

Town of Windham

Assessing and GIS Department
8 School Road
Windham, ME 04062

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MEMORANDUM

DATE: August 17, 2017

TO: Town Council & Tony Plante, Town Manager

FROM: Elisa Trepanier, Assessor/GIS Coordinator *elt*

RE: 2017/2018 Tax Rate Calculation

The Town of Windham's current total Real Estate and Personal Property value, which includes exempt properties such as schools etc., is now over two billion dollars or \$2,054,592,700. Included in this total is \$51,941,800 of non-exempt new value for 2017. The increase in new value is due in part to new construction (125 new single family homes), but also to sales reviews, an analysis of neighborhood codes and various assessment data corrections. The Assessing Staff has worked very hard this year as can be seen by these totals.

The Homestead Exemption will increase this year to \$20,000 for qualifying residents. The State reimbursement rate for this increase was originally set at 62.5% but this year's final State budget reduced the reimbursement rate back to 50%. (*Note: The program has doubled in value over the past two years from \$10,000 in 2015 to \$20,000 for 2017.*)

Assessor's Mil Rate Recommendation:

The minimum allowable tax rate is 0.016398 and the maximum allowable tax rate is 0.017218. I am attaching Municipal Tax Rate Calculation forms with four tax rate options for you to choose from. My recommendation is that the Council adopts a mil rate of 0.01643. This rate represents an increase in the current rate of \$.73/per thousand or 4.65% and would allow a \$60,473.31 overlay.

(Note: A \$200,000 home receiving a \$20,000 Homestead Exemption would see a \$52.50 increase over last year's tax bill. A \$200,000 property with no Homestead Exemption would see a \$146.00 increase over last year's bill.)

MAINE REVENUE SERVICES - 2017 MUNICIPAL TAX RATE CALCULATION STANDARD FORM

Municipality:

WINDHAM

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

1. Total taxable valuation of real estate	1	1,798,657,700	(should agree with MVR Page 1, line 6)
2. Total taxable valuation of personal property	2	32,959,100	
3. Total taxable valuation of real estate and personal property (Line 1 plus line 2)	3	1,831,616,800	(should agree with MVR Page 1, line 11)
4. (a) Total exempt value for all homestead exemptions granted	4(a)	90,524,400	(should agree with MVR Page 1, line 14f)
(b) Homestead exemption reimbursement value	4(b)	45,262,200	(line 4(a) multiplied by 0.5)
5. (a) Total exempt value of all BETE qualified property	5(a)	8,021,100	(should agree with MVR Page 2, line 15c)
(b) BETE exemption reimbursement value <i>Municipalities with significant personal property & equipment may qualify for more than 50% reimbursement. Contact MRS for the Enhanced Calculator Form.</i>	5(b)	4,010,550	(line 5(a) multiplied by 0.5)
DO NOT QUALIFY			
6. Total valuation base (Line 3 plus line 4(b) plus line 5(b))	6	1,880,889,550	
ASSESSMENTS			
7. County tax	7	\$1,304,678.00	
8. Municipal appropriation	8	\$17,654,617.00	
9. TIF financing plan amount	9	\$445,665.00	(should agree with MVR Page 2, line 16c)
10. Local education appropriation (Local share/contribution) (Adjusted to Municipal Fiscal Year)	10	\$19,664,904.00	
11. Total assessments (Add lines 7 through 10)	11	\$39,069,864.00	
ALLOWABLE DEDUCTIONS			
12. State municipal revenue sharing	12	\$0.00	
13. Other revenues: (All other revenues that have been formally appropriated to be used to reduce the commitment such as excise tax revenue, tree growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do not include any homestead or BETE reimbursement)	13	\$8,227,322.00	
14. Total deductions (Line 12 plus line 13)	14	\$8,227,322.00	
15. Net to be raised by local property tax rate (Line 11 minus line 14)	15	\$30,842,542.00	
16. \$30,842,542.00 x 1.05 = \$32,384,669.10			Maximum Allowable Tax (Amount from line 15)
17. \$30,842,542.00 ÷ 1,880,889,550 = 0.016398			Minimum Tax Rate (Amount from line 15)
18. \$32,384,669.10 ÷ 1,880,889,550 = 0.017218			Maximum Tax Rate (Amount from line 16)
19. 1,831,616,800 x 0.016420 = \$30,075,147.86			Tax for Commitment (Amount from line 3)
20. \$30,842,542.00 x 0.05 = \$1,542,127.10			Maximum Overlay (Amount from line 15)
21. 45,262,200 x 0.016420 = \$743,205.32			Homestead Reimbursement (Amount from line 4b)
22. 4,010,550 x 0.016420 = \$65,853.23			BETE Reimbursement (Amount from line 5b)
23. \$30,884,206.41 - \$30,842,542.00 = \$41,664.41			Overlay (Line 19 plus lines 21 and 22)

