



Exhibit A: Policy establishing an ad-hoc Tax Classification Committee

There is hereby established a five (5) member ad-hoc Tax Classification Committee (Committee) to advise the Board of Selectmen on matters related to the tax classification process. The purposes of the Committee are to advise the Board of Selectmen and the Town Manager on matters of policy related but not limited to:

- The residential factor;
- The open space discount;
- The residential exemption;
- The commercial exemption.

The Committee will be created from the date of this hearing until December 31, 2007, unless such term is modified by the Board of Selectmen. They will deliver final recommendations to the Board by October 31, 2007.

In selecting the Committee membership of 5 members, the Board of Selectmen shall appoint all members and shall give consideration to members representing the following interests within the community:

- Member or designee of the Reading/North Reading Chamber of Commerce;
- Member or designee of the Economic Development Committee;
- Member or designee of the Board of Selectmen;
- Member or designee of the Finance Committee;
- Member or designee of the Community Planning and Development Committee.

The Committee shall be advisory in all matters. Decisions as to whether or not to implement measures shall rest as appropriate with the Town Manager, the Board of Selectmen, or other body having jurisdiction in the matter.

This Committee shall administratively fall within the Finance Department. Staff as available will be assigned by the Town Manager to work with the Committee.

Adopted 2-6-07

Exhibit B

Reading Tax Classification Advisory Committee
Comparison Calculations since 1993 Study

	<u>1993</u>	<u>2007</u>	<u>Increase Over Time</u>
Levy	20,689,604	45,686,874	120.82%
Ass. Value	1,375,638,600	3,785,159,436	175.16%
Tax Rate	15.04	12.07	

Breaking down the increase on assessed value over time -

Ass. Value	1,375,638,600	3,785,159,436	175.16%
Res. Share	1,240,608,666	3,509,857,100	182.91%
Com. Share	135,029,934	275,302,336	103.88%

Calculating change in residential v. commercial share over time -

Res. Share	90.18%	92.73%	2.82%
Com. Share	9.82%	7.27%	-25.90%

Comparison of increase in residential units and commercial units over time -

Residential (SF & Condo)	6,703	7,270	8.46%
Commercial (C & I)	192	219	14.06%

Exhibit C.

Community	Parcels	Com%	Split	Shift	Max Shift
Lincoln	2,227	3.4%	Y	1.25*	1.5
Melrose	8,822	5.0%	Y	1.715	1.795
Belmont	7,811	5.1%	N	1.0	1.5
Winchester	7,568	5.1%	Y	***	1.5
Winthrop	5,275	5.4%	Y	1.08*	1.5
Reading	8,213	6.6%	N	1.0	1.5
Lynnfield	4,214	7.4%	Y	1.13*	1.5
Stoneham	7,472	11.2%	Y	1.601	1.627
N. Reading	5,521	11.7%	N	1.0	1.5
Lexington	11,042	12.2%	Y	1.78	1.90
Needham	9,893	12.4%	Y	1.75	1.8245
N. Andover	9,337	12.5%	Y	1.18	1.50
Wakefield	8,656	14.8%	Y	1.90	1.90
Saugus	9,958	18.6%	Y	1.90	1.90
Watertown	9,446	18.8%	Y	1.75	1.8088
Andover	11,052	20.8%	Y	1.42*	1.75
N. Attleboro	9,848	20.9%	Y	1.05	1.50
Wilmington	8,108	22.5%	Y	1.90	1.90
Woburn	12,119	28.7%	Y	1.75	1.7920
Burlington	7,723	32.7%	Y	1.893	1.90

