

**City of Fall River Shift Scenerio Using FY2016 Shift of 1.69**

	Avg Single Family Value	Tax Rate	Avg Tax Bill	Increase
	Residential			
FY 2015	\$206,800	13.08	\$2,704.94	
FY 2016	\$208,000	13.63	\$2,835.04	\$130.10
	Commercial			
FY 2015	\$613,900	28.14	\$17,275.15	
FY 2016	\$609,700	29.14	\$17,766.66	\$491.51

1.69 % was the FY 015 Shift Factor

**City of Fall River Shift Scenerio Using Factor of 1**

	Avg Single Family Value	Tax Rate	Avg Tax Bill	Increase
	Residential			
FY 2015	\$206,800	17.24	\$3,565.23	
FY 2016	\$208,000	17.24	\$3,585.92	\$880.98
	Commercial			
FY 2015	\$613,900	17.24	\$10,583.64	
FY 2016	\$609,700	17.24	\$10,511.23	-\$6,763.92

**City of Fall River Shift Using Various Factors 1.25% , 1.50%, 1.69%, 1.70%, 1.75%**

	Factor Scenario 1.25%	Tax Rate	Tax Bill	Increase	Factor Scenario 1.50%	Tax Rate	Tax Bill	Increase	Factor Scenario 1.69	Tax Rate	Tax Bill	Increase		
Residential Value	\$208,000	15.93	\$3,313.44	\$608.50	Residential Value	\$208,000	14.63	\$3,043.04	\$338.10	Residential Value	\$208,000	13.63	\$2,835.04	\$130.10
Commercial Value	\$609,700	21.55	\$13,139.04	-\$4,136.11	Commercial Value	\$609,700	25.86	\$15,766.84	-\$1,508.30	Commercial Value	\$609,700	29.14	\$17,766.66	\$491.51

	Factor Scenario 1.70	Tax Rate	Tax Bill	Increase	Factor Scenario 1.75	Tax Rate	Tax Bill	Increase	
Residential Value	\$208,000	13.58	\$2,824.64	\$119.70	Residential Value	\$208,000	13.32	\$2,770.56	\$65.62
Commercial Value	\$609,700	29.31	\$17,870.31	\$595.16	Commercial Value	\$609,700	30.17	\$18,394.65	\$1,119.50

Factors	RES Rate	CIP Rate
1	17.24	17.24
1.25	15.93	21.55
1.5	14.63	25.86
1.69	13.63	29.14
1.7	13.58	29.31
1.75	13.32	30.17