

CURRENT ASSESSMENT METHODOLOGY

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	District Totals	Breakdown by Towns		% Breakdown by Towns	
		Otis	Sandisfield	Otis	Sandisfield
District Foundation Enrollment (last 3 years average)	226	129	97	57.23%	42.77%
Equalized Valuations	\$1,017,592,300	\$755,586,300	\$262,006,000	74.25%	25.75%
50/50 Equal Weighting (Avg) of EV % & Enrollment %				65.74%	34.26%
Adjusted Operating Budget to be assessed	\$3,620,556				
Required Local Minimum Contribution	\$2,351,188	\$1,443,945	\$907,243	61.41%	38.59%
Remaining Adjusted Operating Budget to be assessed	\$1,269,368	\$726,423	\$542,945	57.23%	42.77%
Transportation Budget to be assessed	\$219,258	\$125,475	\$93,783	57.23%	42.77%
Capital Budget to be assessed	\$10,000	\$6,574	\$3,426	65.74%	34.26%
TOTAL ASSESSMENT	\$3,849,814	\$2,302,417	\$1,547,397	59.81%	40.19%
Tax Burden Factor: (% Total Assessment / % Total EV) - 1				-19.46%	56.11%

OPTION 1: 50/50 EV/Enrollment Weighting on all but RLMC

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	District Totals	Breakdown by Towns		% Breakdown by Towns	
		Otis	Sandisfield	Otis	Sandisfield
District Foundation Enrollment (last 3 years average)	226	129	97	57.23%	42.77%
Equalized Valuations	\$1,017,592,300	\$755,586,300	\$262,006,000	74.25%	25.75%
50/50 Equal Weighting (Avg) of EV % & Enrollment %				65.74%	34.26%
Adjusted Operating Budget to be assessed	\$3,620,556				
Required Local Minimum Contribution	\$2,351,188	\$1,443,945	\$907,243	61.41%	38.59%
Remaining Adjusted Operating Budget to be assessed	\$1,269,368	\$834,479	\$434,889	65.74%	34.26%
Transportation Budget to be assessed	\$219,258	\$144,140	\$75,118	65.74%	34.26%
Capital Budget to be assessed	\$10,000	\$6,574	\$3,426	65.74%	34.26%
TOTAL ASSESSMENT	\$3,849,814	\$2,429,138	\$1,420,676	63.10%	36.90%
Tax Burden Factor: (% Total Assessment / % Total EV) - 1				-15.02%	43.32%
DELTA TOTAL ASSESSMENT FROM CURRENT		\$126,721	-\$126,721		
		5.50%	-8.19%		
DELTA TAX BURDEN FACTOR FROM CURRENT				4.43%	-12.78%

OPTION 2: 60/40 EV/Enrollment Weighting on all but RLMC

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	District Totals	Breakdown by Towns		% Breakdown by Towns	
		Otis	Sandisfield	Otis	Sandisfield
District Foundation Enrollment (last 3 years average)	226	129	97	57.23%	42.77%
Equalized Valuations	\$1,017,592,300	\$755,586,300	\$262,006,000	74.25%	25.75%
60/40 Weighting of EV % & Enrollment %				67.44%	32.56%
Adjusted Operating Budget to be assessed	\$3,620,556				
Required Local Minimum Contribution	\$2,351,188	\$1,443,945	\$907,243	61.41%	38.59%
Remaining Adjusted Operating Budget to be assessed	\$1,269,368	\$856,091	\$413,277	67.44%	32.56%
Transportation Budget to be assessed	\$219,258	\$147,873	\$71,385	67.44%	32.56%
Capital Budget to be assessed	\$10,000	\$6,744	\$3,256	67.44%	32.56%
TOTAL ASSESSMENT	\$3,849,814	\$2,454,652	\$1,395,162	63.76%	36.24%
Tax Burden Factor: (% Total Assessment / % Total EV) - 1				-14.13%	40.75%
DELTA TOTAL ASSESSMENT FROM CURRENT		\$152,235	-\$152,235		
		6.61%	-9.84%		
DELTA TAX BURDEN FACTOR FROM CURRENT				5.33%	-15.36%

