

**REVALUATION PHASE IN EFFECT ASSUMING
ONLY VARIABLE IS REAL ESTATE VALUATIONS**

Read Notes On Second Page First

		2005 GL	2006 GL	2006 GL	2007 GL	2008 GL	2009 GL	2010 GL	%
		VAL	REVAL	20% OF	40% OF	60% OF	80% OF	100% OF	REVAL +
Release #2				REVAL +	REVAL +	REVAL +	REVAL +	REVAL +	OVER
									OLD
Variable	Real Estate Portion From This List	718,699,860	1,227,974,880	824,166,032	925,118,244	1,026,070,456	1,127,022,668	1,227,974,880	71%
Frozen	Estimated Pers. Prop. + Motor Veh.	82,857,460	82,857,460	82,857,460	82,857,460	82,857,460	82,857,460	82,857,460	
A	Estimated Total Grand List	801,557,320	1,310,832,340	907,023,492	1,007,975,704	1,108,927,916	1,209,880,128	1,310,832,340	
Frozen	Estimated Budget	22,167,372	22,167,372	22,167,372	22,167,372	22,167,372	22,167,372	22,167,372	
Frozen	Estimated Revenues	-2,996,163	-2,996,163	-2,996,163	-2,996,163	-2,996,163	-2,996,163	-2,996,163	
B	Estimated Net Taxes to Levy	19,171,209	19,171,209	19,171,209	19,171,209	19,171,209	19,171,209	19,171,209	
B/A	Estimated Mill Rate	23.92	14.63	21.14	19.02	17.29	15.85	14.63	
a1	GL Group I Subtotal	106,783,880	133,821,710	115,802,614	120,307,388	124,812,162	129,316,936	133,821,710	25%
a1*B/A	Total Group Taxes	2,553,998	1,957,172	2,447,650	2,288,188	2,157,760	2,049,097	1,957,172	
b1	Average Property Val. In Group	253,643	317,866	275,066	285,766	296,466	307,166	317,866	25%
b1*B/A	Tax On Avg. Prop.In Group	6,067	4,649	5,814	5,435	5,125	4,867	4,649	
a2	GL Group II Subtotal	79,318,250	113,158,480	86,086,296	92,854,342	99,622,388	106,390,434	113,158,480	43%
a2*B/A	Total Group Taxes	1,897,090	1,654,967	1,819,554	1,766,045	1,722,278	1,685,814	1,654,967	
b2	Average Property Val. In Group	186,193	265,630	202,081	217,968	233,855	249,743	265,630	43%
b2*B/A	Tax On Avg. Prop.In Group	4,453	3,885	4,271	4,146	4,043	3,957	3,885	
a3	GL Group III Subtotal	64,606,330	96,799,440	71,044,952	77,483,574	83,922,196	90,360,818	96,799,440	50%
a3*B/A	Total Group Taxes	1,545,219	1,415,713	1,501,634	1,473,700	1,450,852	1,431,816	1,415,713	
b3	Average Property Val. In Group	152,734	228,840	167,955	183,176	198,398	213,619	228,840	50%
b3*B/A	Tax On Avg. Prop.In Group	3,653	3,347	3,550	3,484	3,430	3,385	3,347	
a4	GL Group IV Subtotal	76,596,750	119,050,930	85,087,586	93,578,422	102,069,258	110,560,094	119,050,930	55%
a4*B/A	Total Group Taxes	1,831,999	1,741,146	1,798,445	1,779,816	1,764,579	1,751,885	1,741,146	
b4	Average Property Val. In Group	179,805	279,462	199,736	219,668	239,599	259,531	279,462	55%
b4*B/A	Tax On Avg. Prop.In Group	4,300	4,087	4,222	4,178	4,142	4,112	4,087	
a5	GL Group V Subtotal	61,812,120	101,244,940	69,698,684	77,585,248	85,471,812	93,358,376	101,244,940	64%
a5*B/A	Total Group Taxes	1,478,388	1,480,729	1,473,179	1,475,634	1,477,642	1,479,314	1,480,729	
b5	Average Property Val. In Group	145,783	238,785	164,384	182,984	201,584	220,185	238,785	64%
b5*B/A	Tax On Avg. Prop.In Group	3,487	3,492	3,474	3,480	3,485	3,489	3,492	
a6	GL Group VI Subtotal	48,131,940	83,545,670	55,214,686	62,297,432	69,380,178	76,462,924	83,545,670	74%
a6*B/A	Total Group Taxes	1,151,193	1,221,874	1,167,040	1,184,867	1,199,448	1,211,597	1,221,874	
b6	Average Property Val. In Group	113,519	197,042	130,223	146,928	163,632	180,337	197,042	74%
b6*B/A	Tax On Avg. Prop.In Group	2,715	2,882	2,752	2,794	2,829	2,858	2,882	

