

**TOWN OF DUXBURY**  
**FY 2010 TAX CLASSIFICATION HEARING**  
**FACT SHEET**

November 16, 2010

- 1) The total real and personal property assessed value for FY 2010 is \$3,502,291,940. This is a 6.2% decrease from FY 2009.
- 2) The average single family home assessed value for FY 2010 is \$611,400. This is a 6.5% decrease from FY 2009's average assessed value of \$654,000. The median single family home assessed value is \$502,500.
- 3) The total amount of revenue to be raised by both tax and non-tax sources for FY 2010 is \$61,513,745. This is a 5.7% decrease from FY 2009. This revenue was derived from a tax base that consists of 6,064 units of real property and 474 units of personal property.
- 4) The tax levy for FY 2010 is \$41,362,068. This is a 1.5% increase over FY 2009. The Community Preservation Act (CPA) will raise at the local level an additional 3% of the real property tax levy. Without considering abatements and exemptions or the State match, this CPA surcharge amounts to \$1,228,021 in revenue to the Town.
- 5) The proposed single tax rate for FY 2010 is \$11.81 per one thousand of assessed valuation. This is a \$0.90 increase over the FY 2009 tax rate of 10.91.
- 6) The average single family home tax bill for FY 2010 is projected to be \$7,221. This is an increase of 1.2% over FY 2009 as opposed to the 4.9% increase that we saw last year. The CPA adds 3% to this average tax bill, or \$217. The median single family tax bill is \$5,935; and its CPA 3% surcharge is \$178.
- 7) The assessed value of the new construction and personal property new growth that took place during the twelve-month period from July 1, 2008 to June 30, 2009 is \$34,321,460. This translates into \$374,447 of increased tax levy capacity over the basic limits of Proposition 2 ½. Reflecting the decline in new construction activity, this new growth figure is 33.7% lower than last year's.
- 8) The Tax Classification law allows the Selectmen to increase the combined Commercial, Industrial and Personal property (CIP) share of the Town's tax base up to a maximum of 150% of what it is at current market value. This has the effect of reducing the share of the tax burden that is borne by the residential property class. Since the CIP property classes represent only 3.6% of Duxbury's tax base, even the maximum allowable tax shift to these classes produces a relatively negligible decrease in the tax burden of the residential property class.
- 9) That is, the full implementation of the Tax Classification Law in Duxbury would have the effect for residential properties of lowering the current single tax rate of \$11.81 by twenty-two cents to \$11.59. At the same time it would increase the commercial tax rate by \$5.91, from \$11.81 to \$17.72.
- 10) To illustrate, if the maximum allowable tax burden shift were made from the residential property class to the CIP classes, its effect on the average residential assessed value of \$611,400 would be to reduce the \$7,221 tax bill by \$135. However, the tax bill for a similarly valued commercial property would be increased by \$3,613 to \$10,834.