COMMUNITIES SHIFTED

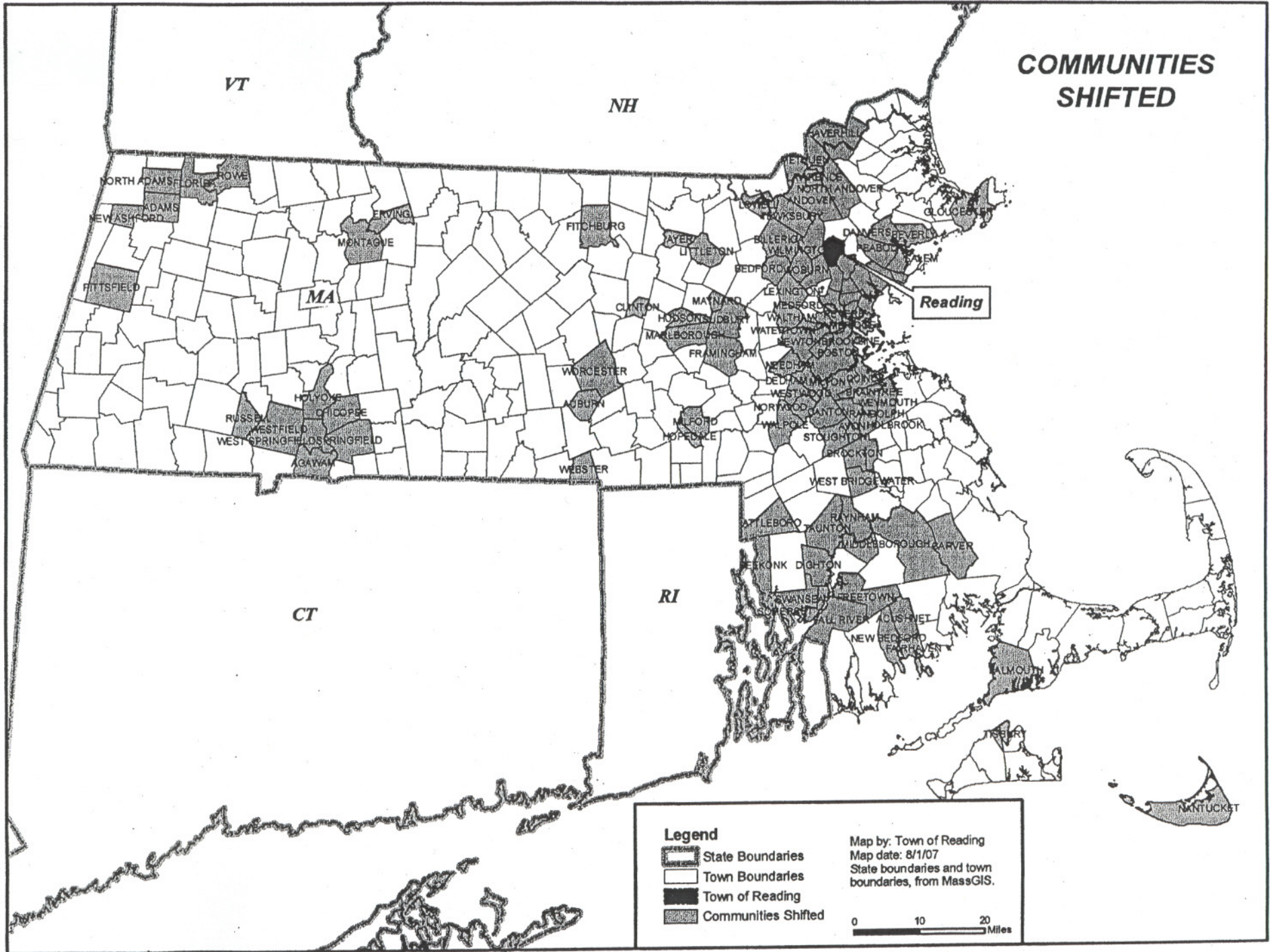


Exhibit E.

Commercial Properties

Address	580 Main Street (Tambone Building)
	VALUE TAX 5 YEAR DIFF 5 YEAR PERCENT VALUE
FY2007	1,158,200 \$13,979.47 \$625.79 4.686 0.99314
FY2006	1,224,300 \$14,789.54
FY2005	1,202,700 \$15,117.94
FY2004	1,162,200 \$14,213.71
FY2003	1,166,200 \$13,353.68

Address	107 Main Street (Wayside Bazaar)
	VALUE TAX 5 YEAR DIFF 5 YEAR PERCENT VALUE
FY2007	720,900 \$8,701.26 \$766.27 9.657 1.043875
FY2006	716,200 \$8,651.70
FY2005	717,200 \$9,015.20
FY2004	690,600 \$8,446.04
FY2003	690,600 \$7,934.99

Address	161 Ash Street (Boisvert Building)
	VALUE TAX 5 YEAR DIFF 5 YEAR PERCENT VALUE
FY2007	731,800 \$8,832.83 \$990.90 12.636 1.072234
FY2006	739,600 \$8,934.37
FY2005	728,700 \$9,159.76
FY2004	682,500 \$8,346.98
FY2003	682,500 \$7,841.93

AVERAGE 1.036416

Residential Properties

Address	120 South Street
	VALUE TAX 5 YEAR DI 5 YEAR PERCENT VALUE
FY2007	518,200 \$6,254.67 \$1,573.64 33.617 1.271969
FY2006	508,400 \$6,141.47
FY2005	478,200 \$6,010.97
FY2004	448,100 \$5,480.26
FY2003	407,400 \$4,681.03

Address	62 Grey Coach
	VALUE TAX 5 YEAR DI 5 YEAR PERCENT VALUE
FY2007	871,900 \$10,523.83 \$2,463.59 30.565 1.242908
FY2006	850,400 \$10,272.83
FY2005	758,100 \$9,529.32
FY2004	701,500 \$8,579.35
FY2003	701,500 \$8,060.24

Address	717 Haverhill Street
	VALUE TAX 5 YEAR DI 5 YEAR PERCENT VALUE
FY2007	388,700 \$4,691.61 \$1,148.09 32.400 1.260376
FY2006	381,900 \$4,613.35
FY2005	362,500 \$4,556.63
FY2004	345,500 \$4,225.47
FY2003	308,400 \$3,543.52

AVERAGE 1.258418