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Release #2		2005 GL	2006 GL	20% OF	40% OF	60% OF	80% OF	100% OF	OVER
		VAL	REVAL	REVAL +	REVAL +	REVAL +	REVAL +	REVAL +	OLD
a7	GL Group VII Subtotal	57,134,750	104,968,480	66,701,496	76,268,242	85,834,988	95,401,734	104,968,480	84%
a7*B/A	Total Group Taxes	1,366,518	1,535,187	1,409,829	1,450,585	1,483,920	1,511,692	1,535,187	
b7	Average Property Val. In Group	134,752	247,567	157,315	179,878	202,441	225,004	247,567	84%
b7*B/A	Tax On Avg. Prop.In Group	3,223	3,621	3,325	3,421	3,500	3,565	3,621	
a8	GL Group VIII Subtotal	76,511,150	148,843,770	90,977,674	105,444,198	119,910,722	134,377,246	148,843,770	95%
a8*B/A	Total Group Taxes	1,829,952	2,176,873	1,922,940	2,005,498	2,073,023	2,129,281	2,176,873	
b8	Average Property Val. In Group	180,026	350,221	214,065	248,104	282,143	316,182	350,221	95%
b8*B/A	Tax On Avg. Prop.In Group	4,306	5,122	4,525	4,719	4,878	5,010	5,122	
a9	GL Group IX Subtotal	90,016,810	186,810,190	109,375,486	128,734,162	148,092,838	167,451,514	186,810,190	108%
a9*B/A	Total Group Taxes	2,152,973	2,732,140	2,311,804	2,448,461	2,560,237	2,653,360	2,732,140	
b9	Average Property Val. In Group	212,304	440,590	257,961	303,618	349,276	394,933	440,590	108%
b9*B/A	Tax On Avg. Prop.In Group	5,078	6,444	5,452	5,775	6,038	6,258	6,444	
a10	GL Group X Subtotal	57,787,880	139,731,270	74,176,558	90,565,236	106,953,914	123,342,592	139,731,270	142%
a10*B/A	Total Group Taxes	1,382,139	2,043,600	1,567,825	1,722,507	1,849,025	1,954,430	2,043,600	
b10	Average Property Val. In Group	135,652	328,008	174,123	212,594	251,066	289,537	328,008	142%
b10*B/A	Tax On Avg. Prop.In Group	3,244	4,797	3,680	4,043	4,340	4,588	4,797	
	Total Real Estate In All Groups	718,699,860	1,227,974,880	824,166,032	925,118,244	1,026,070,456	1,127,022,668	1,227,974,880	
	Total Taxes in All Groups	17,189,470	17,959,401	17,419,901	17,595,300	17,738,765	17,858,287	17,959,401	
	Pers. Prop. + Motor Veh. Taxes	1,981,739	1,211,808	1,751,308	1,575,909	1,432,444	1,312,922	1,211,808	
	Total Taxes That Will Be Collected	19,171,209	19,171,209	19,171,209	19,171,209	19,171,209	19,171,209	19,171,209	

- NOTES: 1. Personal Property + Motor Vehicle values are from the 2006 Grand List, and Budget and Revenue values are from the 2007 budget process.
2. The same values are used in all years so that the only variation is from the effect of using, or not using, the phase in.
3. This is not a model for estimating future taxes. That information should only come from the Finance Committee.
- 4. To see the extreme effects of the phase in look at the bold faced taxes on an average piece of property in Group I & X.**
- 5. To see the extreme effects of not phasing in the revaluation look at the italicized taxes on an average piece of property in Group I & X.*
6. This model includes the 4246 pieces of property in the 2006 Grand List as extracted by Ivan Kovalanka to a computer diskette for the purpose of this study.
7. Each group contains approximately 425 pieces of property.
8. The summary totals for the ten groups at the bottom of the page are included to confirm the accuracy of the hidden internal math in the model.
9. This exhibit assumes that the town will adopt a five year phase in per option "b1" of Sec. 12-62c of the General Statutes at 100% of the revaluation increase.
10. The 2006 Reval Mill rate shown above is 14.63 not 14.61 as set by the Finance Committee. The difference is due to changes in the Grand List that occurred after the date of the extract provided to us by the Assessors office. This does not affect the proportionate differences due to the phase in.
11. This exhibit was produced by T. G. Dyar for the Westbrook Council of Beach Associations, Inc.
- Please contact him with any comments, corrections or suggestions at <tgdyar@sbcglobal.net> or 860-669-8115.