

FY2015 TAX RATE AND FINANCIAL REPORT

2015年財政年度
稅率和財務報告



City of Quincy
昆士市

中文譯本以英文原文為準

End 完

PROPERTY VALUES ON THE RISE 物業價值上升

- Average Single-Family Home value increases **6 percent citywide.**
 - Commercial Property values increase 1 percent.
 - Much of the value lost during Great Recession now regained.
 - 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.
- 全市單家庭房屋價格平均增值百分之六。
 - 商業物業價值增加百分之一。
 - 大部份在經濟大衰退期間損失的價值，現已恢復。
 - 大幅增值在長遠計是一件好事，但通常這也等於給單家庭房屋住戶增加較高的稅務負擔。
 - 市府穩定的財務狀況，足令我們可把大部分的加費抵消。

TAX RATE 稅率

- Residential rate is \$14.60 per \$1,000 of value, a decrease of 20 cents from FY2014.
- Commercial Rate is \$30.26 per \$1,000 of value, a decrease of 97 cents.
- Appropriation of \$3 million from free cash to offset impact of value increases on single-family tax bills.
- Maintains policy of limiting property growth compared to neighbors and similar cities.
- Total Property Tax-Lexy increases to \$197,812,688, an increase of \$3.5 million plus about \$3.7 million in new growth.
- Average tax bill moves to \$4,884.
- Adjustment saves more than \$100 on tax bills.
- Almost \$500 less than allowed by Proposition 2.5.
- 住宅稅：每一千元的物業價值稅收是\$14.6，比2014年財政年度少20仙(20 cents)。
- 商業稅率是每一千元價值收\$30.26，比去年減少了97仙士(95 cents)。
- 從“自由現金戶口”撥款三百萬元，以抵消因物業升值而造成對單家庭房屋住戶稅收的影響。
- 與鄰近和同類城市相比較，限制物業增長政策是得已持續。
- 物業徵稅總額增至\$197,812,688，較去年增加3百50萬元，另外附加新增徵稅約3百70萬元。
- 平均稅單稅款是\$4,884元。
- 調整後，每張稅單節省超過100元。
- 比“2.5條例”設限所容許的稅額少約5百元。

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)

所有稅款
在30天內
到期。

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)

Sample: 2015 Real Estate Tax Bill – 3rd quarter (actual tax bill) 範例：2015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	TAXPAYER COPY
A – 稅率	→ Tax Rate per \$1,000 1 Residential 住宅 14.60 3 Commercial 商業 30.26 4 Industrial 30.26	BILL NUMBER [REDACTED]	
B – 物業估價	Class → Valuation 1 286,900 3 4	CPA CHARGE \$27.29 RE TAX RES \$4,188.74	
C – 實際稅款	Total Taxable Valuation 286,900	Total Special Assessments \$0.00 TOTAL TAX & ASSESSMENTS \$4,216.03	
D – 初步稅款 (第1及2季)	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.	PRELIMINARY TAX \$1,870.15 Payments Made \$1,870.15 Preliminary Tax Overdue \$0.00 Interest @ 14% \$0.00 Total Balance Overdue \$1,172.94	
E – 第3季稅款 付款到期日		Abatement/Exemption \$0.00 3rd Quarter Payment Due by February 2, 2015 \$1,172.94 4th Quarter Payment Due by May 1, 2015 \$1,172.94 TOTAL NOW DUE \$1,172.94	

$$\text{Total year actual tax} = (A \times B) / 1000$$

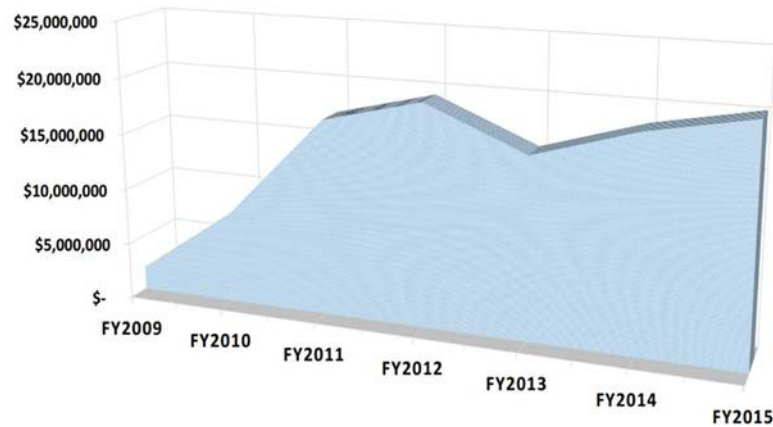
$$\text{全年實際稅款} = (\$14.6 \times \$286,900) / 1000 = \$4,188.74$$

