FY 2027Values (LA-4)

COTUIT FIRE - 421 2027

Jurisdiction Cotuit Fire - 421 Fiscal Year 2027 Go

Property Type	Parcel Count		Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	2,127		2,383,530,963				
102	21		13,375,700				
MISC 103,109	88		250,317,300				
104	3		2,024,400				
105	0		0				
111-125	1		939,000				
130-32,106	183		78,132,500				
200-231	0			0			
300-393	19				13,215,800		
400-442	1					104,200	
450-452	0					0	
CH 61 LAND	0	0		0	0		
CH 61A LAND	1	1		0	334,000		
CH 61B LAND	2	1		0	1,600,524		
012-043	13		34,662,801	0	20,379,275	0	
501	386						10,581,650
502	7						892,180
503	0						0
504	2						27,004,510
505	1						1,089,190
506	0						0
508	1						350,110
550-552	0						0
TOTALS	2,858		2,762,982,664	0	35,529,599	104,200	39,917,640
Real and Personal Property Total Value							2,838,534,103
Exempt Parcel Count & Value						141	150,426,700

Fiscal 2027 Calculated Tax Rate

The fiscal year 2027 single tax rate before any Residential Exemption is $0.36 less than fiscal year 2026, or 17.39% lower. The decrease in the levy amount results in an decrease in the tax rate.

Class	Valuation	Levy %	Rate	Levy
Residential	$2,762,982,664	97.3487	$1.71	$4,724,700.36
Commercial	$35,529,599	1.2412	$1.71	$60,755.61
Industrial	$104,200	0.0037	$1.71	$178.18
Personal	$39,917,640	1.4064	$1.71	$68,259.16
Total	$2,732,504,330	100.00	**$1.71**	$4,853,893.31

Single tax rate for Fiscal 2026 was $2.07

Tax shifting options will decide how the $4.8 million will be distributed between and within property classes. Action taken will not change the FY27 tax levy.

Option 1: The "Split Tax Rate"

Estimated tax rates at selected percentage shifts.

110 MA communities had split tax rates in fiscal year 2024.

CIP Shift	Residential Tax Rate	CIP Tax Rate	Tax Levy Shift
1.00	$1.71	$1.71	$0
1.05	$1.71	$1.80	$6,476
1.10	$1.71	$1.89	$12,953
1.15	$1.71	$1.97	$19,430
1.20	$1.71	$2.06	$25,907
1.25	$1.70	$2.14	$32,383
1.30	$1.70	$2.23	$38,860
1.35	$1.70	$2.31	$45,336
1.40	$1.70	$2.40	$51,813
1.45	$1.69	$2.49	$58,290
1.50	$1.69	$2.57	$64,766

Average Single Family Tax Bill

Unified Tax Rate

- Average Single Family Value $1,120,430
- Tax Rate $1.71
- Tax Bill $1,915.94

Shifted Tax Rate 1.50%

- Average Single Family Value $1,120,430
- Tax Rate $1.69
- Tax Bill $1,893.53

Average Single Family Shift Savings $22.41

Average Commercial Tax Bill

Unified Tax Rate

- Average Commercial Value $695,568
- Tax Rate $1.71
- Tax Bill $1,189.42

Shifted Tax Rate 1.50%

- Average Commercial Value $695,568
- Tax Rate $2.57
- Tax Bill $1,787.61

Average Commercial Shift Increase $598.19

Recommendation, Decision and Vote

The split between residential properties and commercial properties is very close and does not lend itself to a shift. Lack of Commercial Tax Base

The Cotuit Fire District Board has to decide to keep the rate unified or to split the rate.

Motion: To accept a Residential Factor of 1.00