION OF EXEMPTION:	\$28,645	\$29,807
RECIPIENT OF THE EXEMPTION BENEFIT:	Property Owner	Property Owner
THE ADDITIONAL TAX BURDEN DUE TO THE EXEMPTION IS SHIFTED TO:	Additional tax burden is borne by all industrial class property and the commercial properties that do not qualify for the SCE.	Additional tax burden is borne by all industrial class property and the commercial properties that do not qualify for the SCE.
QUALIFYING DATE:	Qualifying date of occupancy is the prior January 1.	Qualifying date of occupancy is the prior January 1.
QUALIFYING CRITERIA:	The property must be classified as commercial property; excludes industrial properties.	The property must be classified as commercial property; excludes industrial properties.
ADDITIONAL QUALIFYING CRITERIA:	Employ an annual average employment of fewer than ten employs.	Employ an annual average employment of fewer than ten employs.
ADDITIONAL QUALIFYING CRITERIA:	Name and address of the commercial business must appear on the Annual Department of Employment List; mailed to Board of Assessors Office 07/01 of each year.	Name and address of the commercial business must appear on the Annual Department of Employment List; mailed to Board of Assessors Office 07/01 of each year.
ADDITIONAL QUALIFYING CRITERIA:	Total assessed value of entire parcel must be less than 1 million dollars.	Total assessed value of entire parcel must be less than 1 million dollars.
ADDITIONAL QUALIFYING CRITERIA:	For properties containing more than one commercial occupant; all the occupants must individually meet all qualifications in order for the parcel to qualify for the exemption.	For properties containing more than one commercial occupant; all the occupants must individually meet all qualifications in order for the parcel to qualify for the exemption.
ADDITIONAL QUALIFYING CRITERIA:	Any vacancy in the property on the prior January 1st disqualifies the entire parcel; even if the parcel would otherwise qualify.	Any vacancy in the property on the prior January 1st disqualifies the entire parcel; even if the parcel would otherwise qualify.

# OPEN SPACE DISCOUNT

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- Open Space is defined in M.G.L Chapter 59, Section 2A as:
  - "Class two, open space", land which is not otherwise classified, and which is not taxable under the provisions of chapters sixty-one, sixty-one A or sixty-one B, 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. In a city or town that has elected to adopt section 2A of chapter 61, section 4A of chapter 61A or section 2A of chapter 61B, class two, open space shall include land taxable under chapter 61, 61A or 61B.
- State Law allows properties classified as Open Space to be taxed at a rate discounted up to 25% from the Uniform Tax Rate. The tax dollars lost by the discount are shifted to the residential class of properties, which includes developable vacant land. The local Board of Assessors must develop the criteria that must be met to classify a parcel as Open Space that meets the "significant contribution" for the benefit and enjoyment of the public criteria.
- *No communities in Massachusetts grant an open space discount.* Boards of Assessors use this classification sparingly since most land fits into other classifications, and the open space classification, on its own, makes no difference in the assessment of a property. Assessors have also observed that as the years have passed, many of the land parcels afforded a tax discount were developed anyway, regardless of the tax incentive employed to encourage protection of open land and/or be a deterrent to development.
- ***Presently, there are no parcels classified by the Board of Assessors as Class 2 – Open Space.***

