City of Fall River Massachusetts

Office of the City Clerk

ALISON M. BOUCHARD
CITY CLERK

INÊS LEITE
ASSISTANT CITY CLERK

December 8, 2011

Dear Councilor:

A public hearing will be held by the City Council on Thursday, December 15, 2011 at 5:30 PM, followed by a Special Meeting of the City Council at 6:00 PM, in the Council Chamber, Government Center, to hear all persons interested and wishing to be heard on the question of adoption of the percentage of the local tax levy to be borne by each class of real property, as defined in Section 2A of Chapter 59 of the General Laws, and personal property for Fiscal Year 2012.

Sincerely,

Alison M Bouchard

Alison M. Bouchard
City Clerk

/a

RECEIVED
2011 DEC -8 P 4: 34
CITY CLERK
FALL RIVER, MA

One Government Center • Fall River, MA 02722
TEL 508-324-2220 • FAX 508-324-2211 • EMAIL city_clerks@fallriverma.org

City of Fall River
Massachusetts
Department of Financial Services
TREASURER • COLLECTOR • AUDITOR • ASSESSOR

Board of Assessors

WILLIAM A. FLANAGAN
Mayor

RICHARD GONSALVES, MAA
Administrator of Assessing

December 8, 2011

Mayor William A. Flanagan
Members of the Fall River City Council
One Government Center
Fall River MA 02722

RE: 2012 FISCAL YEAR TAX FACTOR

Dear Mayor Flanagan and Councilors;

The public hearing concerning the classification of property within the City of Fall River has been scheduled for Thursday, December 15th at 5:30 p.m. within the City Council Chambers. The hearing will be held in order to establish a tax factor. If a tax factor of 1.00 is established, Fall River would have an approximate single tax rate of $13.85 for fiscal year 2012. The single rate would apply to all residential, commercial, industrial and personal property. The classification hearing is a process that allows a reallocation of the percentage of the local tax levy to be borne by each class of property.

Legislation mandates that the tax factor cannot exceed 1.75. As the factor increases from 1.00 to 1.75, the residential rate declines and therefore, the commercial, industrial and personal property (C.I.P.) tax rate increases. Historically, the City of Fall River has utilized the maximum tax factor available each year since February 14, 1989.

We have received the final certification of values the minimum residential factor is 77.8338%.

The 2012 fiscal year local tax levy is $76,238,777. Therefore, if the maximum tax factor of 1.75 is utilized for fiscal year 2012, the estimated residential rate would be $10.78 rather than the $13.85 and the C.I.P. rate would be $24.23. A copy of the various rates that would result from tax factors ranging from 1.00 to 1.75 have been attached to this letter for your review.

One Government Center • Fall River, MA 02722
TEL (508) 324-2300 • FAX (508) 324-2301 • EMAIL rgonsalves@fallriverma.org

Before any tax factor can be utilized, it must be adopted by the City Council and approved by the Mayor. If any additional information is required, please feel free to contact Richard A.Gonsalves, our Administrator of Assessing.

Very truly yours,

Richard Gonsalves, MAA
Administrator of Assessing

Enclosure

What If...Scenario Worksheet

CLASS	VALUE	%	
Res	4,249,845,442	77.1873%	R & O %
O S	0	0.0000%	77.1873%
Com	698,552,199	12.6876%	
Ind	354,749,740	6.4434%	C I P %
PP	202,698,610	3.6817%	22.8127%
Total	5,505,625,991	100.0000%	