$$\text{3rd quarter payment} = (\text{Total Tax} + \text{CPA} - \text{D}) / 2$$

$$\text{第3季稅款} = (\$4,188.74 + \$27.29 - \$1,870.15) / 2 = \$1,172.94$$

昆士市2009年至2015財政年度 未達限可徵稅數額

TOTAL EXCESS LEVY CAPACITY FY2009 TO FY2015

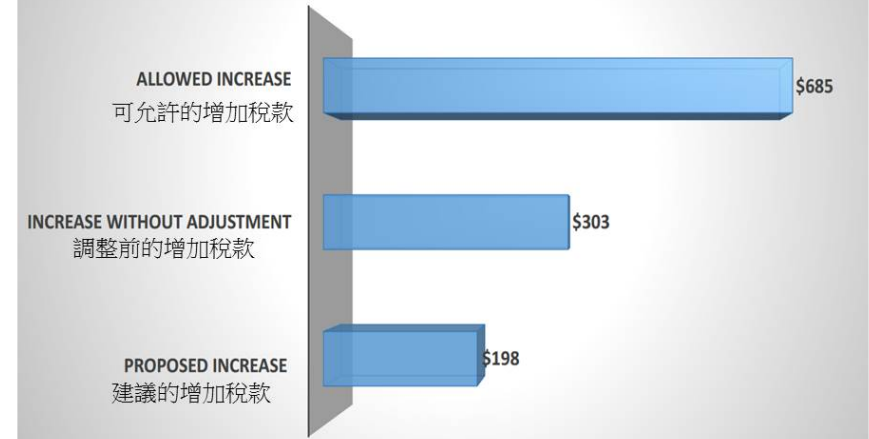


CONTINUING TO BUILD STRENGTH 繼續建造實力

- About \$6 million in additional Free Cash – which is revenue collected beyond expectations – will be put toward the City's stabilization account and other financial policy objectives, such as the OPEB reserve, the Inclement Weather Account, and mid-year spending needs.
 - Allocation will bring the City's total stabilization funding to \$10 million, it's highest amount in years.
 - Wall Street has recognized the City's strong financial position with bond rating upgrade to AA+
- 增加了約六百萬元額外“自由現金”- 這項收入是超出預期：這筆款項將被撥到市府的“穩定帳戶”和其他財務政策項目上，比如OPEB儲備，惡劣天氣的支出帳戶，及年中的消費需要。
- 這分配使市府的穩定資金增至一千萬元，是多年來的最高額。
 - 華爾街已認識到昆士市的穩健財務狀況，債券評級已升級至AA+。

