

New Ashford Tax Classification Hearing
New Ashford Town Hall/Zoom
October 17, 2022

Present: Jason Jayko, Ken McInerney, Mark Phelps, Chris Lamarre, Lori Jayko, Richard George, Barb Holden, Mike Holden, Susan Supranowicz, Piotr Masiakowski, Diane George
Zoom: Sherry Youngkin, Denise Bronson

Hearing opened at 6:00

The purpose of the Classification Hearing was to determine how the FY23 town tax levy is distributed among the taxable property owners.

The Assessor, Chris Lamarre, explained the four options for distributing the tax levy: 1) Open Space Discount, 2) Residential Exemption, 3) Small Commercial Exemption, or 4) Single or Split Tax Rate. The amount of the levy does not change regardless of which option is chosen. A residential factor of 1 is a single tax rate with proportional sharing of taxes across all classes of property. A residential factor of less than one splits the tax rate with a lower rate for residential and higher for commercial, industrial and personal property owners.

The tax levy for FY23 is \$488,671, up \$28,220 or 5.8% from FY22. The total taxable value of properties is \$51,765,978, up from last year by \$9,677,259 or 23%. The tax levy divided by the total taxable value, multiplied by 1,000 equals the tax rate of \$9.44. The rate is down \$1.50 from last year. The excess levy capacity is \$163,369 with \$652,040 being the maximum amount allowed to be levied. There was \$808,478 in new growth yielding \$8,845 in new taxes, mostly due to renovations, especially at the Springs Motel. Personal property is a source of new growth from additions by the utilities and cell companies. The median single family home value of \$339,000 would have a tax of \$3,200, an increase of \$412. The median commercial value of \$591,350 would have a \$5,582 bill, up \$1,594.

Mark made a motion to not grant an open space discount for FY23, seconded by Ken. The motion passed unanimously.

Mark made a motion to not grant a residential exemption for FY23, seconded by Ken. The motion passed unanimously.

Mark made a motion to not grant a small commercial exemption for FY23, seconded by Ken. The motion passed unanimously.

Mark made a motion to maintain a residential factor of one, affirming a single tax rate for all classes of property for FY23, seconded by Ken. The motion passed unanimously.

The Board thanked Chris for his thorough report and good work.

Mark made a motion to adjourn, seconded by Ken, at 6:32.