PAGE DOWN TO COMPLETE DATA ENTRY

CLASSIFICATION OPTIONS

Residential Exempt

Small Commercial Exemption

LEVY

576,238,777	**Estimated Levy**
13.85	**Single Tax Rate**

Note:
This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

CIP Shift	Res Factor	Share Percentages						Levy Amounts						Estimated Tax Rates				
		Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.01	99.7045	76.9592	0.0000	12.8145	6.5078	3.7185	100.0000	58,672,752	0	9,769,605	4,961,496	2,834,924	76,238,777	13.81		13.99	13.99	13.99
1.02	99.4089	76.7311	0.0000	12.9414	6.5723	3.7553	100.0000	58,498,831	0	9,866,334	5,010,620	2,862,992	76,238,777	13.77		14.12	14.12	14.12
1.03	99.1134	76.5029	0.0000	13.0682	6.6367	3.7921	100.0000	58,324,910	0	9,963,063	5,059,744	2,891,061	76,238,777	13.72		14.26	14.26	14.26
1.04	98.8178	76.2748	0.0000	13.1951	6.7011	3.8289	100.0000	58,150,989	0	10,059,792	5,108,868	2,919,129	76,238,777	13.68		14.40	14.40	14.40
1.05	98.5223	76.0467	0.0000	13.3220	6.7656	3.8657	100.0000	57,977,068	0	10,156,520	5,157,991	2,947,198	76,238,777	13.64		14.54	14.54	14.54
1.06	98.2267	75.8186	0.0000	13.4489	6.8300	3.9026	100.0000	57,803,147	0	10,253,249	5,207,115	2,975,266	76,238,777	13.60		14.68	14.68	14.68
1.07	97.9312	75.5904	0.0000	13.5757	6.8944	3.9394	100.0000	57,629,226	0	10,349,978	5,256,239	3,003,335	76,238,777	13.56		14.82	14.82	14.82
1.08	97.6356	75.3623	0.0000	13.7026	6.9589	3.9762	100.0000	57,455,304	0	10,446,707	5,305,362	3,031,403	76,238,777	13.52		14.96	14.96	14.96
1.09	97.3401	75.1342	0.0000	13.8295	7.0233	4.0130	100.0000	57,281,383	0	10,543,435	5,354,486	3,059,472	76,238,777	13.48		15.09	15.09	15.09
1.10	97.0445	74.9061	0.0000	13.9564	7.0877	4.0498	100.0000	57,107,462	0	10,640,164	5,403,610	3,087,541	76,238,777	13.44		15.23	15.23	15.23
1.11	96.7490	74.6779	0.0000	14.0832	7.1522	4.0866	100.0000	56,933,541	0	10,736,893	5,452,734	3,115,609	76,238,777	13.40		15.37	15.37	15.37
1.12	96.4534	74.4498	0.0000	14.2101	7.2166	4.1235	100.0000	56,759,620	0	10,833,622	5,501,867	3,143,678	76,238,777	13.36		15.51	15.51	15.51
1.13	96.1579	74.2217	0.0000	14.3370	7.2810	4.1603	100.0000	56,585,699	0	10,930,351	5,550,981	3,171,746	76,238,777	13.32		15.65	15.65	15.65
1.14	95.8623	73.9936	0.0000	14.4639	7.3455	4.1971	100.0000	56,411,778	0	11,027,079	5,600,105	3,199,816	76,238,777	13.27		15.79	15.79	15.79
1.15	95.5668	73.7654	0.0000	14.5907	7.4099	4.2339	100.0000	56,237,857	0	11,123,808	5,649,229	3,227,883	76,238,777	13.23		15.92	15.92	15.92
1.16	95.2712	73.5373	0.0000	14.7176	7.4743	4.2707	100.0000	56,063,936	0	11,220,537	5,698,352	3,255,952	76,238,777	13.19		16.06	16.06	16.06
1.17	94.9757	73.3092	0.0000	14.8445	7.5388	4.3075	100.0000	55,890,015	0	11,317,266	5,747,476	3,284,020	76,238,777	13.15		16.20	16.20	16.20
1.18	94.6801	73.0810	0.0000	14.9714	7.6032	4.3444	100.0000	55,716,094	0	11,413,994	5,796,600	3,312,089	76,238,777	13.11		16.34	16.34	16.34
1.19	94.3846	72.8529	0.0000	15.0983	7.6677	4.3812	100.0000	55,542,173	0	11,510,723	5,845,723	3,340,158	76,238,777	13.07		16.48	16.48	16.48
1.20	94.0890	72.6248	0.0000	15.2251	7.7321	4.4180	100.0000	55,368,252	0	11,607,452	5,894,847	3,368,226	76,238,777	13.03		16.62	16.62	16.62
1.21	93.7935	72.3967	0.0000	15.3520	7.7965	4.4548	100.0000	55,194,331	0	11,704,181	5,943,971	3,396,295	76,238,777	12.99		16.76	16.76	16.76
1.22	93.4979	72.1685	0.0000	15.4789	7.8610	4.4916	100.0000	55,020,410	0	11,800,909	5,993,095	3,424,363	76,238,777	12.95		16.89	16.89	16.89
1.23	93.2024	71.9404	0.0000	15.6058	7.9254	4.5284	100.0000	54,846,489	0	11,897,638	6,042,218	3,452,432	76,238,777	12.91		17.03	17.03	17.03
1.24	92.9068	71.7123	0.0000	15.7326	7.9898	4.5653	100.0000	54,672,568	0	11,994,367	6,091,342	3,480,500	76,238,777	12.87		17.17	17.17	17.17
1.25	92.6113	71.4842	0.0000	15.8595	8.0543	4.6021	100.0000	54,498,647	0	12,091,096	6,140,466	3,508,569	76,238,777	12.82		17.31	17.31	17.31

Last Year
FY 11

Res = 10.23
CIP = 21.47

What If...Scenario Worksheet

CIP Shift	Res Factor	Share Percentages						Levy Amounts						Estimated Tax Rates				
		Res	O.S.	Com	Ind	PP	Total	Res	O.S.	Com	Ind	PP	Total	Res	O.S.	Com	Ind	PP
1.26	92.3157	71.2560	0.0000	15.9864	8.1187	4.6389	100.0000	54,324,726	0	12,187,824	6,189,589	3,536,637	76,238,777	12.78		17.45	17.45	17.45
1.27	92.0202	71.0279	0.0000	16.1133	8.1831	4.6757	100.0000	54,150,805	0	12,284,553	6,238,713	3,564,706	76,238,777	12.74		17.59	17.59	17.59
1.28	91.7246	70.7998	0.0000	16.2401	8.2476	4.7125	100.0000	53,976,884	0	12,381,282	6,287,837	3,592,774	76,238,777	12.70		17.72	17.72	17.72
1.29	91.4291	70.5716	0.0000	16.3670	8.3120	4.7493	100.0000	53,802,963	0	12,478,011	6,336,961	3,620,843	76,238,777	12.66		17.86	17.86	17.86
1.30	91.1335	70.3435	0.0000	16.4939	8.3764	4.7862	100.0000	53,629,042	0	12,574,740	6,386,084	3,648,912	76,238,777	12.62		18.00	18.00	18.00
1.31	90.8380	70.1154	0.0000	16.6208	8.4409	4.8230	100.0000	53,455,120	0	12,671,466	6,435,208	3,676,980	76,238,777	12.58		18.14	18.14	18.14
1.32	90.5424	69.8873	0.0000	16.7476	8.5053	4.8598	100.0000	53,281,199	0	12,768,197	6,484,332	3,705,049	76,238,777	12.54		18.28	18.28	18.28
1.33	90.2469	69.6591	0.0000	16.8745	8.5697	4.8966	100.0000	53,107,278	0	12,864,926	6,533,456	3,733,117	76,238,777	12.50		18.42	18.42	18.42
1.34	89.9513	69.4310	0.0000	17.0014	8.6342	4.9334	100.0000	52,933,357	0	12,961,655	6,582,579	3,761,186	76,238,777	12.46		18.56	18.56	18.56
1.35	89.6558	69.2029	0.0000	17.1283	8.6986	4.9702	100.0000	52,759,436	0	13,058,383	6,631,703	3,789,254	76,238,777	12.42		18.69	18.69	18.69
1.36	89.3602	68.9748	0.0000	17.2551	8.7630	5.0071	100.0000	52,585,515	0	13,155,112	6,680,827	3,817,323	76,238,777	12.37		18.83	18.83	18.83
1.37	89.0647	68.7466	0.0000	17.3820	8.8275	5.0439	100.0000	52,411,594	0	13,251,841	6,729,950	3,845,391	76,238,777	12.33		18.97	18.97	18.97
1.38	88.7691	68.5185	0.0000	17.5089	8.8919	5.0807	100.0000	52,237,673	0	13,348,570	6,779,074	3,873,460	76,238,777	12.29		19.11	19.11	19.11
1.39	88.4736	68.2904	0.0000	17.6358	8.9563	5.1175	100.0000	52,063,752	0	13,445,298	6,828,198	3,901,529	76,238,777	12.25		19.25	19.25	19.25
1.40	88.1780	68.0623	0.0000	17.7627	9.0208	5.1543	100.0000	51,889,831	0	13,542,027	6,877,322	3,929,597	76,238,777	12.21		19.39	19.39	19.39
1.41	87.8825	67.8341	0.0000	17.8895	9.0852	5.1911	100.0000	51,715,910	0	13,638,756	6,926,445	3,957,666	76,238,777	12.17		19.52	19.52	19.52
1.42	87.5869	67.6060	0.0000	18.0164	9.1496	5.2280	100.0000	51,541,989	0	13,735,486	6,975,569	3,985,734	76,238,777	12.13		19.66	19.66	19.66
1.43	87.2914	67.3779	0.0000	18.1433	9.2141	5.2648	100.0000	51,368,068	0	13,832,213	7,024,693	4,013,803	76,238,777	12.09		19.80	19.80	19.80
1.44	86.9958	67.1497	0.0000	18.2702	9.2785	5.3016	100.0000	51,194,147	0	13,928,942	7,073,817	4,041,871	76,238,777	12.05		19.94	19.94	19.94
1.45	86.7003	66.9216	0.0000	18.3970	9.3429	5.3384	100.0000	51,020,226	0	14,025,671	7,122,940	4,069,940	76,238,777	12.01		20.08	20.08	20.08
1.46	86.4047	66.6935	0.0000	18.5239	9.4074	5.3752	100.0000	50,846,305	0	14,122,400	7,172,064	4,098,008	76,238,777	11.96		20.22	20.22	20.22
1.47	86.1092	66.4654	0.0000	18.6508	9.4718	5.4120	100.0000	50,672,384	0	14,219,129	7,221,188	4,126,077	76,238,777	11.92		20.36	20.36	20.36
1.48	85.8136	66.2372	0.0000	18.7777	9.5362	5.4489	100.0000	50,498,463	0	14,315,857	7,270,311	4,154,145	76,238,777	11.88		20.49	20.49	20.49
1.49	85.5181	66.0091	0.0000	18.9045	9.6007	5.4857	100.0000	50,324,542	0	14,412,586	7,319,435	4,182,214	76,238,777	11.84		20.63	20.63	20.63
1.50	85.2225	65.7810	0.0000	19.0314	9.6651	5.5225	100.0000	50,150,621	0	14,509,315	7,368,559	4,210,283	76,238,777	11.80		20.77	20.77	20.77