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant,

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4. (a) Total exempt value for all homestead exemptions granted	4(a)	90,524,400	(should agree with MVR Page 1, line 14f)
(b) Homestead exemption reimbursement value	4(b)	45,262,200	(line 4(a) multiplied by 0.5)
5. (a) Total exempt value of all BETE qualified property	5(a)	8,021,100	(should agree with MVR Page 2, line 15c)
(b) BETE exemption reimbursement value <i>Municipalities with significant personal property & equipment may qualify for more than 50% reimbursement. Contact MRS for the Enhanced Calculator Form.</i>	5(b)	4,010,550	(line 5(a) multiplied by 0.5)
6. Total valuation base (Line 3 plus line 4(b) plus line 5(b))	6	1,880,889,550	
ASSESSMENTS			
7. County tax	7	\$1,304,678.00	
8. Municipal appropriation	8	\$17,654,617.00	
9. TIF financing plan amount	9	\$445,665.00	(should agree with MVR Page 2, line 16c)
10. Local education appropriation (Local share/contribution) (Adjusted to Municipal Fiscal Year)	10	\$19,664,904.00	
11. Total assessments (Add lines 7 through 10)	11	\$39,069,864.00	
ALLOWABLE DEDUCTIONS			
12. State municipal revenue sharing	12	\$0.00	
13. Other revenues: (All other revenues that have been formally appropriated to be used to reduce the commitment such as excise tax revenue, tree growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do not include any homestead or BETE reimbursement)	13	\$8,227,322.00	
14. Total deductions (Line 12 plus line 13)	14	\$8,227,322.00	
15. Net to be raised by local property tax rate (Line 11 minus line 14)	15	\$30,842,542.00	
16. \$30,842,542.00 x 1.05 = \$32,384,669.10			Maximum Allowable Tax (Amount from line 15)
17. \$30,842,542.00 ÷ 1,880,889,550 = 0.016398			Minimum Tax Rate (Amount from line 15)
18. \$32,384,669.10 ÷ 1,880,889,550 = 0.017218			Maximum Tax Rate (Amount from line 16)
19. 1,831,616,800 x 0.016430 = \$30,093,464.02			Tax for Commitment (Amount from line 3)
20. \$30,842,542.00 x 0.05 = \$1,542,127.10			Maximum Overlay (Amount from line 15)
21. 45,262,200 x 0.016430 = \$743,657.95			Homestead Reimbursement (Amount from line 4b)
22. 4,010,550 x 0.016430 = \$65,893.34			BETE Reimbursement (Amount from line 5b)
23. \$30,903,015.31 - \$30,842,542.00 = \$60,473.31			Overlay (Line 19 plus lines 21 and 22) (Amount from line 15) (Enter on line 5, Assessment Warrant)

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant,

MAINE REVENUE SERVICES - 2017 MUNICIPAL TAX RATE CALCULATION STANDARD FORM

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(b) BETE exemption reimbursement value <i>Municipalities with significant personal property & equipment may qualify for more than 50% reimbursement. Contact MRS for the Enhanced Calculator Form.</i>	5(b) 4,010,550 (line 5(a) multiplied by 0.5)
6. Total valuation base (Line 3 plus line 4(b) plus line 5(b))	6 1,880,889,550
ASSESSMENTS	
7. County tax	7 \$1,304,678.00
8. Municipal appropriation	8 \$17,654,617.00
9. TIF financing plan amount	9 \$445,665.00 (should agree with MVR Page 2, line 16c)
10. Local education appropriation (Local share/contribution) (Adjusted to Municipal Fiscal Year)	10 \$19,664,904.00
11. Total assessments (Add lines 7 through 10)	11 \$39,069,864.00
ALLOWABLE DEDUCTIONS	
12. State municipal revenue sharing	12 \$0.00
13. Other revenues: (All other revenues that have been formally appropriated to be used to reduce the commitment such as excise tax revenue, tree growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do not include any homestead or BETE reimbursement)	13 \$8,227,322.00
14. Total deductions (Line 12 plus line 13)	14 \$8,227,322.00
15. Net to be raised by local property tax rate (Line 11 minus line 14)	15 \$30,842,542.00
16. \$30,842,542.00 x 1.05	= \$32,384,669.10 Maximum Allowable Tax (Amount from line 15)
17. \$30,842,542.00 ÷ 1,880,889,550	= 0.016398 Minimum Tax Rate (Amount from line 15)
18. \$32,384,669.10 ÷ 1,880,889,550	= 0.017218 Maximum Tax Rate (Amount from line 16)
19. 1,831,616,800 x 0.016440	= \$30,111,780.19 Tax for Commitment (Amount from line 3)
20. \$30,842,542.00 x 0.05	= \$1,542,127.10 Maximum Overlay (Amount from line 15)
21. 45,262,200 x 0.016440	= \$744,110.57 Homestead Reimbursement (Amount from line 4b)
22. 4,010,550 x 0.016440	= \$65,933.44 BETE Reimbursement (Amount from line 5b)
23. \$30,921,824.20 - \$30,842,542.00	= \$79,282.20 Overlay (Line 19 plus lines 21 and 22)

(If Line 23 exceeds Line 20 select a lower tax rate.)

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18. \$32,384,669.10 ÷ 1,880,889,550 = 0.017218 Maximum Tax Rate (Amount from line 16)	
19. 1,831,616,800 x 0.016450 = \$30,130,096.36 Tax for Commitment (Amount from line 3)	
20. \$30,842,542.00 x 0.05 = \$1,542,127.10 Maximum Overlay (Amount from line 15)	
21. 45,262,200 x 0.016450 = \$744,563.19 Homestead Reimbursement (Amount from line 4b)	
22. 4,010,550 x 0.016450 = \$65,973.55 BETE Reimbursement (Amount from line 5b)	
23. \$30,940,633.10 - \$30,842,542.00 = \$98,091.10 Overlay (Line 19 plus lines 21 and 22) (Amount from line 15) (Enter on line 5, Assessment Warrant)	

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant,