

All town comparisons, and school cost comparisons

8/17/26

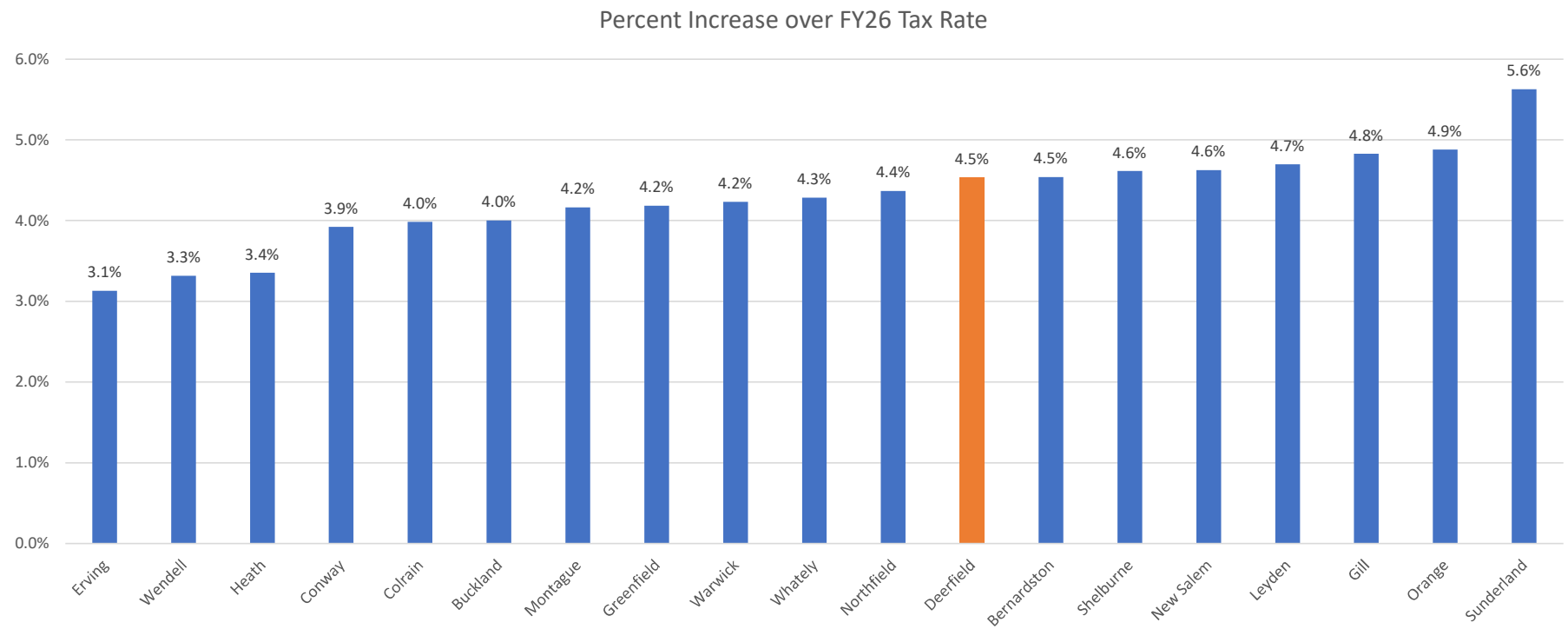
Notes

- Following slides use
 - Estimated annual capital assessment from FCTS slides
 - <https://4.files.edl.io/a6a6/06/23/26/183144-d89a48d2-0cc8-4beb-a014-3e5e3c8878f1.pptx>
 - Calculated tax impact using the MA Department of Local Services (DLS) calculator:
 - <https://dls-gw.dor.state.ma.us/reports/rdPage.aspx?rdReport=Analysis.TaxImpactCalc>

Individual Town Tax Impact

Member Community	Estimated Annual Capital Assessment	FY26 Tax Rate (per \$1000)	FY26 Tax Rate Increase (per \$1000)	Percent Increase	Estimated Average Single-Family Home Increase	Average single-family home value
Bernardston	248,000	\$15.20	\$0.69	4.5%	\$227.83	330,188
Buckland	219,000	\$16.74	\$0.67	4.0%	\$232.32	346,746
Colrain	178,000	\$17.82	\$0.71	4.0%	\$190.91	268,887
Conway	237,000	\$14.28	\$0.56	3.9%	\$248.42	443,607
Deerfield	695,000	\$13.45	\$0.61	4.5%	\$284.98	467,180
Erving	422,000	\$9.58	\$0.30	3.1%	\$86.82	289,400
Gill	173,000	\$14.91	\$0.72	4.8%	\$242.83	337,264
Greenfield	1,870,000	\$18.64	\$0.78	4.2%	\$253.71	325,269
Heath	89,000	\$19.39	\$0.65	3.4%	\$169.84	261,292
Leyden	90,000	\$14.69	\$0.69	4.7%	\$240.84	349,043
Montague	979,000	\$15.13	\$0.63	4.2%	\$205.19	325,698
New Salem	123,000	\$13.62	\$0.63	4.6%	\$229.02	363,524
Northfield	422,000	\$13.28	\$0.58	4.4%	\$198.15	341,638
Orange	772,000	\$16.60	\$0.81	4.9%	\$239.57	295,765
Shelburne	243,000	\$12.79	\$0.59	4.6%	\$237.37	402,322
Sunderland	455,000	\$12.44	\$0.70	5.6%	\$334.66	478,086
Warwick	93,000	\$16.54	\$0.70	4.2%	\$202.92	289,886
Wendell	106,000	\$20.50	\$0.68	3.3%	\$184.59	271,456
Whately	233,000	\$13.07	\$0.56	4.3%	\$250.66	447,607

Individual Town Tax Impact



Sorted by:
assessment,
single-family home increase

Member Community	Annual Capital Assessment
Heath	89,000
Leyden	90,000
Warwick	93,000
Wendell	106,000
New Salem	123,000
Gill	173,000
Colrain	178,000
Buckland	219,000
Whately	233,000
Conway	237,000
Shelburne	243,000
Bernardston	248,000
Erving	422,000
Northfield	422,000
Sunderland	455,000
Deerfield	695,000
Orange	772,000
Montague	979,000
Greenfield	1,870,000

Member Community	Estimated Average Single-Family Home Tax Increase
Erving	\$86.82
Heath	\$169.84
Wendell	\$184.59
Colrain	\$190.91
Northfield	\$198.15
Warwick	\$202.92
Montague	\$205.19
Bernardston	\$227.83
New Salem	\$229.02
Buckland	\$232.32
Shelburne	\$237.37
Orange	\$239.57
Leyden	\$240.84
Gill	\$242.83
Conway	\$248.42
Whately	\$250.66
Greenfield	\$253.71
Deerfield	\$284.98
Sunderland	\$334.66

APPORTIONMENT OF COSTS

Member	Cap Assessment	
Bernardston	3.24%	\$248,000**
Buckland	2.86%	\$219,000
Colrain	2.33%	\$178,000
Conway	3.10%	\$237,000
Deerfield	9.08%	\$695,000
Erving	5.52%	\$422,000
Gill	2.26%	\$173,000
Greenfield	24.50%	\$1.87M
Heath	1.16%	\$89,000
Leyden	1.17%	\$90,000

Member	Cap Assessment	
Montague	12.80%	\$979,000
New Salem	1.61%	\$123,000
Northfield	5.52%	\$422,000
Orange	10.10%	\$772,000
Shelburne	3.17%	\$243,000
Sunderland	5.95%	\$455,000
Warwick	1.21%	\$93,000
Wendell	1.38%	\$106,000
Whately	3.04%	\$233,000

**Average Annual Capital Expense

Following slides are:

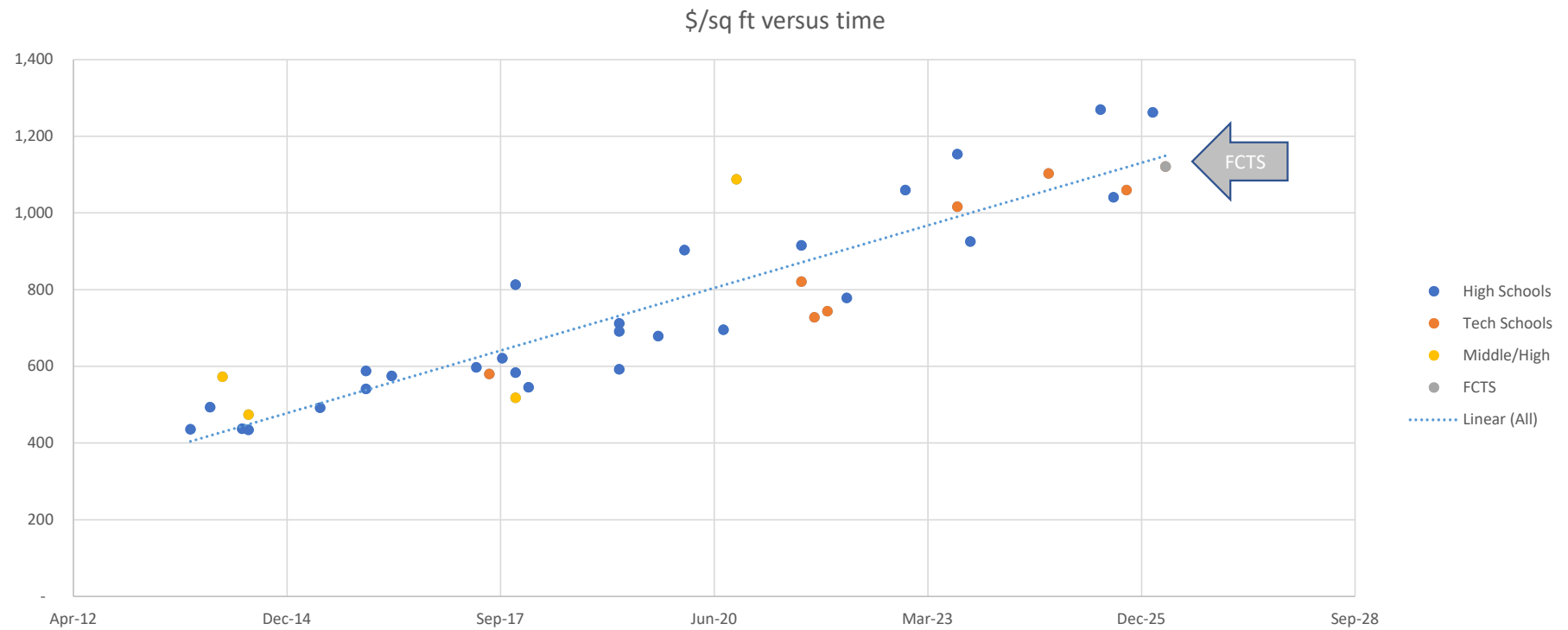
- Estimated Construction & Total Project Cost Data at Schematic Design
- from the MSBA website
- for high school and middle/high school projects
 - including tech schools
- since 2014

[https://massschoolbuildings.org/building/CP Information Cost Data](https://massschoolbuildings.org/building/CP%20Information%20Cost%20Data)

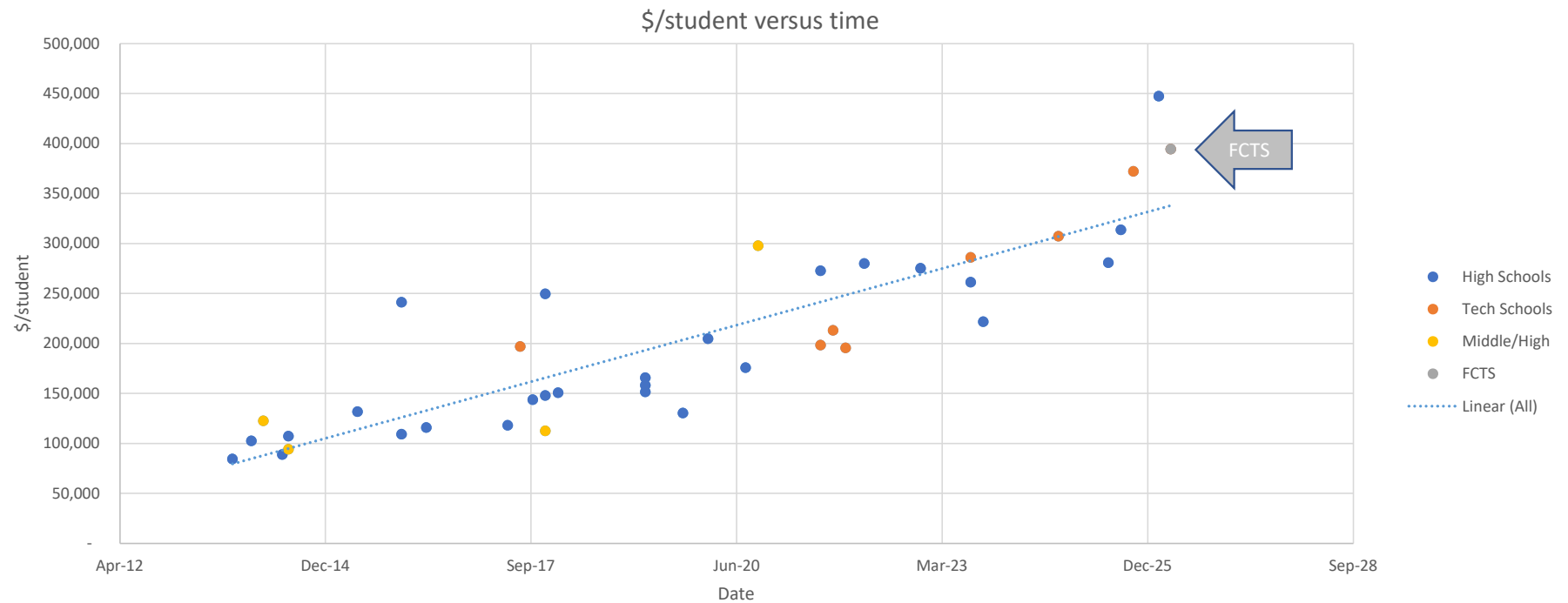
[https://massschoolbuildings.org/sites/default/files/edit-contentfiles/Programs/CP%20Data/Designer%26OPM/Estimated Construction Total Project Cost Data Schematic Design Current Middle-High Schools.pdf](https://massschoolbuildings.org/sites/default/files/edit-contentfiles/Programs/CP%20Data/Designer%26OPM/Estimated%20Construction%20Total%20Project%20Cost%20Data%20Schematic%20Design%20Current%20Middle-High%20Schools.pdf)

[https://massschoolbuildings.org/sites/default/files/edit-contentfiles/Programs/CP%20Data/Designer%26OPM/Estimated Construction Total Project Cost Data Schematic Design Current High School.pdf](https://massschoolbuildings.org/sites/default/files/edit-contentfiles/Programs/CP%20Data/Designer%26OPM/Estimated%20Construction%20Total%20Project%20Cost%20Data%20Schematic%20Design%20Current%20High%20School.pdf)

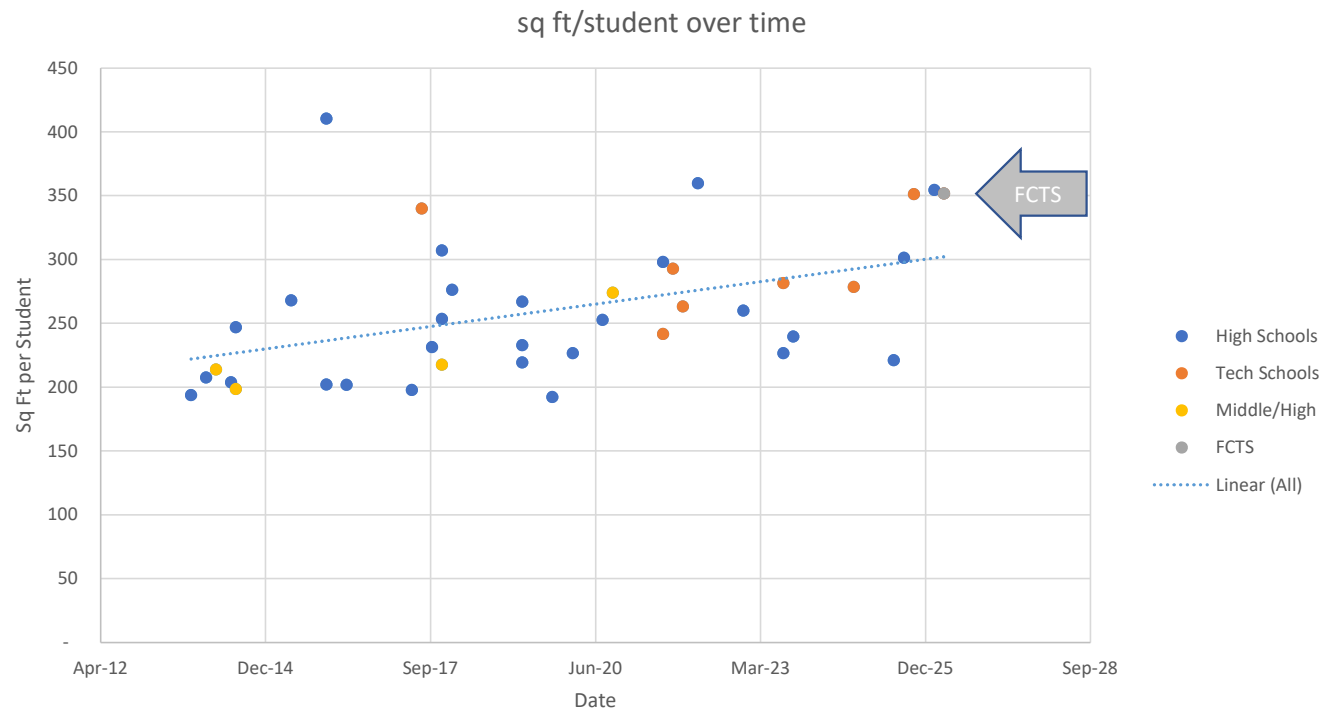
\$/sq ft as a function of time



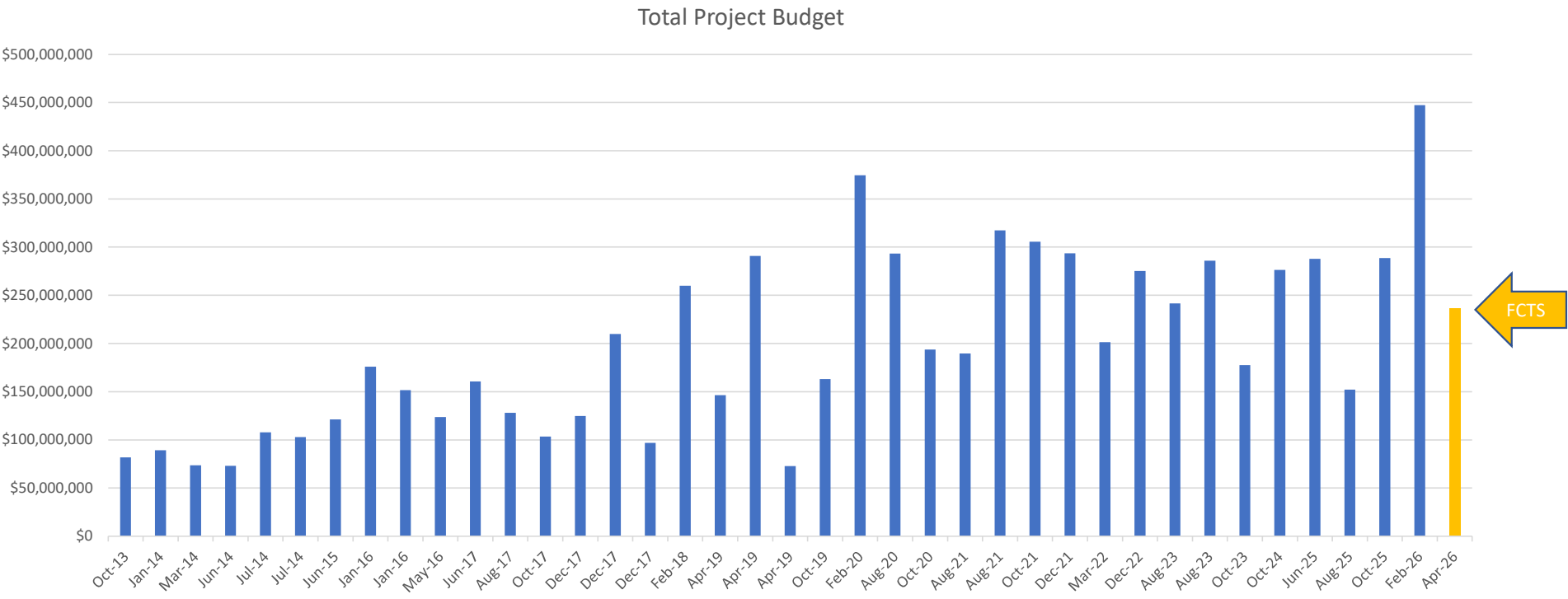
\$/student as a function of time



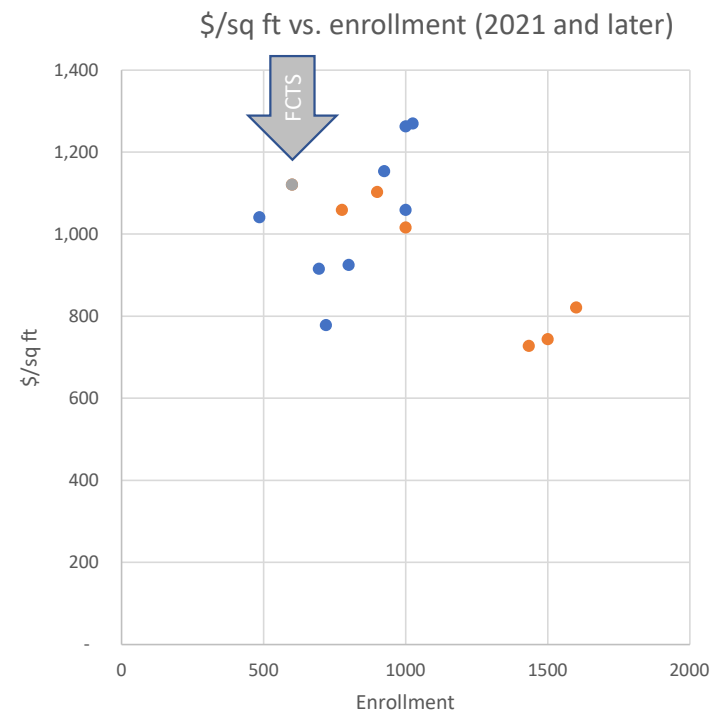
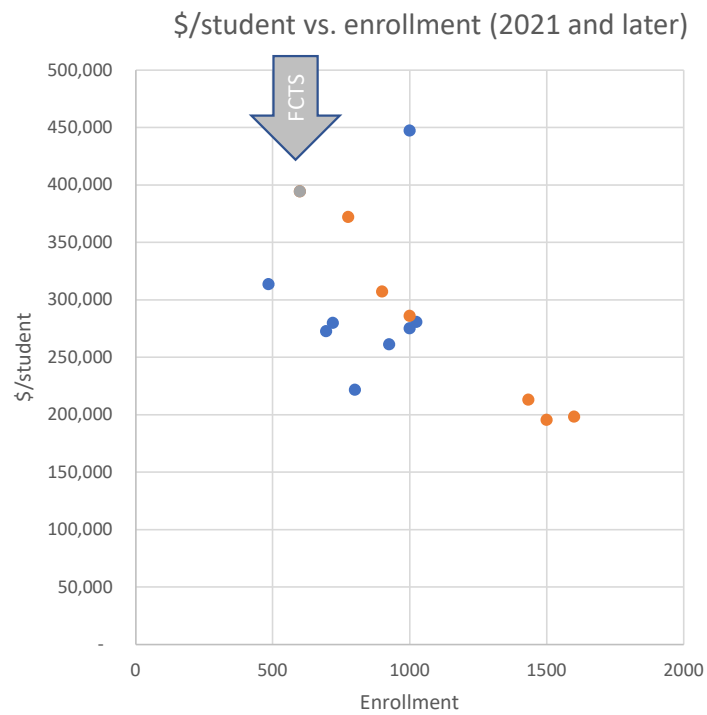
Sq ft per student



Total Budget over Time



As a function of enrollment



As a function of enrollment