單家庭房屋徵稅

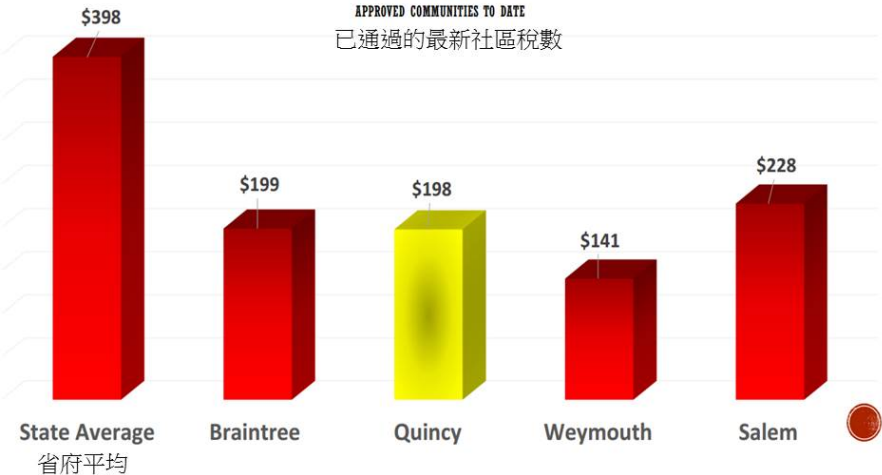
Single-Family Home Tax Bills



2015年財政年度單家庭房屋稅增幅 SINGLE FAMILY TAX BILL INCREASE

FY2015

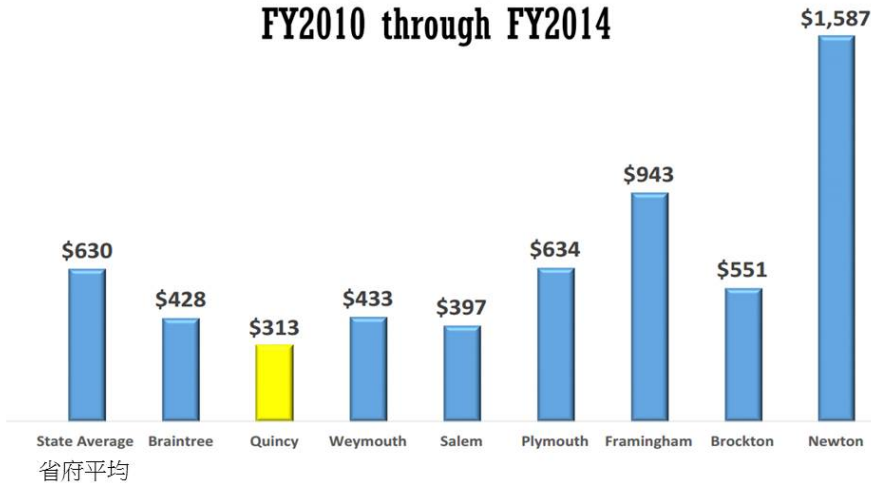
APPROVED COMMUNITIES TO DATE
已通過的最新社區稅數



TAX HISTORY 稅收歷史

- Tax bill increases have been kept well below the state average over the last 5 years.
 - Roughly half the dollar value of the state average.
 - Lower than most neighboring communities and similar cities.
- 過去5年, 加稅增幅保持在遠低於省府的平均值。
- 約是省府平均值中每美元的一半價值。
 - 比大多數鄰近社區及同類型城市為低

2010年至2014年財政年度 平均單家庭房屋地產稅增幅 Average Single Family Tax Increase FY2010 through FY2014



LEAVING MILLIONS ON THE TABLE

數以百萬元的未達限徵稅數額

- Excess Levy Capacity is the state's term for the amount of money a city or town is below the legally allowed tax limit, called Proposition 2.5.
 - Most cities and towns go very close to the limit, or even try to exceed it seeking voter-approved overrides of Proposition 2.5
 - For example, recent overrides in Scituate and Holbrook will add hundreds of dollars to the tax bills of individual homeowners.
 - The state average for excess levy capacity is about \$1 million.
 - After this tax rate is set, Quincy will have more than **\$20 million in excess capacity.**
 - By way of additional example, the City of Boston, with a total tax levy of \$1.8 billion has \$190,000 in excess levy capacity.
- 未達限可徵稅數額(Excess Levy Capacity)是省府用詞, 意思是一個城市或城鎮的徵收稅數低於法律允許的稅限, 這條例名稱是“2.5 條例”(Proposition 2.5)。
- 大多數城或鎮都選擇徵收接近可允許的稅收上限, 甚至會尋求選民批准, 試圖超越“2.5條例”的限制。
- 例子: 近期Scituate 及 Holbrook 兩地區都超越了“2.5條例”, 使個別業主因此將被增加數百元的繳稅
 - 省府平均未達限可徵稅數額(Excess Levy Capacity)約為100萬美元
 - 在稅率設定後, 昆士市將有超過2千萬元的未達限可徵稅空間
 - 附加例子: 波士頓市, 在總徵稅額18億後, 其未達限可徵稅數目是19萬元。

Excess Levy Capacity 未達限可徵稅數額

