

TAX RATE PROPOSAL

- Residential Rate proposed for \$14.36 per \$1,000 of value, a decrease of 24 cents from FY2015.
- Commercial Rate proposed for \$29.37 per \$1,000 of value, a decrease of 89 cents.
- Appropriation of \$3 million from free cash to offset impact of value increases on single-family tax bills.
- Despite lower levy, value shift will mean 5.9 percent increase or about \$296 to \$5,277 on average single family home.
- Adjustment saves more than \$100 on average single-family tax bills.

稅率提案

- 建議住宅稅率每1千元房價徵收\$14.36,比2015財政年度降了24仙士 (FY2015 - 14.6)
- 商業稅率每千元物業值收 \$29.37,比去年減少了89仙士 (30.26)
- 從現金儲備撥款\$3百萬,以抵消屋價上漲在單家庭房屋稅的影響
- 儘管徵收較低,但屋價上升轉移意味著稅收有5.9%的增幅,或約 \$296 至 \$5,277 的平均單家庭稅款增加。
- 調整後,平均節省單家庭稅款超過\$100。

FY2016 TAX RATE AND FINANCIAL REPORT

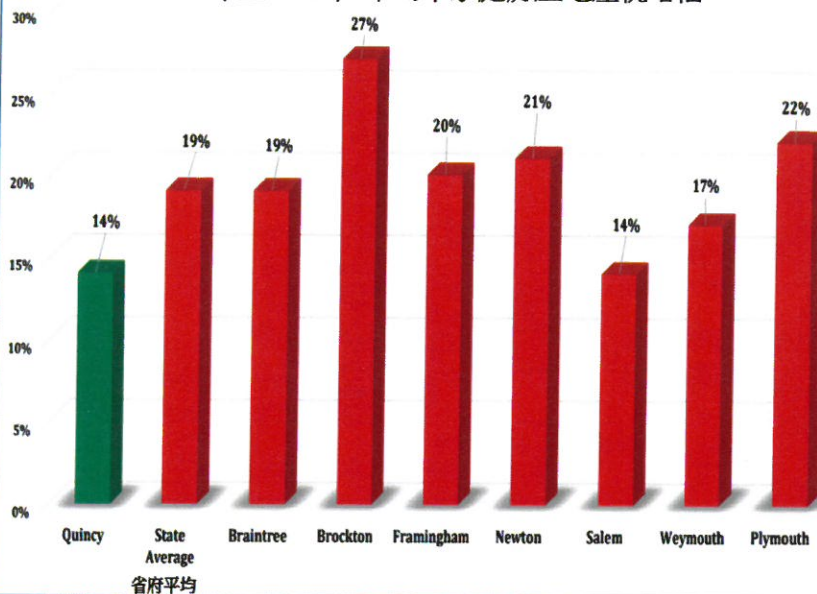
Mark Cavanagh
Director of Municipal Finance