OPTION 3: 75/25 EV/Enrollment Weighting on all but RLMC

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	District Totals	Breakdown by Towns		% Breakdown by Towns	
		Otis	Sandisfield	Otis	Sandisfield
District Foundation Enrollment (last 3 years average)	226	129	97	57.23%	42.77%
Equalized Valuations	\$1,017,592,300	\$755,586,300	\$262,006,000	74.25%	25.75%
75/25 Weighting of EV % & Enrollment %				70.00%	30.00%
Adjusted Operating Budget to be assessed	\$3,620,556				
Required Local Minimum Contribution	\$2,351,188	\$1,443,945	\$907,243	61.41%	38.59%
Remaining Adjusted Operating Budget to be assessed	\$1,269,368	\$888,508	\$380,860	70.00%	30.00%
Transportation Budget to be assessed	\$219,258	\$153,472	\$65,786	70.00%	30.00%
Capital Budget to be assessed	\$10,000	\$7,000	\$3,000	70.00%	30.00%
TOTAL ASSESSMENT	\$3,849,814	\$2,492,924	\$1,356,890	64.75%	35.25%
Tax Burden Factor: (% Total Assessment / % Total EV) - 1				-12.79%	36.89%
DELTA TOTAL ASSESSMENT FROM CURRENT		\$190,507	-\$190,507		
		8.27%	-12.31%		
DELTA TAX BURDEN FACTOR FROM CURRENT				6.66%	-19.22%

OPTION 4: 100/0 EV/Enrollment Weighting on all but RLMC

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	District Totals	Breakdown by Towns		% Breakdown by Towns	
		Otis	Sandisfield	Otis	Sandisfield
District Foundation Enrollment (last 3 years average)	226	129	97	57.23%	42.77%
Equalized Valuations	\$1,017,592,300	\$755,586,300	\$262,006,000	74.25%	25.75%
100/0 Weighting of EV % & Enrollment %				74.25%	25.75%
Adjusted Operating Budget to be assessed	\$3,620,556				
Required Local Minimum Contribution	\$2,351,188	\$1,443,945	\$907,243	61.41%	38.59%
Remaining Adjusted Operating Budget to be assessed	\$1,269,368	\$942,536	\$326,832	74.25%	25.75%
Transportation Budget to be assessed	\$219,258	\$162,804	\$56,454	74.25%	25.75%
Capital Budget to be assessed	\$10,000	\$7,425	\$2,575	74.25%	25.75%
TOTAL ASSESSMENT	\$3,849,814	\$2,556,710	\$1,293,104	66.41%	33.59%
Tax Burden Factor: (% Total Assessment / % Total EV) - 1				-10.56%	30.45%
DELTA TOTAL ASSESSMENT FROM CURRENT		\$254,293	-\$254,293		
		11.04%	-16.43%		
DELTA TAX BURDEN FACTOR FROM CURRENT				8.90%	-25.65%

SUMMARY TABLE

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Option	EV/Enrollment Weighting	Assessment Deltas		Assesment % Deltas		% Total Assessment		Tax Burden Factors	
		Otis	Sandisfield	Otis	Sandisfield	Otis	Sandisfield	Otis	Sandisfield
Current						59.81%	40.19%	-19.46%	56.11%
1	50/50	\$126,721	-\$126,721	5.50%	-8.19%	63.10%	36.90%	-15.02%	43.32%
2	60/40	\$152,235	-\$152,235	6.61%	-9.84%	63.76%	36.24%	-14.13%	40.75%
3	75/25	\$190,507	-\$190,507	8.27%	-12.31%	64.75%	35.25%	-12.79%	36.89%
4	100/0	\$254,293	-\$254,293	11.04%	-16.43%	66.41%	33.59%	-10.56%	30.45%