# RESIDENTIAL EXEMPTION

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- **Residential Exemption**

- This mechanism provides for the redistribution of the tax levy among residential property owners, solely within the Residential Class (Class 1). “Exemption” is a misnomer since it is actually a tax shift among residential properties. It involves the following steps:
  - Subtracting a standard dollar amount (a percentage of the average Class 1 value) from every qualifying owner-occupied residential parcel.
  - Recalculating the Class 1 tax rate based on the new total of the Class 1 taxable value. The Class 1 tax levy must remain unchanged before and after this calculation.
- This has the net result of shifting taxes from Class 1 parcels that are below average value to parcels within the class that are above average. It also, however, results in substantially higher taxes on apartment and multi-family parcels that are not owner occupied, on vacant land parcels in the class, and on any other residential property which is not owner occupied (including, in many instances, properties that are owned by a trust)
- The selected percentage to calculate the standard qualifying assessed value reduction can be from 0 to 35% but selecting a certain percent does not mean that everyone gets that exact reduction. This is because the tax rate for the Class must be raised. The impact of the exemption – who pays more and who pays less – is not conditioned upon the income status of the occupant. This option is based on the assumption that a lower value property indicates an occupant with lower income and vice versa.

# RESIDENTIAL EXEMPTION

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- *Only sixteen cities and towns in the Commonwealth use the residential exemption. One community, **Wellfleet**, joined in FY2019. Otherwise, this list hasn't changed in many years. In larger metropolitan communities, many of which have large non-owner occupied apartments, essentially funds the exemption (**Boston, Brookline, Cambridge, Chelsea, Everett, Malden, Somerville, Waltham and Watertown**); in resort communities, the second home population funds the exemption (**Barnstable, Nantucket, Provincetown, Tisbury, Truro and Wellfleet**).*
- Eleven of the communities (exceptions are **Barnstable, Provincetown, Tisbury, Truro, and Wellfleet**) also use the CIP tax shift essentially to the fullest degree they can, which means the commercial, industrial, and personal property classes are also called upon to reduce the Class 1 tax bill.

# AREA TAX RATES BY CLASS

Municipality	Fiscal Year	Residential	Open Space	Commercial	Industrial	Personal Property
North Attleborough	2024	\$11.54	\$-	\$15.52	\$15.52	\$15.48
Plainville	2024	\$12.00	\$-	\$18.79	\$18.79	\$18.79
Wrentham	2024	\$12.00	\$-	\$17.37	\$17.37	\$17.34
Attleboro	2024	\$12.73	\$-	\$19.22	\$19.22	\$19.22
Mansfield	2024	\$13.50	\$-	\$19.07	\$19.07	\$19.07
Foxborough	2024	\$13.51	\$-	\$17.99	\$17.99	\$17.99

# AREA CIP TAX SHIFT

Municipality	Fiscal Year	CIP Value	Total Value	R/O % of Total Value	CIP % of Total Value	Lowest Residential Factor Allowed	Max CIP Shift Allowed	Residential Factor Selected	CIP Shift
Foxborough	2024	\$ 827,569,141.00	\$ 4,208,598,390.00	80.3362	19.6638	0.877616	1.500000	0.938800	1.25003
North Attleborough	2024	\$ 806,294,319.00	\$ 5,773,339,900.00	86.0342	13.9658	0.918836	1.500000	0.954500	1.28030
Mansfield	2024	\$ 1,112,569,740.00	\$ 5,317,417,350.00	79.0769	20.9231	0.867703	1.500000	0.920600	1.30008
Plainville	2024	\$ 707,300,314.00	\$ 2,194,330,442.00	67.7669	32.2331	0.762176	1.500000	0.845700	1.32440
Wrentham	2024	\$ 576,447,222.00	\$ 3,267,113,335.00	82.3561	17.6439	0.892880	1.500000	0.927200	1.33981
Attleboro	2024	\$ 986,409,538.00	\$ 7,086,432,072.00	86.0803	13.9197	0.878720	1.500000	0.933700	1.41000

# QUESTIONS

# BACKUP SLIDES

# What if..... Scenario Worksheet

MassDOR - Massachusetts Department of Revenue  
 Division of Local Services  
 What If ... Scenario Worksheet for FY 2025