2016財政年度 稅率及財務報告

Average Single-Family Home Tax Increase
FY2010 to FY2015

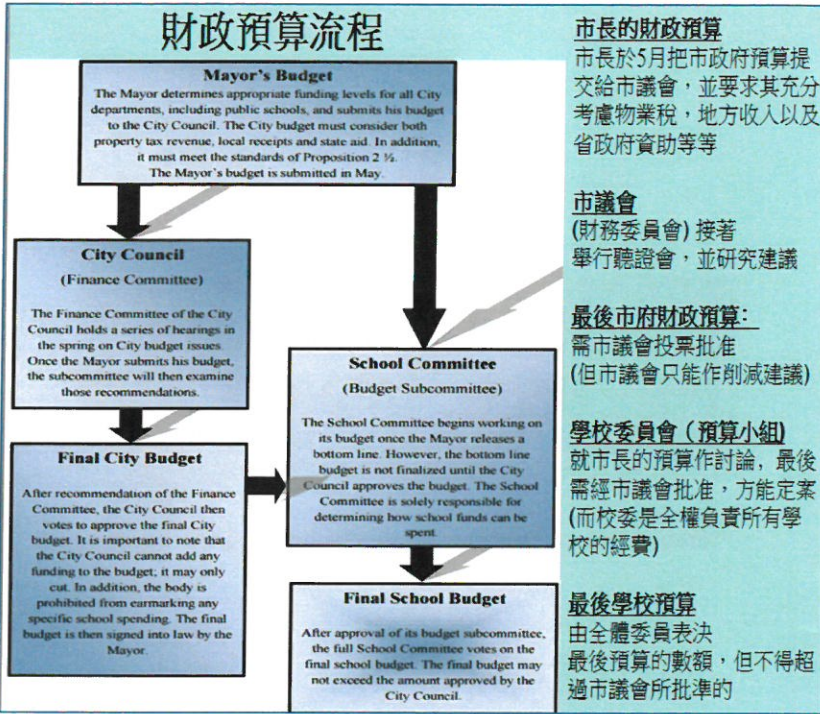
2010年至2015年 平均單家庭房屋地產稅增幅



City of Quincy
昆士市

中文譯本以英文原文為準

財政預算流程



市長的財政預算
市長於5月把市政府預算提交給市議會，並要求其充分考慮物業稅，地方收入以及省政府資助等等

市議會
(財務委員會) 接著舉行聽證會，並研究建議

最後市府財政預算：
需市議會投票批准 (但市議會只能作削減建議)

學校委員會 (預算小組)
就市長的預算作討論，最後需經市議會批准，方能定案 (而校委是全權負責所有學校的經費)

最後學校預算
由全體委員表決最後預算的數額，但不得超過市議會所批准的

PROPERTY VALUES CONTINUE SURGE

- Average Single-Family Home value increases **7.7 percent citywide**.
- **16 percent in three years of Recovery.**
 - State Average during same time: 11 percent.
- Commercial property values flat.
- Major value increase is a good thing long-term, but typically also means higher share of burden on single-family homes.
- City's stable financial position will allow us to offset major portion of increase.

房屋價值持續上升

- * 全市平均單家庭增值7.7%
- * 三年來恢復16%
- * 省府平均同期是11%
- * 商業地產值保持平穩
- * 主要價值增加在長期來看是一件好事，但通常也意味著單家庭住宅需負擔相對性更高的份額。
- * 市府的財務穩定狀況將使我們能夠抵消增加的主要部分。

Summary 摘要： How to read your property tax bills?

如何閱讀你的物業稅單

Fiscal year 財政年度 (July 1 to June 30; 7月1日至6月30日)

Quarterly bills

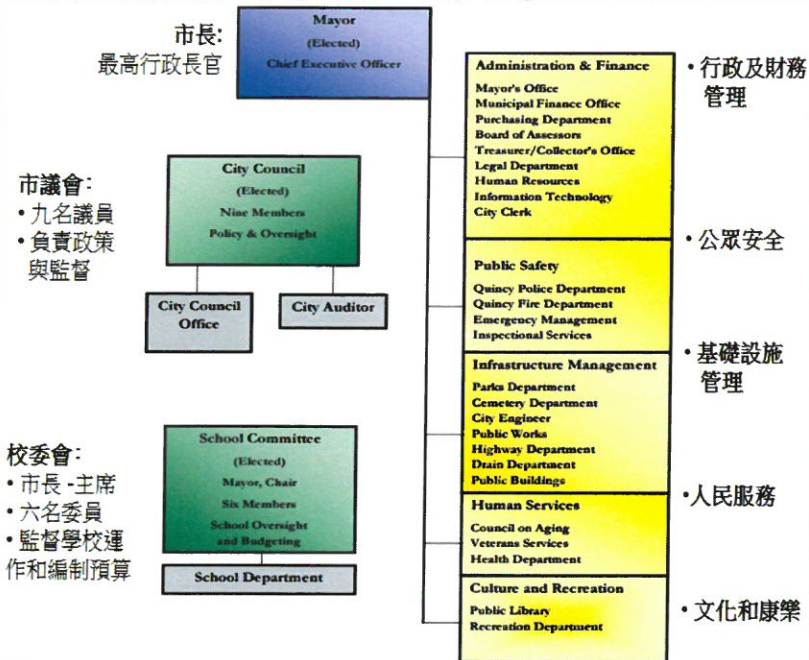
- **1st quarter** – issued on July 1 for (July, Aug., Sept.)
 - **2nd quarter** – issued on Oct. 1 for (Oct., Nov., Dec.)
- Preliminary tax bills based on the prior years' taxes.
- **3rd quarter** – issued Jan. 1 for (Jan., Feb., Mar.) actual tax = tax rate X valuation
 - **4th quarter** – issued Apr. 1 for (Apr., May & Jun.)

