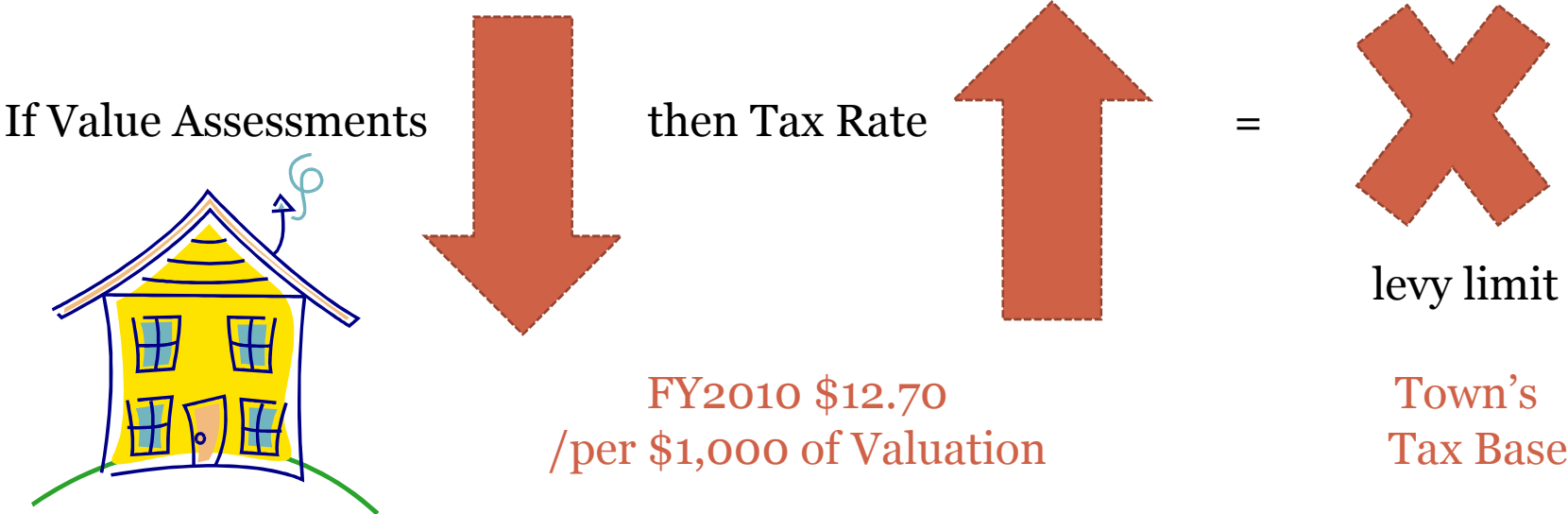


Why did my Tax bill INCREASE?

FY2010 Real Estate Assessments have DECREASED so to maintain the levy limit (X), the tax rate has INCREASED.....



Why is there a change to my tax bill?

IF

- This Year bill is higher than my Last Year bill

WHY

- Increased in Assessed Valuation due to construction activity (building permits)
- Change between classes
- Sample sales data (interim year adjustments)

Why is there a change to my tax bill?

IF

- This Year bill has little to no change compared to my Last Year bill

WHY

- No change or small change in Assessed Valuation due to construction activity (building permits)
- Sample sales data (interim year adjustments)

Why is there a change to my tax bill?



IF

- This Year bill is less than my Last Year

WHY

- Decrease in Assessed Valuation due to construction activity (building permits)
- Change between classes
- Sample sales data (interim year adjustments)

INCREASE in my TAX BILL ?



If your bill has INCREASED since last year's bill it has done so because of one or more of the following reasons...

- Assessments based on sample sales data in your class code has INCREASED it for that segment of class type throughout the town; this is then spread across the whole tax base.
- Construction – building permit closed out from new addition, new building, building removed or destroyed and replaced.
- Reclassification of rating: poor, fair, good, average, very good, excellent (gone: average to good & fair to average) – moved to a higher classification from ones no longer being used
- Assessments based on sample sales data in ANOTHER (you are not it) class code has DECREASED it for that segment of class type throughout the town; this is then spread across the whole tax base.
- May 19, 2009 override passed for \$2,500,895 which is added to tax levy and spread over whole tax base.
- Proposition 2-1/2 which is added to each prior year tax levy and spread over whole tax base.