



Classification Considerations FY2023

November 21, 2022

presented by

Lisa L. Berg, MAA
Principal Assessor

Board of Assessors

Conrad Allen, Chair

Jo-Ann Szymczak, Clerk

David Durgin, Member



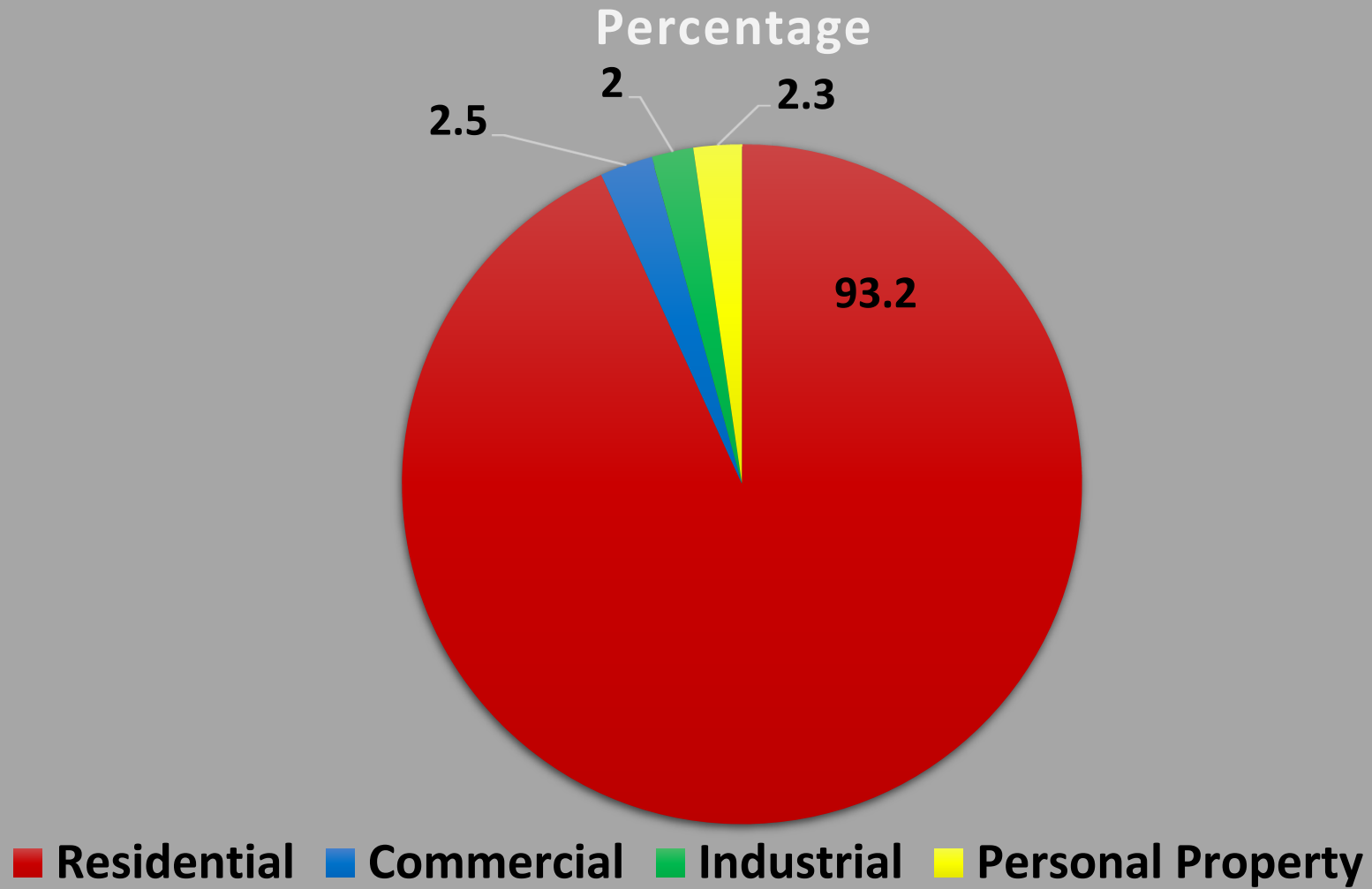
Purpose of Tax Classification Hearing

- 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 %
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%
2015	92.1%	3.7%	2.5%	1.7%

Dudley's Top Taxpayers

1 Taxpayer over \$8 Million

Massachusetts Electric	\$8,721,942 (PP)
------------------------	------------------

2 Taxpayers over \$6 Million

Hammal Corp.	\$6,816,700 (Ind)
Sagma Realty, Inc.	\$6,214,000 (Ind)

2 Taxpayers over \$5 Million

Boston Gas	\$5,713,111 (PP)
Gentex	\$5,092,400 (Ind)