All tax bills are due in 30 days

- 市府稅收以四季制：
- 第一季 - 7月1日發出 (七、八、九月)
 - 第二季 - 10月1日發出 (十、十一、十二月)
 - (初步稅款 - 根據去年的稅率及物業估價設定)
 - 第三季 - 1月1日發出 (一、二、三月)
 - (實際稅款 - 反映市議會批准的新財政年度稅率，新物業估值和全財政年總稅款)
 - 第四季 - 4月1日發出 (四、五、六月)

所有稅款在30天內到期。

市府組織結構圖 City of Quincy Organizational Chart



TOTAL TAX LEVY

- Total Tax Levy increases 2.1 percent to \$201,704,295
- \$3.9 million increase includes \$2.1 million in new growth and \$1.8 million increase on existing levy.
- One of the lowest levy increases in 20 years.
- Previous low was the heart of Great Recession in which the City for the first time LOWERED Levy.
- 20-year average total levy increase is 5 percent.

總徵收稅

- 總稅徵收增加了2.1%至 \$201,704,295
- 其中\$3百90萬元增加包括
- 來自新增長稅項\$210萬元及現有徵收稅項的\$180萬元的增加
- 是20年以來，其中一個最低的徵收稅額。
- 上個低點是在經濟大蕭條出現，是市府首次降低徵收稅額。
- 而20年的平均總徵收稅額是增加了5%。

Sample: 2016 Real Estate Tax Bill – 3rd quarter (actual tax bill)

範例：2016年房地產稅單 - 第三季度 (實際稅款)

THE COMMONWEALTH OF MASSACHUSETTS CITY OF QUINCY OFFICE OF THE COLLECTOR OF TAXES		PAYMENT STUB
A - 稅率	Tax Rate per \$1,000 1 Residential 住宅 14.36 3 Commercial 商業 29.37 4 Industrial 29.37	
B - 物業估價	BOOK - PAGE [Redacted]	BILL NUMBER [Redacted]
C - 實際稅款	Class → Valuation 3 → 204,300	TOTAL TAX RES RE TAX COM \$2,933.75 Community Preservation Charge \$0.00 Total Special Assessments \$0.00 TOTAL TAX & ASSESSMENTS \$2,948.73
D - 初步稅款 (第1及2季)	Total Taxable Valuation 204,300	PRELIMINARY TAX \$1,420.85 Payments-Made \$1,420.85 Preliminary Tax Overdue \$0.00 Interest @ 14% \$0.00 Total Balance Overdue \$0.00 Abatement/Exemption \$0.00
E - 第3季稅款 付款到期日	Deborah C. Coughlin Collector of Taxes Interest at the rate of 14% per annum will accrue on OVERDUE amounts from the DUE DATE until payment is made.	3rd Quarter Payment Due by February 1, 2016 \$763.94 4th Quarter Payment Due by May 2, 2016 \$763.94 TOTAL NOW DUE \$763.94

Total year actual tax = (A x B) / 1000
全年實際稅款 = (\$14.36 x \$204,300) / 1000 = \$2,933.75

3rd quarter payment = (Total Tax + CPC - D) / 2
第3季稅款 = (\$2,933.75 + \$14.98 - \$1,420.85) / 2 = \$763.94