North Attleborough - 211

		CLASSIFICATION OPTIONS					
CLASS	VALUE	%				SMALL COMMERCIAL EXEMPTION	
Residential	\$ 5,015,243,073	85.8314	R & O %			# of Eligible Parcels 41	
Open Space	\$ -	0.0000	85.8314			Total Value of Eligible Parcels \$ 19,205,500	
Commercial	\$ 587,148,327	10.0485				Comm Exemption % 10.0000	
Industrial	\$ 136,348,000	2.3335	C I P %			Total C & I Value Net of Exemption \$ 721,575,777	
Personal Property	\$ 104,393,180	1.7866	14.1686				
Total	\$ 5,843,132,580	100.0000					
ENTER A LEVY (ESTIMATED IF NECESSARY)				ENTER CIP SHIFT RANGE			
Levy	\$ 72,117,804			Shift Range	1.00	1.40	
Single TaxRate	12.34			Shift Increment %	1.00		
				Max Shift Allowed	1.50		

Note: This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

# Averages with Calculations

	FISCAL 2025 Residential Parcel Count & Values Compared with FISCAL 2024	Total Assessed Value of Property Class	Parcel Count	Average Assessed Value	Change in Total Assessed Value of Property Type	Percent Change in Total Assessed Value of Property Type
FISCAL 2025 Single Family Parcel Count & Values Compared with FISCAL 2024						
	FY2024	3,957,393,400	6,955	569,000		
	FY2025	3,971,072,700	6,969	569,820	13,679,300	0.3%
FISCAL 2025 Two Family Parcel Count & Values Compared with FISCAL 2024						
	FY2024	165,068,000	353	467,615		
	FY2025	175,658,600	348	504,766	10,590,600	6.4%
FISCAL 2025 Three Family Parcel Count & Values Compared with FISCAL 2024						
	FY2024	106,927,000	208	514,072		
	FY2025					

	FISCAL 2025 Residential Parcel Count & Values Compared with FISCAL 2024	Total Assessed Value of Property Class	Parcel Count	Average Assessed Value	Change in Total Assessed Value of Property Type	Percent Change in Total Assessed Value of Property Type
FISCAL 2025 Apartments Parcel Count & Values Compared with FISCAL 2024						
	FY2024	270,134,900	169	1,598,431		
	FY2025	227,570,700	169	1,346,572	(42,564,200)	-15.8%
FISCAL 2025 Commercial Class Parcel Count & Values Compared with FISCAL 2024						
	FY2024	566,743,000	309	1,834,120		
	FY2025	568,406,000	308	1,845,474	1,663,000	0.3%
FISCAL 2025 Industrial Class Parcel Count & Values Compared with FISCAL 2024						
	FY2024	122,313,400	153	799,434		
	FY2025	134,995,800	153	882,325	12,682,400	10.4%
FISCAL 2025 Personal Property Class Count & Values Compared with FISCAL 2024						
	FY2024	99,764,400	456	218,782		23
	FY2025	104,393,180	438	238,341	4,628,780	4.6%

