

TOWN OF ESSEX

EXAMPLE OF REVALUATION IMPACT AND MILL RATE CHANGE ON PROPERTY TAXES



Net Grand List 2012 (used to set FY 13/14 mill rate)	\$	1,119,619,296
Net Grand List 2013 (used to set FY 14/15 mill rate)		1,031,545,611
Overall average percentage decrease		-7.8664%

EXAMPLE: Base Year = FY 13/14 (Grand List 2012)

Assessed Value as of Oct. 1, 2012	\$	260,000
FY 13/14 mill rate		18.99
FY 13/14 total property taxes (260 x 18.99)	\$	4,937.40

Scenario #1 - assessed value of home decreases by same % as Net Grand List decrease

2013 Reval Assessed Value (based on a decrease of 7.8664%)	\$	239,547
Approved mill rate for FY 14/15		20.99
FY 14/15 total property tax	\$	5,028.10
change in property tax versus base year		90.70
Property Tax change (%)		1.84%

Under this scenario, entire change in property tax is due to budget increase

Scenario #2 - assessed value of home decreases more than the Net Grand List decrease

2013 Reval Assessed Value (based on a decrease of 12.5%)	\$	227,500
Approved mill rate for FY 14/15		20.99
FY 14/15 total property tax	\$	4,775.23
change in property tax versus base year		(162.17)
Property Tax change (%)		-3.28%

Under this scenario, the budget increase is offset by the greater than average assessed value decrease

Scenario #2 - assessed value of home decreases less than the Net Grand List decrease

2013 Reval Assessed Value (based on a decrease of 2%)	\$	254,800
Approved mill rate for FY 14/15		20.99
FY 14/15 total property tax		5,348.25
change in property tax versus base year		410.85
Property Tax change (%)		8.32%

Under this scenario, the budget increase plus lower than average decrease combine, resulting in a more significant total increase