What If...Scenario Worksheet

	CIP Shift	Res Factor	Share Percentages						Levy Amounts						Estimated Tax Rates				
			Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
	1.51	84.9270	65.5629	0.0000	19.1583	9.7295	5.5593	100.0000	49,976,700	0	14,606,044	7,417,683	4,238,351	76,238,777	11.76		20.91	20.91	20.91
	1.52	84.6314	65.3247	0.0000	19.2852	9.7940	5.5961	100.0000	49,802,779	0	14,702,772	7,466,806	4,266,420	76,238,777	11.72		21.05	21.05	21.05
	1.53	84.3359	65.0966	0.0000	19.4120	9.8584	5.6329	100.0000	49,628,858	0	14,799,501	7,515,930	4,294,488	76,238,777	11.68		21.19	21.19	21.19
	1.54	84.0403	64.8685	0.0000	19.5389	9.9228	5.6698	100.0000	49,454,937	0	14,896,230	7,565,054	4,322,557	76,238,777	11.64		21.33	21.33	21.33
	1.55	83.7448	64.6404	0.0000	19.6658	9.9873	5.7066	100.0000	49,281,015	0	14,992,959	7,614,178	4,350,625	76,238,777	11.60		21.46	21.46	21.46
	1.56	83.4492	64.4122	0.0000	19.7927	10.0517	5.7434	100.0000	49,107,094	0	15,089,687	7,663,301	4,378,694	76,238,777	11.56		21.60	21.60	21.60
	1.57	83.1537	64.1841	0.0000	19.9195	10.1161	5.7802	100.0000	48,933,173	0	15,186,416	7,712,425	4,406,762	76,238,777	11.51		21.74	21.74	21.74
	1.58	82.8581	63.9560	0.0000	20.0464	10.1806	5.8170	100.0000	48,759,252	0	15,283,145	7,761,549	4,434,831	76,238,777	11.47		21.88	21.88	21.88
	1.59	82.5626	63.7278	0.0000	20.1733	10.2450	5.8538	100.0000	48,585,331	0	15,379,874	7,810,672	4,462,900	76,238,777	11.43		22.02	22.02	22.02
	1.60	82.2670	63.4997	0.0000	20.3002	10.3094	5.8907	100.0000	48,411,410	0	15,476,602	7,859,796	4,490,968	76,238,777	11.39		22.16	22.16	22.16
	1.61	81.9715	63.2716	0.0000	20.4270	10.3739	5.9275	100.0000	48,237,489	0	15,573,331	7,908,920	4,519,037	76,238,777	11.35		22.29	22.29	22.29
	1.62	81.6759	63.0435	0.0000	20.5539	10.4383	5.9643	100.0000	48,063,568	0	15,670,060	7,958,044	4,547,105	76,238,777	11.31		22.43	22.43	22.43
	1.63	81.3804	62.8153	0.0000	20.6808	10.5027	6.0011	100.0000	47,889,647	0	15,766,789	8,007,167	4,575,174	76,238,777	11.27		22.57	22.57	22.57
	1.64	81.0848	62.5872	0.0000	20.8077	10.5672	6.0379	100.0000	47,715,726	0	15,863,518	8,056,291	4,603,242	76,238,777	11.23		22.71	22.71	22.71
	1.65	80.7893	62.3591	0.0000	20.9346	10.6316	6.0747	100.0000	47,541,805	0	15,960,246	8,105,415	4,631,311	76,238,777	11.19		22.85	22.85	22.85
	1.66	80.4937	62.1310	0.0000	21.0614	10.6961	6.1116	100.0000	47,367,884	0	16,056,975	8,154,539	4,659,379	76,238,777	11.15		22.99	22.99	22.99