2 Taxpayers over \$3 Million

Henke Saas Wolf of America, Inc.	\$3,139,100 (Ind)
Angelo DiDonato	\$3,005,100 (Ind)

4 Taxpayers over \$2 Million

Lyell & Mataniel, LLC	\$2,784,400 (Com)
PDD Properties, LLC	\$2,706,200 (Res)
Shield Packaging Co. Inc.	\$2,301,500 (Ind)
Winterberry Farm LLC	\$2,172,100 (Res)

Dudley's Top Taxpayers (Cont'd)

19 Taxpayer over \$1 Million

Dudley Mill Realty	\$1,790,600 (Com)
Point Judith Apartments LLC	\$1,654,300 (Res)
Verizon New England	\$1,601,600 (PP)
WM Recycle America	\$1,473,515 (PP)
Armand R. Mandeville, LLC	\$1,383,600 (Ind)
Ravindra Acharya	\$1,359,500 (Res)
Safae Family Trust	\$1,343,900 (Res)
Keeley A. Hartley	\$1,268,000 (Res)
Stevens Mill Owner LLC	\$1,177,000 (Ind)
Ravindra Acharya	\$1,219,300 (Res)
191 West Main St Dudley LLC	\$1,171,300 (Com)
Laurie Manthos	\$1,167,000 (Res)
Alfred DiPietro	\$1,163,500 (Com)
Brian Lavoie	\$1,162,200 (Res)
Dudley Eagle LLC	\$1,127,100 (Res)
KBG Realty Properties LLC	\$1,119,600 (Res)
John Sujdak	\$1,090,300 (Res)
Sepctrum Northeast	\$1,019,888 (PP)
David Wang	\$1,012,900 (Res/Com)

FY2023 Average Assessed Values

Single Family Homes..... \$360,942

Condominiums..... \$145,866

Two-Families..... \$283,482

Three Families..... \$348,176

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 \$10.16 (RES) Proposed \$10.16 (CIP)	\$360,942 \$499,200	\$3,667 \$5,072	
1-5%	\$10.12 (RES) \$10.67 (CIP)	\$360,942 \$499,200	\$3,653 \$5326	Decrease \$14 Increase \$254
2-10%	\$10.09 (RES) \$11.18 (CIP)	\$360,942 \$499,200	\$3,642 \$5,581	Decrease \$25 Increase \$509
3-15%	\$10.05 (RES) \$11.68 (CIP)	\$360,942 \$499,200	\$3,627 \$5,831	Decrease \$40 Increase \$759
4-20%	\$10.01 (RES) \$12.19 (CIP)	\$360,942 \$499,200	\$3,613 \$6,085	Decrease \$54 Increase \$1,013
5-25%	\$9.97 (RES) \$12.70 (CIP)	\$360,942 \$499,200	\$3,599 \$6,340	Decrease \$68 Increase \$1,268
6-30%	\$9.94 (RES) \$13.21(CIP)	\$360,942 \$499,200	\$3,588 \$6,594	Decrease \$79 Increase \$1,522

Assessed Values by Class

FISCAL YEAR	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PERSONAL PROPERTY	TOTALS
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	\$1,021,950,736
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
2014	\$762,760,967	\$30,506,833	\$21,176,400	\$12,478,989	\$826,923,189

General Data & Statistics

- The assessment date for FY2023 is January 1, 2022 (it is June 30 for new construction per Chapter 653).
- The Department of Revenue approved our FY2023 assessments on **11/10/2022**.
- There are 351 towns in Massachusetts. Only 115 of these towns have a split tax rate.
- Dudley has the 74th 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 17%
 - Condominiums 19%
 - Multi-Families 20%
 - Commercial/Industrial 4%
- The Town's new growth value is \$12,531,161. This is an addition revenue of \$146,615.

5 Year History of Dudley's Tax Rate

FY2023	\$10.16 (Proposed)
FY2022	\$11.70
FY2021	\$12.30
FY2020	\$13.06
FY2019	\$13.50

Tax Rate Comparisons

Town	Tax Rate Rank of 351 Cities/Towns	Tax Rate	Avg SF Tax Bill	Residential %	Comm/Ind/PP %
Dudley	74	\$10.16 (Proposed)	\$3,667	92.4%	7.6%
Charlton	130	\$13.29**	\$4,588	78.8%	21.2%
Douglas	245	\$16.34**	\$5,840	93.9%	6.1%
Leicester	157	\$13.99**	\$4,127	88.4%	11.6%
Oxford	241	\$16.16**	\$4,570	80.3%	19.7%
Southbridge	296	\$17.90**	\$4,266	78.1%	21.9%
Sturbridge	321	\$19.15**	\$6,538	84.3%	15.7%
Webster	155	\$13.96**	\$4,391	84.5%	15.5%

** Denotes FY2022 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.

