

TOWN OF AYER
FISCAL YEAR 2018
***SPECIAL TAX AGREEMENT (STA) DRAFT PROPOSAL**

STA Assumptions:

Parcel I.D.	28-119 & 34-75
FY2017 Market Valuation	3,934,000
FY2017 CIP Tax Rate	\$30.64
Est. Annual Tax Increase%	3.8%
STA Exemption Term (Years)	10
Growth Valuation (10 years)	0

Year	Fiscal Year	Tax Rate	Market Valuation	Market Tax	STA Valuation Exemption%	STA Net Taxable Valuation	STA Valuation Exemption	STA RE Tax	STA RE Tax Exempted
1	2018	\$31.80	3,934,000	\$125,101	90%	393,400	3,540,600	\$12,510	\$112,591
2	2019	\$33.01	3,934,000	\$129,861	70%	1,180,200	2,753,800	\$38,958	\$90,903
3	2020	\$34.26	3,934,000	\$134,779	50%	1,967,000	1,967,000	\$67,389	\$67,389
4	2021	\$35.56	3,934,000	\$139,893	40%	2,360,400	1,573,600	\$83,936	\$55,957
5	2022	\$36.91	3,934,000	\$145,204	30%	2,753,800	1,180,200	\$101,643	\$43,561
6	2023	\$38.31	3,934,000	\$150,712	25%	2,950,500	983,500	\$113,034	\$37,678
7	2024	\$39.77	3,934,000	\$156,455	20%	3,147,200	786,800	\$125,164	\$31,291
8	2025	\$41.28	3,934,000	\$162,396	15%	3,343,900	590,100	\$138,036	\$24,359
9	2026	\$42.85	3,934,000	\$168,572	10%	3,540,600	393,400	\$151,715	\$16,857
10	2027	\$44.48	3,934,000	\$174,984	5%	3,737,300	196,700	\$166,235	\$8,749
Totals				\$1,487,957			13,965,700	\$998,620	\$489,336

STA Impact Summary:

Total Market RE Tax	\$1,487,957
Total STA RE Tax	\$998,620
Total Valuation Exempted	13,965,700
Total RE Tax Exempted	\$489,336
% RE Tax Exempted	33%

**This is a confidential proposal that is subject to both Board of Selectmen and Ayer Town Meeting approval.*