# Average Residential Tax Bills

	FISCAL 2025 Residential Parcel Count & Values Compared with FISCAL 2024	Total Assessed Value of Property Class	Parcel Count	Average Assessed Value	Change in Total Assessed Value of Property Type	Percent Change in Total Assessed Value of Property Type	Fiscal 2024 vs Fiscal 2025 Single Rate	Fiscal 2024 vs Fiscal 2025 5% Shift	Fiscal 2024 vs Fiscal 2025 10% Shift	Fiscal 2024 vs Fiscal 2025 15% Shift	Fiscal 2024 vs Fiscal 2025 20% Shift	Fiscal 2024 vs Fiscal 2025 25% Shift	Fiscal 2024 vs Fiscal 2025 30% Shift	Fiscal 2024 vs Fiscal 2025 35% Shift
FISCAL 2025 Single Family Parcel Count & Values Compared with FISCAL 2024														
	FY2024	3,957,393,400	6,955	569,000			6,566.26	6,566.26	6,566.26	6,566.26	6,566.26	6,566.26	6,566.26	6,566.26
	FY2025	3,971,072,700	6,969	569,820	13,679,300	0.3%	7,031.57	6,974.59	6,917.61	6,860.63	6,797.95	6,740.97	6,683.98	6,627.00
							465.32	408.33	351.35	294.37	231.69	174.71	117.72	60.74
FISCAL 2025 Two Family Parcel Count & Values Compared with FISCAL 2024														
	FY2024	165,068,000	353	467,615			5,396.27	5,396.27	5,396.27	5,396.27	5,396.27	5,396.27	5,396.27	5,396.27
	FY2025	175,658,600	348	504,766	10,590,600	6.4%	6,228.81	6,178.34	6,127.86	6,077.38	5,981.48	5,971.38	5,920.91	5,870.43
							832.54	782.07	731.59	681.11	585.21	575.11	524.64	474.16
FISCAL 2025 Three Family Parcel Count & Values Compared with FISCAL 2024														
	FY2024	106,927,000	208	514,072			5,932.39	5,932.39	5,932.39	5,932.39	5,932.39	5,932.39	5,932.39	5,932.39
	FY2025	108,569,300	210	516,997	1,642,300	1.5%	6,379.74	6,328.04	6,276.34	6,136.75	6,167.77	6,116.07	6,064.37	6,012.67
							447.35	395.65	343.95	204.36	235.38	183.68	131.98	80.28
FISCAL 2025 Condominium Parcel Count & Values Compared with FISCAL 2024														
	FY2024	363,222,600	1,324	274,337			3,165.85	3,165.85	3,165.85	3,165.85	3,165.85	3,165.85	3,165.85	3,165.85
	FY2025	380,406,300	1,329	286,235	17,183,700	4.7%	3,532.14	3,503.52	3,474.89	3,374.71	3,414.78	3,386.16	3,357.54	3,328.91
							366.29	337.67	309.04	208.86	248.93	220.31	191.69	163.06
FISCAL 2025 Apartments Parcel Count & Values Compared with FISCAL 2024														
	FY2024													
	FY2025													

# Average Commercial Tax Bills

	FISCAL 2025 Residential Parcel Count & Values Compared with FISCAL 2024	Total Assessed Value of Property Class	Parcel Count	Average Assessed Value	Change in Total Assessed Value of Property Type	Percent Change in Total Assessed Value of Property Type	Fiscal 2024 vs Fiscal 2025 Single Rate	Fiscal 2024 vs Fiscal 2025 5% Shift	Fiscal 2024 vs Fiscal 2025 10% Shift	Fiscal 2024 vs Fiscal 2025 15% Shift	Fiscal 2024 vs Fiscal 2025 20% Shift	Fiscal 2024 vs Fiscal 2025 25% Shift	Fiscal 2024 vs Fiscal 2025 30% Shift	Fiscal 2024 vs Fiscal 2025 35% Shift
FISCAL 2025 Commercial Class Parcel Count & Values Compared with FISCAL 2024														
	FY2024	566,743,000	309	1,834,120			28,465.54	28,465.54	28,465.54	28,465.54	28,465.54	28,465.54	28,465.54	28,465.54
	FY2025	568,406,000	308	1,845,474	1,663,000	0.3%	22,846.97 (5,618.57)	23,972.71 (4,492.83)	25,116.90 (3,348.64)	26,261.10 (2,204.44)	27,405.29 (1,060.25)	28,549.48 83.94	29,693.68 1,228.14	30,837.87 2,372.33
FISCAL 2025 Industrial Class Parcel Count & Values Compared with FISCAL 2024														
	FY2024	122,313,400	153	799,434			12,407.22	12,407.22	12,407.22	12,407.22	12,407.22	12,407.22	12,407.22	12,407.22
	FY2025	134,995,800	153	882,325	12,682,400	10.4%	10,923.19 (1,484.03)	11,461.41 (945.81)	12,008.45 (398.77)	12,555.49 148.27	13,102.53 695.31	13,649.58 1,242.36	14,196.62 1,789.40	14,743.66 2,336.44
FISCAL 2025 Personal Property Class Count & Values Compared with FISCAL 2024														
	FY2024	99,764,400	456	218,782			3,386.74	3,386.74	3,386.74	3,386.74	3,386.74	3,386.74	3,386.74	3,386.74
	FY2025	104,393,180	438	238,341	4,628,780	4.6%	2,941.12 (445.62)	3,088.89 (297.85)	3,236.67 (150.07)	3,382.05 (4.69)	3,529.82 143.08	3,677.60 290.86	3,825.37 438.63	3,970.75 584.01

