

New Ashford Tax Classification Hearing
New Ashford Town Hall/Teleconference
November 9, 2020

Select Board Present: Jason Jayko (Chair), Ken McInerney (MLP Manager), Mark Phelps
Others Present: Richard George, Lori Jayko,
Call-In: Chris Lamarre, Frank Youngkin

Hearing opened at 6:30

1. Tax Classification Hearing: Chris Lamarre, Assessor, explained that the hearing is for the Select Board to decide how to distribute the tax levy. There are four options: open space discount, residential exemption, small commercial exemption, and single or split tax rate. Last year the town had a single tax rate. The open space discount, of up to 25%, would shift the tax burden to the residential rate payers. The residential exemption, of up to 35% of the average assessed value of \$220,642, shifts the tax burden away from the lower valued owner occupied dwellings to dwellings valued at greater than the breakeven. The small commercial exemption is applied to commercial properties whose assessed value is less than \$1,000,000. The single tax rate requires the Select Board to vote to maintain a residential factor of 1.00, allowing all classes of property to pay only their share of the tax levy. A split tax rate shifts the tax burden to the commercial, industrial, and personal properties. The total amount to be raised through taxation for FY21 is \$466,905, down 5% from FY20's \$491,791. The total taxable value is \$36,699,112. The proposed tax rate is \$11.77, which is a decrease of \$0.71 from FY20. The excess levy capacity is \$140,538. There was new growth of \$860,014, yielding \$10,723 in new taxable dollars. The increase in personal property is mostly from the utilities: Eversource and Sprint. The median single-family home tax bill is going down \$95 and the average single-family home tax bill is going down \$63. The median commercial tax bill is going down \$213 and the average commercial tax bill is going down \$300.

Chris also advised the Select Board that assessors cannot process abatement applications due to Covid-19, as Covid-19 was not a consideration on January 1.

The Tax Classification Hearing was closed at 6:51 on a motion by Mark, seconded by Ken.