Farmington River Regional School District FY24 Assessment Calculation - Excess E&D applied to FY23 - Presented 3/23/23						
		2023	2024			
Step 1	Operating Budget	0.41%	4.77%			
	Total Budgeted Expenditures	\$ 4,672,432.00	\$ 4,895,205.00			
	Less Transportation Budget	\$ 399,677.00	\$ 416,104.00			
	Adjusted Operating Budget	\$ 4,272,755.00	\$ 4,479,101.00			
Step 2	Chap 70	\$ 612,111.00	\$ 618,910.00			
	E&D Utilization	\$ 200,000.00	\$ 237,135.00	E&D > 5%		\$134,213.00
	Earnings on Investments	\$ 1,000.00	\$ 2,500.00			
	Local Fees	\$ 1,000.00	\$ -			
	Total Anticipated Revenues	\$ 814,111.00	\$ 858,545.00			
	Balance to be Assessed	\$ 3,458,644.00	\$ 3,620,556.00			
Step 3	FY24 Required Local Contribution			Change		
1a	Otis	\$ 1,370,021.00	\$ 1,443,945.00	\$ 73,924.00		5.40%
1b	Sandisfield	\$ 861,252.00	\$ 907,243.00	\$ 45,991.00		5.34%
	Total	\$ 2,231,273.00	\$ 2,351,188.00			
	Balance to be assessed	\$ 1,227,371.00	\$ 1,269,368.00			
Step 4				2023	2024	
2a	Otis	\$ 703,385.00	\$ 726,459.00	57.31%	57.23%	
2b	Sandisfield	\$ 523,986.00	\$ 542,909.00	42.69%	42.77%	
	Total	\$ 1,227,371.00	\$ 1,269,368.00			
Step 5	Transportation					
	Regular Transportation	\$ 367,677.00	\$ 317,604.00			
	SN Transportation	\$ 32,000.00	\$ 98,500.00			
	Total Transportation Budget	\$ 399,677.00	\$ 416,104.00			
	Less Reg Transportation Aid	\$ (226,979.00)	\$ (196,846.00)			
	Trans Amount to be assessed	\$ 172,698.00	\$ 219,258.00			
Step 6				2023	2024	
3a	Otis	\$ 98,973.00	\$ 125,481.00	57.31%	57.23%	
3b	Sandisfield	\$ 73,725.00	\$ 93,777.00	42.69%	42.77%	
	Total	\$ 172,698.00	\$ 219,258.00			
Step 7	Total Op & Trans Assess.					
	Otis (1a+2a+3a)	\$ 2,172,379.00	\$ 2,295,885.00	5.69%		\$ 123,506.00
	Sandisfield (1b+2b+3b)	\$ 1,458,963.00	\$ 1,543,929.00	5.82%		\$ 84,966.00
Step 8	Capital Budget - Doors & Gym Ceiling	\$ 70,270.00	\$ 10,000.00			2024
	Otis 50% Enrollment	\$ 20,135.00	\$ 2,862.00			57.23%
	Otis 50% Equalized Valuation	\$ 25,761.00	\$ 3,713.00			74.25%
	Otis Total	\$ 45,896.00	\$ 6,575.00			
	Sfld 50% Enrollment	\$ 15,000.00	\$ 2,139.00			42.77%
	Sfld 50% 50% Equalized Valuation	\$ 9,374.00	\$ 1,287.00			25.75%
	Sfld Total	\$ 24,374.00	\$ 3,426.00			
Total Annual Assessment						
	Otis (Step 7 + Step 8)	\$ 2,218,275.00	\$ 2,302,460.00	3.80%		\$ 84,185.00
	Sandisfield (Step 7 + Step 8)	\$ 1,483,337.00	\$ 1,547,355.00	4.32%		\$ 64,018.00
Enrollment						
	2021	2022	2023	Combined Total	FY24	
Otis	125	136	127	388		57.23%
Sandisfield	96	100	94	290		42.77%
Total	221	236	221	678		
Equalized Valuation						
	FY2022 DLS Final Equalized Valuation	Total			% for Each Town	
Otis	\$ 755,586,300					74.25%
Sandisfield	\$ 262,006,000	\$ 1,017,592,300				25.75%

Latest Equalized Valuations

LA-19
Equalized Valuation Report
OTIS - 225 2022

Jurisdiction EQV Year

LA19 (FINAL)

