



Classification Considerations FY2024

November 27, 2023

Presented by

Lisa L. Berg, MAA
Principal Assessor

Board of Assessors

Conrad Allen, Chair

Jo-Ann Szymczak, Clerk

David Durgin, Member



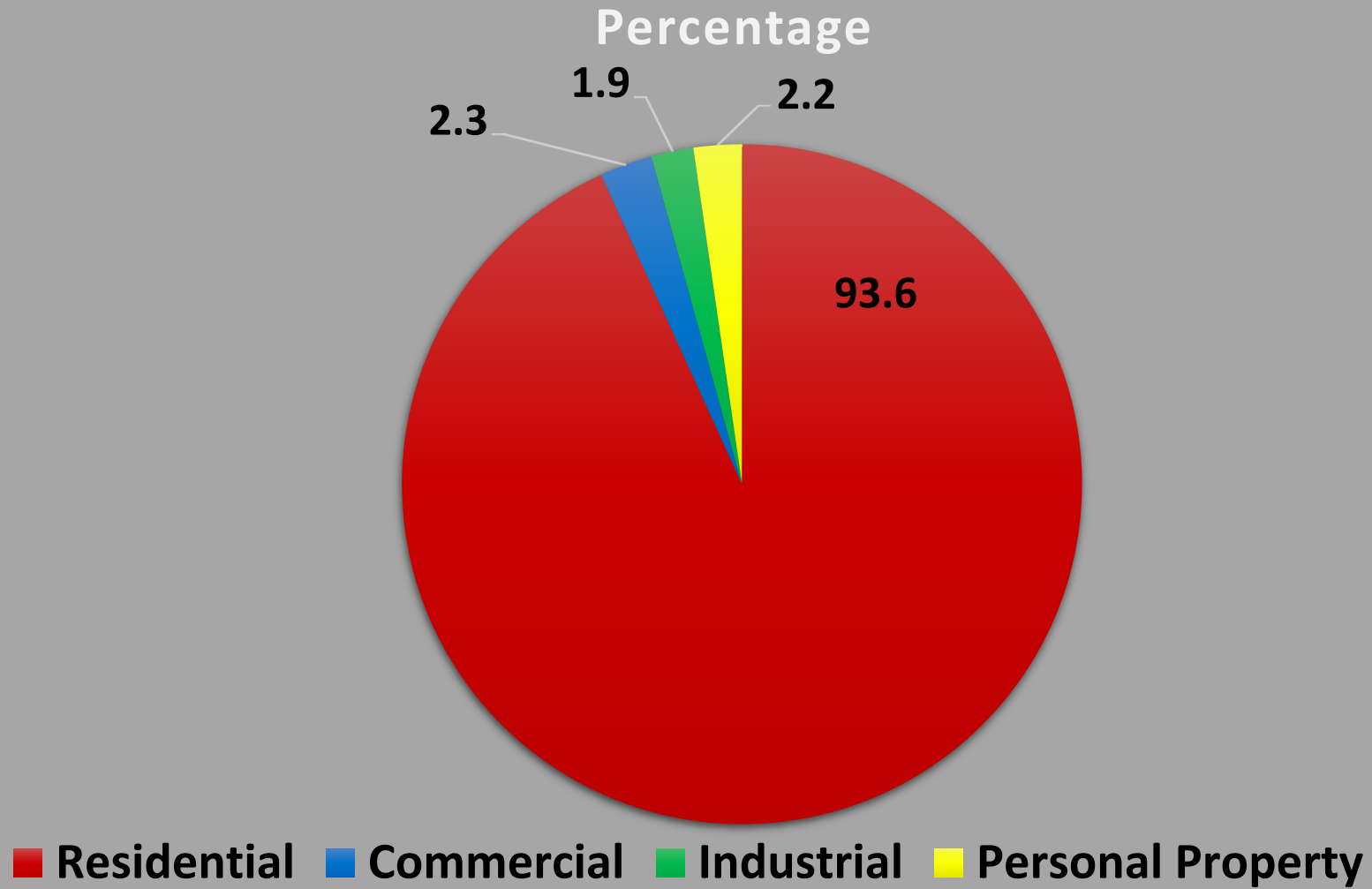
Purpose of Tax Classification Hearing

- The Board of Selectmen will vote to determine if the Town of Dudley will have a single tax rate or a split tax rate.