	1.67	80.1982	61.9028	0.0000	21.1883	10.7605	6.1484	100.0000	47,193,963	0	16,153,704	8,203,662	4,687,448	76,238,777	11.11		23.13	23.13	23.13
	1.68	79.9026	61.6747	0.0000	21.3152	10.8249	6.1852	100.0000	47,020,042	0	16,250,433	8,252,786	4,715,516	76,238,777	11.06		23.26	23.26	23.26
	1.69	79.6071	61.4466	0.0000	21.4421	10.8894	6.2220	100.0000	46,846,121	0	16,347,161	8,301,910	4,743,585	76,238,777	11.02		23.40	23.40	23.40
Last year Factor	1.70	79.3115	61.2185	0.0000	21.5689	10.9538	6.2588	100.0000	46,672,200	0	16,443,890	8,351,033	4,771,654	76,238,777	10.98		23.54	23.54	23.54
	1.71	79.0160	60.9903	0.0000	21.6958	11.0182	6.2956	100.0000	46,498,279	0	16,540,619	8,400,157	4,799,722	76,238,777	10.94		23.68	23.68	23.68
	1.72	78.7204	60.7622	0.0000	21.8227	11.0827	6.3325	100.0000	46,324,358	0	16,637,348	8,449,281	4,827,791	76,238,777	10.90		23.82	23.82	23.82
	1.73	78.4249	60.5341	0.0000	21.9496	11.1471	6.3693	100.0000	46,150,437	0	16,734,076	8,498,405	4,855,859	76,238,777	10.86		23.96	23.96	23.96
	1.74	78.1293	60.3059	0.0000	22.0764	11.2115	6.4061	100.0000	45,976,516	0	16,830,806	8,547,528	4,883,928	76,238,777	10.82		24.09	24.09	24.09
Max Factor	1.75	77.8338	60.0778	0.0000	22.2033	11.2760	6.4429	100.0000	45,802,595	0	16,927,534	8,596,652	4,911,996	76,238,777	10.78		24.23	24.23	24.23

THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF REVENUE
FISCAL 2012 TAX LEVY LIMITATION FOR

FALL RIVER

FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY 2011 LEVY LIMIT

A. FY 2010 Levy Limit	69,220,555	
A1. ADD Amended FY 2010 Growth	26,847	
B. ADD (IA + IA1) * 2.5%	1,731,185	
C. ADD FY 2011 New Growth	1,628,288	
D. ADD FY 2011 Override	0	
E. FY 2011 Subtotal	72,606,875	I. $72,606,875
F. FY 2011 Levy Ceiling	143,663,588	FY 2011 Levy Limit

II. TO CALCULATE THE FY 2012 LEVY LIMIT

A. FY 2011 Levy Limit from I.	72,606,875	
A1. ADD Amended FY 2011 Growth		
B. ADD (IIA + IIA1) * 2.5%	1,815,172	
C. ADD FY 2012 New Growth	1,816,730	
D. ADD FY 2012 Override	0	
E. FY 2012 Subtotal	76,238,777	II. $76,238,777
F. FY 2012 Levy Ceiling	137,640,650	FY 2012 Levy Limit

III. TO CALCULATE THE FY 2012 MAXIMUM ALLOWABLE LEVY

A. FY 2012 Levy Limit from II.	76,238,777
B. FY 2012 Debt Exclusion(s)	0
C. FY 2012 Capital Expenditure Exclusion(s)	0
D. FY 2012 Stabilization Fund Override	0
E. FY 2012 Other Adjustment	0
F. FY 2012 Water / Sewer	0
G. FY 2012 Maximum Allowable Levy	$76,238,777

NOTE : The information is preliminary and is subject to change.