CLASS	Assessed Value	Assessment Ratio	Estimated Full Value
RESIDENTIAL	653,481,095	0.93	702,667,800
OPEN SPACE	0		0
COMMERCIAL	15,330,205	0.93	16,458,500
INDUSTRIAL	3,395,700	0.93	3,651,300
PERSONAL PROPERTY	26,812,001	1.00	26,812,000
TOTAL REAL/PERSONAL PROPERTY	699,019,001	0.93	749,589,600
ESTIMATED GROWTH		0.80%	5,996,700
PROPOSED EQUALIZED VALUATION			755,586,300
CHAPTER 121A VALUE			0
2022 FINAL EQUALIZED VALUATION			755,586,300

74.25 %

LA-19
Equalized Valuation Report
SANDISFIELD - 260 2022

Jurisdiction EQV Year

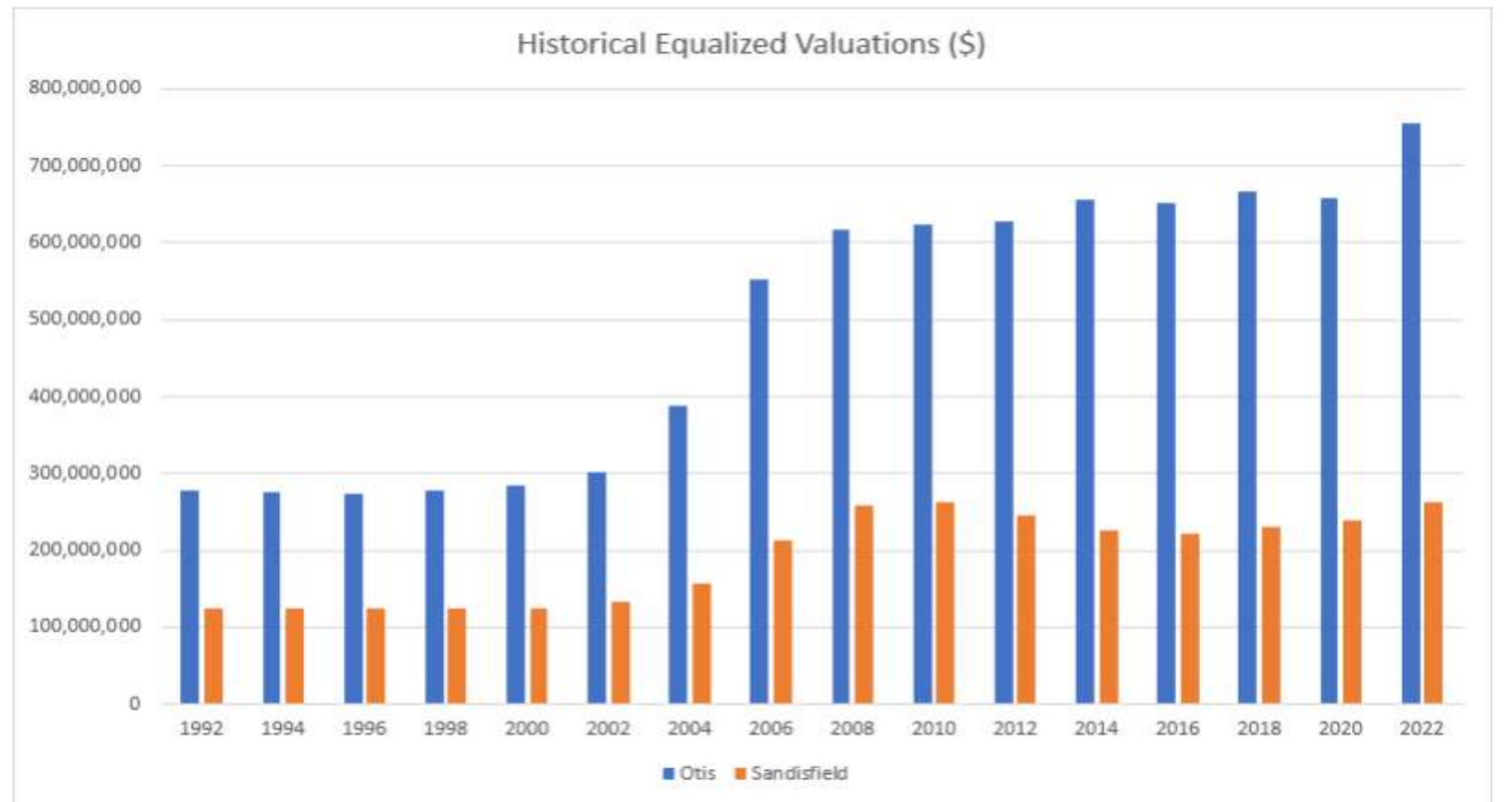
LA19 (FINAL)