- A vote for a single tax rate would mean there is one tax rate for all classes of properties.
- A vote for a split tax rate would shift the burden of residential tax rate onto the Commercial/Industrial and Personal Property classes.

Current Classification Percentages:



Historical Class Percentages

Fiscal Year	Residential %	Commercial %	Industrial %	Pers Prop %
2024	93.6%	2.3%	1.9%	2.2%
2023	93.2%	2.5%	2.0%	2.3%
2022	92.4%	2.7%	2.3%	2.6%
2021	92.4%	3%	2.4%	2.2%
2020	91.8%	3.2%	2.6%	2.4%
2019	91.8%	3.3%	2.6%	2.3%
2018	92.5%	3.5%	2.5%	1.5%
2017	92.3%	3.6%	2.5%	1.6%
2016	92.2%	3.7%	2.5%	1.6%

Dudley's Top Taxpayers

1 Taxpayer over \$9 Million

Massachusetts Electric

\$9,899,850 (PP)

2 Taxpayers over \$6 Million

Boston Gas
Hammal Corp.

\$6,922,340 (PP)
\$6,636,000 (Ind)

1 Taxpayer over \$4 Million

Anthony Didonato Jr

\$4,413,600 (Res)

1 Taxpayer over \$3 Million

Henke Sass Wolf of America, Inc.

\$3,144,600 (Ind)

6 Taxpayers over \$2 Million

Lyell & Mataniel, LLC

\$2,785,000 (Com)

PDD Properties, LLC

\$2,619,900 (Res)

Angelo Didonato

\$2,477,700 (Ind & Res)

Shield Packaging Co. Inc.

\$2,310,800 (Ind)

Winterberry Farm LLC

\$2,296,400 (Res)

Didonato Terrace LLC

\$2,111,900 (Res)

Dudley's Top Taxpayers (Cont'd)

22 Taxpayer over \$1 Million

Dudley Mill Realty	\$1,795,500 (Com)
Verizon New England	\$1,701,200 (PP)
Point Judith Apartments LLC	\$1,677,600 (Res)
Terraform Phoenix II Arcadia	\$1,619,800 (PP)
DJT Properties	\$1,584,000 (Com/Res/Ind)
Sagma Realty, Inc.	\$1,433,300 (Com)
James & Gloria Audet	\$1,431,600 (Com/Res)
Verde Organica, LLC	\$1,417,200 (Com)
Armand R. Mandeville, LLC	\$1,401,800 (Ind)
Brian Lavoie	\$1,291,800 (Res)
Laurie Manthos	\$1,278,500 (Res)
Stevens Mill Owner LLC	\$1,177,400 (Ind)
191 West Main St Dudley LLC	\$1,171,300 (Com)
Alfred DiPietro	\$1,169,300 (Com)
Ravindra Acharya	\$1,157,200 (Res)
Dudley Eagle LLC	\$1,142,000 (Res)
Charter Communications	\$1,082,110 (PP)
David Wang	\$1,056,100 (Res/Com)
Ellis Bateman	\$1,043,600 (Res)
Dintino 253 Realty LLC	\$1,032,900 (Res)
David Bedard	\$1,011,600 (Res)
Govind Patel	\$1,005,800 (Res)

