

Appendix 1

2018 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: 2018 Tax Ratios

Property Class	(1) 2017 Matched Year-End Discounted CVA	(2) 2018 Discounted CVA	(3) 2018 Unadjusted Tax Ratios	(4) Revenue Neutral Ratios	(5) 2017 Tax Rates	(6) 2018 Rates Under Unadjusted Ratios	(7) 2018 Rates Under Revenue Neutral Ratios	(8) 2017 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	15,724,740,458	16,220,167,624	1.000000	1.000000	0.00469561	0.00455183	0.00454856	73,837,249	73,831,446	73,778,406	-5,803	-58,843
Res FAD I	13,179,399	15,267,866	0.250000	0.250000	0.00117390	0.00113796	0.00113714	15,471	17,374	17,362	1,903	1,890
Com. FAD I	7,242,397	7,352,599	0.250000	0.250000	0.00117390	0.00113796	0.00113714	8,502	8,367	8,361	-135	-141
Ind. FAD I	695,175	744,650	0.250000	0.250000	0.00117390	0.00113796	0.00113714	816	847	847	31	31
Farm	2,456,096,662	2,585,676,418	0.250000	0.250000	0.00117390	0.00113796	0.00113714	2,883,212	2,942,396	2,940,276	59,184	57,064
Managed Forests	5,294,043	5,502,098	0.250000	0.250000	0.00117390	0.00113796	0.00113714	6,215	6,261	6,257	46	42
Specified Res. Classes - Total	16,345,367,377	16,873,803,532	1.000000	1.000000		0.00455183	0.00454856	76,751,464	76,806,692	76,751,508	55,227	43
Multi-residential	146,303,782	152,971,788	1.955400	1.930626	0.00918180	0.00890065	0.00878157	1,343,332	1,361,548	1,343,332	18,216	0
Com. Occupied	1,337,014,021	1,368,909,731	1.082044	1.090349	0.00508086	0.00492528	0.00495952	6,793,181	6,742,264	6,789,135	-50,917	-4,046
Com. Exc. Land	23,938,046	24,920,771	0.757431	0.763245	0.00355660	0.00344770	0.00347167	85,138	85,919	86,517	781	1,379
Office Occupied	7,630,081	7,806,820	1.164000	1.172935	0.00546569	0.00529833	0.00533517	41,704	41,363	41,651	-341	-53
Office Exc. Land	27,175	27,250	0.814800	0.821054	0.00382598	0.00370883	0.00373461	104	101	102	-3	-2
Parking/Vac. Land	33,692,504	35,573,338	0.562000	0.566314	0.00263893	0.00255813	0.00257591	88,912	91,001	91,634	2,089	2,722
Commercial Classes - Total	1,395,112,261	1,429,753,504	1.069554	1.077763		0.00486843	0.00490227	7,009,039	6,960,648	7,009,038	-48,390	-1
Ind. Occupied	364,293,359	373,818,940	1.942500	1.951349	0.00912122	0.00884193	0.00887583	3,322,800	3,305,281	3,317,953	-17,519	-4,847
Ind. Exc. Land	10,071,291	10,439,128	1.262625	1.268377	0.00592879	0.00574725	0.00576929	59,711	59,996	60,226	286	516
Ind. Vac. Land	23,009,642	24,867,499	1.262625	1.268377	0.00592879	0.00574725	0.00576929	136,419	142,920	143,468	6,500	7,048
Large Ind. Occ.	151,071,547	154,951,965	2.686100	2.698337	0.01261288	0.01222667	0.01227355	1,905,447	1,894,547	1,901,811	-10,901	-3,637
Large Ind. Exc.	2,902,950	3,098,834	1.745965	1.753919	0.00819837	0.00794734	0.00797781	23,799	24,627	24,722	828	922
Industrial Classes - Total	538,754,430	553,734,455	2.153287	2.163096		0.00980140	0.00983897	5,448,177	5,427,371	5,448,180	-20,806	4
Landfills	1,860,245	1,952,063	1.047098	1.030106	0.00491676	0.00476621	0.00468550	9,146	9,304	9,146	158	0
Pipelines	122,607,122	125,738,750	1.303000	1.311624	0.00611838	0.00593103	0.00596600	750,157	745,760	750,157	-4,397	0
Total	18,550,005,217	19,137,954,091						91,311,315	91,311,324	91,311,362	9	47