CALCULATION OF THE LOWEST POSSIBLE RESIDENTIAL FACTOR

CHAPTER 200

FOR FY 2012

FALL RIVER

1. Last year's chosen residential percentage (R)*. **63.6979%**
2. This year's MRF using a 150% shift to CIP (from LA-7). **85.2224%**
3. Minimum residential share (R) in current year using 150% Shift to CIP. **65.7809%**

*If #1 is greater than #3, **STOP** ! You may shift only up to 150% to CIP and #2 remains MRF.*

If #3 is greater than #1, go on.

4. Calculate a residential factor using a 175% shift to CIP. **77.8338%**
5. Multiply this new residential factor by this year's FFCV residential percentage (R). **60.0778%**
6. What is the lowest historical residential percentage since the first certification (R). **51.9993%**

*If #5 is greater than #6, **STOP** ! You may shift up to 175% to the CIP and #4 is the Lowest Residential Factor.*

If #6 is greater than #5, go on.

7. Take the lowest historical residential percentage, #6 _____, divide it by the current residential percentage at FFCV _____; the result is _____ the lowest residential factor allowable (it may not be less than 50%).
8. Multiply that factor by FFCV of the open space, add the new R% and O% shares, take 100% minus (R + O)% total to equal the new maximum CIP percentage share _____
9. Divide this new maximum CIP share by FFCV of CIP share _____ to determine the percentage of shift, _____ (this may not be more than 175%).

* Consider Residential only, not R & O together.

Date : 12/2/2011 3:10 pm

CITY OF FALL RIVER SHIFT SCENARIO @ last year factor 1.7O

	AVG Single Family	TAX RATE	AVG TAX BILL	INCREASE
FISCAL 2011	226,600	10.23	2,318.12	
FISCAL 2012	215,500	10.98	2,366.19	48.07

	SMALL Commercial	TAX RATE	AVG TAX BILL	INCREASE
FISCAL 2011	500,000	21.47	10,735.00	
FISCAL 2012	482,300	23.54	11,353.34	618.34

FACTOR SCENARIO

Residential Value	Single tax rate% Tax bill	tax increase Tax bill	shift 125 % Tax bill	Tax bill Increase Tax bill	shift 150 % Tax bill	Tax bill Increase Tax bill	shift 175 % Tax bill	Tax bill Increase Tax bill
215,500.00	2,984.68	666.56	2,762.71	444.59	2,542.90	224.78	2,323.09	4.97

Commercial Value	single tax rate% Tax bill	tax decrease Tax bill	shift 125 % Tax bill	Tax bill decrease Tax bill	shift 150 % Tax bill	Tax bill decrease Tax bill	shift 175 % Tax bill	Tax bill Increase Tax bill
482,300.00	6,679.86	(4,055.15)	8,348.61	(2,386.39)	10,017.37	(717.63)	11,686.13	951.13

Factors	Res Tax Rate	CIP Tax Rate
1	13.85	13.85
1.25	12.82	17.31
1.5	11.8	20.77
1.7	10.98	23.54
1.75	10.78	24.23

CITY OF FALL RIVER SHIFT SCENARIO @ 1.70					
	AVG Single Family	TAX RATE	AVG TAX BILL		INCREASE
FISCAL 2011	226,600	10.23	2,318.12		
FISCAL 2012	215,500	10.98	2,366.19		48.07
	Single Family	TAX RATE	TAX BILL		INCREASE
MKT - 4.9 %					
FISCAL 2011	200,000	10.23	2,046.00		
FISCAL 2012	190,200	10.98	2,088.40		42.40
MKT - 4.9 %	Single Family	TAX RATE	TAX BILL		INCREASE
FISCAL 2011	300,000	10.23	3,069.00		
FISCAL 2012	285,300	10.98	3,132.59		63.59
MKT - 4.9 %	Single Family	TAX RATE	TAX BILL		INCREASE
FISCAL 2011	400,000	10.23	4,092.00		
FISCAL 2012	380,400	10.98	4,176.79		84.79
	AVG Two Family	TAX RATE	AVG TAX BILL		INCREASE
FISCAL 2011	221,800	10.23	2,269.01		
FISCAL 2011	208,500	10.98	2,289.33		20.32
	AVG Three Family	TAX RATE	AVG TAX BILL		INCREASE
FISCAL 2011	246,900	10.23	2,525.79		
FISCAL 2012	230,800	10.98	2,534.18		8.40