

APPENDIX 1

## 2019 Worksheet 2: Calculation Of Tax Shifts Under Revenue-Neutral Ratios

### Essex Co, 3700

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2019 Tax Ratios

Subclass Reduction Factor	2018	2019
Commercial Excess Land	70%	70%
Commercial Vacant Land	70%	70%
Industrial Excess Land	65%	65%
Industrial Vacant Land	65%	65%
FAD 1	25%	25%
FAD 2	25%	25%

Property Class	(1) 2018 Matched Year-End Discounted CVA	(2) 2019 Discounted CVA	(3) 2019 Unadjusted Tax Ratios	(4) Revenue Neutral Ratios	(5) 2018 Tax Rates	(6) 2019 Rates Under Unadjusted Ratios	(7) 2019 Rates Under Revenue Neutral Ratios	(8) 2018 End of Year Revenues	(9) Revenues Under Unadjusted Ratios	(10) Revenues Under Revenue Neutral Ratios	(11) Reassessment- Related Tax Shifts	(12) Tax Shifts Under Revenue- Neutral Ratios
Residential	16,719,970,164	17,228,702,073	1.000000	1.000000	0.00476455	0.00462417	0.00462062	79,663,134	79,668,447	79,607,285	5,313	-55,848
Res FAD I	12,925,966	14,944,883	0.250000	0.250000	0.00119114	0.00115604	0.00115516	15,397	17,277	17,264	1,880	1,867
Com. FAD I	7,352,599	7,462,798	0.250000	0.250000	0.00119114	0.00115604	0.00115516	8,758	8,627	8,621	-131	-137
Ind. FAD I	744,650	794,125	0.250000	0.250000	0.00119114	0.00115604	0.00115516	887	918	917	31	30
Farm	2,588,213,973	2,715,656,089	0.250000	0.250000	0.00119114	0.00115604	0.00115516	3,082,925	3,139,407	3,137,017	56,482	54,092
Managed Forests	5,046,083	5,230,242	0.250000	0.250000	0.00119114	0.00115604	0.00115516	6,011	6,046	6,042	36	31
<b>Specified Res. Classes - Total</b>	<b>17,373,540,982</b>	<b>17,914,724,107</b>	<b>1.000000</b>	<b>1.000000</b>		<b>0.00462417</b>	<b>0.00462062</b>	<b>82,777,111</b>	<b>82,840,723</b>	<b>82,777,146</b>	<b>63,612</b>	<b>35</b>
Multi-residential	153,322,268	159,971,484	1.955400	1.932502	0.00931660	0.00904210	0.00892936	1,428,442	1,446,478	1,428,443	18,036	1
Com. Occupied	1,402,676,650	1,435,305,913	1.082044	1.089735	0.00515545	0.00500356	0.00503525	7,231,429	7,181,639	7,227,124	-49,790	-4,305
Com. Exc. Land	24,311,587	25,323,042	0.757431	0.762814	0.00360881	0.00350249	0.00352467	87,736	88,694	89,255	958	1,519
Office Occupied	7,943,977	8,177,560	1.164000	1.172273	0.00554594	0.00538253	0.00541663	44,057	44,016	44,295	-41	238
Office Exc. Land	27,250	27,325	0.814800	0.820591	0.00388216	0.00376777	0.00379164	106	103	104	-3	-2
Parking/Vac. Land	34,174,338	35,967,817	0.562000	0.565994	0.00267768	0.00259878	0.00261524	91,508	93,472	94,064	1,965	2,557
<b>Commercial Classes - Total</b>	<b>1,461,832,151</b>	<b>1,497,196,547</b>	<b>1.069999</b>	<b>1.077605</b>		<b>0.00494786</b>	<b>0.00497920</b>	<b>7,454,836</b>	<b>7,407,924</b>	<b>7,454,842</b>	<b>-46,911</b>	<b>7</b>
Ind. Occupied	397,570,612	407,785,465	1.942500	1.954013	0.00925514	0.00898245	0.00902875	3,679,572	3,662,913	3,681,793	-16,659	2,221
Ind. Exc. Land	10,427,217	10,802,060	1.262625	1.270109	0.00601584	0.00583859	0.00586869	62,728	63,069	63,394	340	665
Ind. Vac. Land	24,051,536	25,784,568	1.262625	1.270109	0.00601584	0.00583859	0.00586869	144,690	150,546	151,322	5,855	6,631
Large Ind. Occ.	159,753,965	162,920,383	2.686100	2.702021	0.01279806	0.01242098	0.01248501	2,044,541	2,023,631	2,034,063	-20,910	-10,478
Large Ind. Exc.	3,098,834	3,294,717	1.745965	1.756314	0.00831874	0.00807364	0.00811526	25,778	26,600	26,737	822	959
<b>Industrial Classes - Total</b>	<b>581,750,009</b>	<b>596,628,722</b>	<b>2.148223</b>	<b>2.160955</b>		<b>0.00993375</b>	<b>0.00998495</b>	<b>5,957,310</b>	<b>5,926,758</b>	<b>5,957,309</b>	<b>-30,552</b>	<b>-1</b>
Landfills	1,952,063	2,043,882	1.047098	1.031210	0.00498895	0.00484196	0.00476483	9,739	9,896	9,739	158	0
Pipelines	129,117,113	132,333,558	1.303000	1.310932	0.00620821	0.00602529	0.00605732	801,586	797,348	801,587	-4,238	1
<b>Total</b>	<b>19,701,514,585</b>	<b>20,302,898,300</b>						<b>98,429,024</b>	<b>98,429,128</b>	<b>98,429,066</b>	<b>104</b>	<b>42</b>