DOR Code	Municipality	Fiscal Year	CIP Value	Total Value	R/O % of Total Value	CIP % of Total Value	Lowest Residential Factor Allowed	Max CIP Shift Allowed	Residential Factor Selected	CIP Shift
016	Attleboro	2024	986,409,538	7,086,432,072	86.0803	13.9197	0.878720	1.500000	0.933700	1.41000
016	Attleboro	2025	1,040,791,570	7,460,699,591	86.0497	13.9503	0.918940	1.500000	0.936774	1.39000
099	Foxborough	2024	827,569,141	4,208,598,390	80.3362	19.6638	0.877616	1.500000	0.938800	1.25003
099	Foxborough	2025	932,194,059	4,527,901,151	79.4122	20.5878	0.870374	1.500000	0.940400	1.22989
167	Mansfield	2024	1,112,569,740	5,317,417,350	79.0769	20.9231	0.867703	1.500000	0.920600	1.30008
167	Mansfield	2025	1,096,063,656	5,557,475,150	80.2777	19.7223	0.877161	1.500000	0.906600	1.38018
211	North Attleborough	2024	806,294,319	5,773,339,900	86.0342	13.9658	0.918836	1.500000	0.954500	1.28030
211	North Attleborough	2025								
238	Plainville	2024	707,300,314	2,194,330,442	67.7669	32.2331	0.762176	1.500000	0.845700	1.32440
238	Plainville	2025								
350	Wrentham	2024	576,447,222	3,267,113,335	82.3561	17.6439	0.892880	1.500000	0.927200	1.33981
350	Wrentham	2025	591,901,170	3,512,970,421	83.1510	16.8490	0.898684	1.500000	0.921000	1.38987

DOR Code	Municipality	Fiscal Year	Residential	Open Space	Commercial	Industrial	Personal Property
016	Attleboro	2024	\$12.73	\$-	\$19.22	\$19.22	\$19.22
016	Attleboro	2025	\$12.55	\$-	\$18.62	\$18.62	\$18.62
099	Foxborough	2024	\$13.51	\$-	\$17.99	\$17.99	\$17.99
099	Foxborough	2025	\$13.22	\$-	\$17.29	\$17.29	\$17.29
167	Mansfield	2024	\$13.50	\$-	\$19.07	\$19.07	\$19.07
167	Mansfield	2025	\$13.17	\$-	\$20.05	\$20.05	\$20.05
211	North Attleborough	2024	\$11.54	\$-	\$15.52	\$15.52	\$15.48
211	North Attleborough	2025					
238	Plainville	2024	\$12.00	\$-	\$18.79	\$18.79	\$18.79
238	Plainville	2025					
350	Wrentham	2024	\$12.00	\$-	\$17.37	\$17.37	\$17.34
350	Wrentham	2025	\$11.59	\$-	\$17.52	\$17.52	\$17.49

**MassDOR - Massachusetts Department of Revenue**  
**Division of Local Services**  
**What If ... Scenario Worksheet for FY 2025**  
**North Attleborough - 211**

CLASS	VALUE	%	
Residential	\$ 5,015,243,073	85.8314	<b>R &amp; O %</b>
Open Space	\$ -	0.0000	85.8314
Commercial	\$ 587,148,327	10.0485	
Industrial	\$ 136,348,000	2.3335	<b>C I P %</b>
Personal Property	\$ 104,393,180	1.7866	14.1686
Total	\$ 5,843,132,580	100.0000	