CLASS	Assessed Value	Assessment Ratio	Estimated Full Value
RESIDENTIAL	218,919,010	0.98	223,386,700
OPEN SPACE	0		0
COMMERCIAL	6,174,276	0.99	6,265,400
INDUSTRIAL	238,200	0.98	243,100
PERSONAL PROPERTY	30,134,612	1.00	30,134,600
TOTAL REAL/PERSONAL PROPERTY	255,466,098	0.98	260,029,800
ESTIMATED GROWTH		0.76%	1,976,200
PROPOSED EQUALIZED VALUATION			262,006,000
CHAPTER 121A VALUE			0
2022 FINAL EQUALIZED VALUATION			262,006,000

25.75 %

Reference: <https://dlsgateway.dor.state.ma.us/gateway/DLSPublic/LA19>

Historical Equalized Valuations



\$153M delta

\$494M delta
(3.2x increase)

Reference: <https://dls.gateway.dor.state.ma.us/reports/rdPage.aspx?rdReport=PropertyTaxInformation.EQV.EQV>

Average Single Family Property Values, Tax Bills & Per Capita Income

FY23	SF Values (\$)	SF Parcels (#)	Avg SF Value (\$)	Avg SF TB (\$)	SF TB % of Value	Income Per Capita (\$)	Avg TB % of Income
Otis	659,098,900	1,546	426,325	2,822	0.66	35,226	8.01
Sandisfield	204,324,100	594	343,980	3,643	1.06	19,338	18.84
Ratios (O/S)	3.23	2.60	1.24	0.77	0.62	1.82	0.43

SF = Single Family

TB = Tax Bill

Reference: https://dls.gateway.dor.state.ma.us/reports/rdPage.aspx?rdReport=AverageSingleTaxBill.SingleFamTaxBill_wRange

Minutes from Otis 2022 Annual Town Meeting

ARTICLE 16: Resolution In Support of the Fair Share Amendment

To see if the Town will vote to support the following petition;

WHEREAS, In June of 2021, with a vote of 159 in favor and 41 opposed, the Massachusetts Legislature's Constitutional Convention voted to place the Fair Share Amendment on the November, 2022 state wide ballot; and

WHEREAS, To help all families and build a stronger economy for everyone, we must have quality public education, including our public colleges and universities; and safe and reliable public transportation infrastructure; and

WHEREAS, We must make long term investments in public education to help students academically, socially, and emotionally, especially in light of the Covid-19 pandemic; and

WHEREAS, We must reduce tuition and fees charged in our public education institutions in order to make higher education affordable and reduce student debt; and

WHEREAS, We have a backlog of neglected and substantially impaired public transportation infrastructure in need of repair and maintenance; and

WHEREAS, We must have safe, modern, and reliable public transportation infrastructure including roads, bridges, trains, buses, and trail ways for biking and walking; and

WHEREAS, Additional state revenue is needed to improve public schools, Pre-K through 12, and make higher public education more affordable, and reinvest in our public transportation infrastructure; and

WHEREAS, Even before the Covid-19 pandemic, Massachusetts needed additional investment in public education and transportation infrastructure to ensure a more equitable and long lasting economy for everyone; and

WHEREAS, Our highest income residents pay a lower share of their income in state and local taxes than the majority of taxpayers;

NOW THEREFORE, BE IT RESOLVED: That during the 2022 Otis Annual Town Meeting residents of Otis discuss and show support for the adoption of the proposed Fair Share Amendment that would create an additional tax of four percentage points on annual income above one million dollars and dedicate these funds raised by this tax for quality public education and affordable public colleges and universities, and for the repair and maintenance of public roads, bridges and public transportation.

A motion was made to accept Article 16 as published in the warrant.
The motion was seconded.
Article 16 passed, 9 opposed.