FY2024 Average Assessed Values

Single Family Homes..... \$393,326

Condominiums..... \$181,840

Two-Families..... \$299,617

Three Families..... \$351,125

Commercial \$364,064

Industrial \$508,502

Tax Rate Shift Options

The Tax Rate Shift can be shifted up to 150%

Option	Res / CIP Tax Rate	Average Value	Average Tax Bill	Decrease/Increase
No Shift	Proposed \$10.40 (RES) Proposed \$10.40 (CIP)	\$393,326 \$420,352	\$4091 \$4372	
1-5%	\$10.37 (RES) \$10.92 (CIP)	\$393,326 \$420,352	\$4,079 \$4,590	Decrease \$12 Increase \$218
2-10%	\$10.33 (RES) \$11.44 (CIP)	\$393,326 \$420,352	\$4,063 \$4,809	Decrease \$28 Increase \$437
3-15%	\$10.29 (RES) \$11.96 (CIP)	\$393,326 \$420,352	\$4,047 \$5,027	Decrease \$44 Increase \$655
4-20%	\$10.26 (RES) \$12.48 (CIP)	\$393,326 \$420,352	\$4,036 \$5,246	Decrease \$55 Increase \$874
5-25%	\$10.22 (RES) \$13.00 (CIP)	\$393,326 \$420,352	\$4,020 \$5,465	Decrease \$71 Increase \$1,093
6-30%	\$10.19 (RES) \$13.52(CIP)	\$393,326 \$420,352	\$4,008 \$5,683	Decrease \$83 Increase \$1,311

Assessed Values by Class

FISCAL YEAR	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PERSONAL PROPERTY	TOTALS
2024	\$1,473,015,980	\$35,939,470	\$29,279,500	\$34,118,610	\$1,572,353,560
2023	\$1,350,497,432	\$36,420,718	\$29,428,500	\$33,003,339	\$1,449,349,989
2022	\$1,148,768,436	\$34,469,014	\$28,396,920	\$32,010,950	\$1,243,645,320
2021	\$1,040,762,538	\$34,305,662	\$26,614,024	\$24,981,806	\$1,126,664,030
2020	\$968,196,294	\$33,974,406	\$27,032,424	\$24,986,869	\$1,054,189,993
2019	\$938,255,087	\$34,132,813	\$26,261,660	\$23,301,176	\$1,022,310,736
2018	\$892,096,922	\$33,904,228	\$24,039,300	\$14,479,036	\$964,519,486
2017	\$845,851,075	\$32,923,775	\$22,688,100	\$14,689,286	\$916,152,236
2016	\$812,325,515	\$32,394,285	\$21,681,400	\$13,767,320	\$880,168,520
2015	\$784,031,383	\$31,434,017	\$21,634,300	\$14,188,428	\$851,288,128

General Data & Statistics

- The assessment date for FY2024 is January 1, 2023 (it is June 30 for new construction per Chapter 653).
- The Department of Revenue approved our FY2024 assessments on 9/8/2023.
- There are 351 towns in Massachusetts. Only 119 of these towns have a split tax rate.
- Dudley has the 57th lowest tax rate in Massachusetts, but of Town's without a split rate it is among the lowest.
- The overall Increases for this year:
 - Single Family 9%
 - Condominiums 21%
 - Multi-Families 5%
 - Commercial/Industrial 2%
- The Town's new growth value is \$17,427,640. This is an addition revenue of \$177,065.

5 Year History of Dudley's Tax Rate

FY2024	\$10.40 (Proposed)
FY2023	\$10.16
FY2022	\$11.70
FY2021	\$12.30
FY2020	\$13.06

Tax Rate Comparisons

Town	Tax Rate Rank of 351 Cities/Towns	Tax Rate	Avg SF Tax Bill	Residential %	Comm/Ind/PP %
Dudley	57	\$10.40 (Proposed)	\$4,095	93.8%	6.2%
Charlton	121	\$12.17**	\$4,793	77.9%	22.1%
Douglas	222	\$14.36**	\$5,924	93.8%	6.2%
Leicester	146	\$12.86**	\$4,294	87.9%	12.1%
Oxford	183	\$13.64**	\$4,811	81.2%	18.8%
Southbridge	277	\$15.84**	\$4,512	80.7%	19.3%
Sturbridge	329	\$18.07**	\$6,844	84.3%	15.7%
Webster	133	\$12.50**	\$4,568	85.2%	14.8%

** Denotes FY2023 Tax Rate

In Conclusion.....

It is the recommendation of the Board of Assessors
that the Board of Selectmen
Vote on a Residential Factor of 1.00 which will
continue our historical single tax rate.