**CLASSIFICATION OPTIONS**

**ENTER A LEVY**

Levy	\$	72,117,804
Single TaxRate		12.34

**SMALL COMMERCIAL EXEMPTION**

# of Eligible Parcels		41
Total Value of Eligible Parcels	\$	19,205,500
Comm Exemption %		10.0000
Total C & I Value Net of Exemption	\$	721,575,777

**ENTER CIP SHIFT RANGE**

Shift Range	1.00	1.40
Shift Increment %		1.00
Max Shift Allowed		1.50

Note: This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding.

CIP Shift	Share Percentages						Estimated Tax Rates				Estimated Change from FY2024 to FY2025			
	Factor	Res SP	SP	Ind SP	PP SP	Total SP	Res ET	Comm ET	Ind ET	PP ET	Res ET	Comm ET	Ind ET	PP ET
1.0000	1.0000	85.8314	10.0485	2.3335	1.7866	100.0000	\$ 12.34	\$ 12.38	\$ 12.38	\$ 12.34	\$ 465.07	\$ (5,618.57)	\$ (1,484.04)	\$ (445.62)
1.0100	0.9983	85.6897	10.1490	2.3568	1.8045	100.0000	\$ 12.32	\$ 12.50	\$ 12.50	\$ 12.47	\$ 443.82	\$ (5,397.12)	\$ (1,378.16)	\$ (414.64)
1.0200	0.9967	85.5480	10.2495	2.3802	1.8223	100.0000	\$ 12.30	\$ 12.62	\$ 12.62	\$ 12.59	\$ 442.28	\$ (5,175.66)	\$ (1,272.28)	\$ (386.04)
1.0300	0.9950	85.4063	10.3500	2.4035	1.8402	100.0000	\$ 12.28	\$ 12.75	\$ 12.75	\$ 12.71	\$ 421.06	\$ (4,935.75)	\$ (1,157.58)	\$ (357.44)
1.0400	0.9934	85.2647	10.4504	2.4268	1.8581	100.0000	\$ 12.26	\$ 12.87	\$ 12.87	\$ 12.84	\$ 419.49	\$ (4,714.29)	\$ (1,051.70)	\$ (326.45)
1.0500	0.9917	85.1230	10.5509	2.4502	1.8759	100.0000	\$ 12.24	\$ 12.99	\$ 12.99	\$ 12.96	\$ 398.30	\$ (4,492.83)	\$ (945.82)	\$ (297.85)
1.0600	0.9901	84.9813	10.6514	2.4735	1.8938	100.0000	\$ 12.22	\$ 13.12	\$ 13.12	\$ 13.08	\$ 396.70	\$ (4,252.92)	\$ (831.12)	\$ (269.25)
1.0700	0.9884	84.8396	10.7519	2.4968	1.9117	100.0000	\$ 12.20	\$ 13.24	\$ 13.24	\$ 13.21	\$ 375.54	\$ (4,031.46)	\$ (725.24)	\$ (238.27)
1.0800	0.9868	84.6979	10.8524	2.5202	1.9295	100.0000	\$ 12.18	\$ 13.37	\$ 13.37	\$ 13.33	\$ 373.90	\$ (3,791.55)	\$ (610.53)	\$ (209.66)
1.0900	0.9851	84.5562	10.9529	2.5435	1.9474	100.0000	\$ 12.16	\$ 13.49	\$ 13.49	\$ 13.45	\$ 352.78	\$ (3,570.10)	\$ (504.66)	\$ (181.06)
1.1000	0.9835	84.4145	11.0534	2.5669	1.9653	100.0000	\$ 12.14	\$ 13.61	\$ 13.61	\$ 13.58	\$ 351.11	\$ (3,348.64)	\$ (398.78)	\$ (150.08)
1.1100	0.9818	84.2729	11.1538	2.5902	1.9831	100.0000	\$ 12.12	\$ 13.74	\$ 13.74	\$ 13.70	\$ 330.02	\$ (3,108.73)	\$ (284.07)	\$ (121.48)
1.1200	0.9802	84.1312	11.2543	2.6135	2.0010	100.0000	\$ 12.10	\$ 13.86	\$ 13.86	\$ 13.82	\$ 328.32	\$ (2,887.27)	\$ (178.20)	\$ (92.88)
1.1300	0.9785	83.9895	11.3548	2.6369	2.0189	100.0000	\$ 12.08	\$ 13.98	\$ 13.98	\$ 13.95	\$ 307.26	\$ (2,665.81)	\$ (72.32)	\$ (61.89)
1.1400	0.9769	83.8478	11.4553	2.6602	2.0367	100.0000	\$ 12.06	\$ 14.11	\$ 14.11	\$ 14.07	\$ 305.53	\$ (2,425.90)	\$ 42.39	\$ (33.29)
1.1500	0.9752	83.7061	11.5558	2.6835	2.0546	100.0000	\$ 12.04	\$ 14.23	\$ 14.23	\$ 14.19	\$ 284.50	\$ (2,204.44)	\$ 148.26	\$ (4.69)
1.1600	0.9736	83.5644	11.6563	2.7069	2.0725	100.0000	\$ 12.02	\$ 14.36	\$ 14.36	\$ 14.32	\$ 282.74	\$ (1,964.53)	\$ 262.97	\$ 26.29
1.1700	0.9719	83.4227	11.7567	2.7302	2.0903	100.0000	\$ 12.00	\$ 14.48	\$ 14.48	\$ 14.44	\$ 261.74	\$ (1,743.08)	\$ 368.85	\$ 54.89
1.1800	0.9703	83.2811	11.8572	2.7535	2.1082	100.0000	\$ 11.98	\$ 14.60	\$ 14.60	\$ 14.56	\$ 259.94	\$ (1,521.62)	\$ 474.73	\$ 83.49
1.1900	0.9686	83.1394	11.9577	2.7769	2.1261	100.0000	\$ 11.96	\$ 14.73	\$ 14.73	\$ 14.69	\$ 238.98	\$ (1,281.71)	\$ 589.43	\$ 114.48
1.2000	0.9670	82.9977	12.0582	2.8002	2.1439	100.0000	\$ 11.93	\$ 14.85	\$ 14.85	\$ 14.81	\$ 231.45	\$ (1,060.25)	\$ 695.31	\$ 143.08
1.2100	0.9653	82.8560	12.1587	2.8235	2.1618	100.0000	\$ 11.91	\$ 14.97	\$ 14.97	\$ 14.93	\$ 210.53	\$ (838.79)	\$ 801.19	\$ 171.68
1.2200	0.9637	82.7143	12.2592	2.8469	2.1797	100.0000	\$ 11.89	\$ 15.10	\$ 15.10	\$ 15.06	\$ 208.66	\$ (598.88)	\$ 915.89	\$ 202.67
1.2300	0.9620	82.5726	12.3597	2.8702	2.1975	100.0000	\$ 11.87	\$ 15.22	\$ 15.22	\$ 15.18	\$ 187.77	\$ (377.43)	\$ 1,021.77	\$ 231.27
1.2400	0.9604	82.4309	12.4601	2.8935	2.2154	100.0000	\$ 11.85	\$ 15.35	\$ 15.35	\$ 15.30	\$ 185.87	\$ (137.51)	\$ 1,136.47	\$ 259.87
1.2500	0.9587	82.2893	12.5606	2.9169	2.2333	100.0000	\$ 11.83	\$ 15.47	\$ 15.47	\$ 15.43	\$ 165.01	\$ 83.94	\$ 1,242.35	\$ 290.85
1.2600	0.9571	82.1476	12.6611	2.9402	2.2511	100.0000	\$ 11.81	\$ 15.59	\$ 15.59	\$ 15.55	\$ 163.08	\$ 305.40	\$ 1,348.23	\$ 319.45
1.2700	0.9554	82.0059	12.7616	2.9635	2.2690	100.0000	\$ 11.79	\$ 15.72	\$ 15.72	\$ 15.67	\$ 142.25	\$ 545.31	\$ 1,462.93	\$ 348.05
1.2800	0.9538	81.8642	12.8621	2.9869	2.2868	100.0000	\$ 11.77	\$ 15.84	\$ 15.84	\$ 15.80	\$ 140.29	\$ 766.77	\$ 1,568.81	\$ 379.04
1.2900	0.9521	81.7225	12.9626	3.0102	2.3047	100.0000	\$ 11.75	\$ 15.96	\$ 15.96	\$ 15.92	\$ 119.49	\$ 988.23	\$ 1,674.69	\$ 407.64
1.3000	0.9505	81.5808	13.0631	3.0336	2.3226	100.0000	\$ 11.73	\$ 16.09	\$ 16.09	\$ 16.05	\$ 117.49	\$ 1,228.14	\$ 1,789.39	\$ 438.62
1.3100	0.9488	81.4391	13.1635	3.0569	2.3404	100.0000	\$ 11.71	\$ 16.21	\$ 16.21	\$ 16.17	\$ 96.73	\$ 1,449.59	\$ 1,895.27	\$ 467.22
1.3200	0.9472	81.2975	13.2640	3.0802	2.3583	100.0000	\$ 11.69	\$ 16.34	\$ 16.34	\$ 16.29	\$ 94.70	\$ 1,689.51	\$ 2,009.97	\$ 495.82
1.3300	0.9455	81.1558	13.3645	3.1036	2.3762	100.0000	\$ 11.67	\$ 16.46	\$ 16.46	\$ 16.42	\$ 73.97	\$ 1,910.96	\$ 2,115.85	\$ 526.81
1.3400	0.9439	81.0141	13.4650	3.1269	2.3940	100.0000	\$ 11.65	\$ 16.58	\$ 16.58	\$ 16.54	\$ 71.91	\$ 2,132.42	\$ 2,221.73	\$ 555.41
1.3500	0.9422	80.8724	13.5655	3.1502	2.4119	100.0000	\$ 11.63	\$ 16.71	\$ 16.71	\$ 16.66	\$ 51.21	\$ 2,372.33	\$ 2,336.43	\$ 584.01
1.3600	0.9406	80.7307	13.6660	3.1736	2.4298	100.0000	\$ 11.61	\$ 16.83	\$ 16.83	\$ 16.79	\$ 49.12	\$ 2,593.79	\$ 2,442.31	\$ 615.00
1.3700	0.9389	80.5890	13.7664	3.1969	2.4476	100.0000	\$ 11.59	\$ 16.95	\$ 16.95	\$ 16.91	\$ 28.45	\$ 2,815.24	\$ 2,548.19	\$ 643.60
1.3800	0.9373	80.4473	13.8669	3.2202	2.4655	100.0000	\$ 11.57	\$ 17.08	\$ 17.08	\$ 17.03	\$ 26.33	\$ 3,055.16	\$ 2,662.89	\$ 672.20
1.3900	0.9356	80.3057	13.9674	3.2436	2.4834	100.0000	\$ 11.55	\$ 17.20	\$ 17.20	\$ 17.16	\$ 5.69	\$ 3,276.61	\$ 2,768.77	\$ 703.18
1.4000	0.9340	80.1640	14.0679	3.2669	2.5012	100.0000	\$ 11.53	\$ 17.33	\$ 17.33	\$ 17.28	\$ 3.53	\$ 3,516.52	\$ 2,883.47	\$ 731.78