

TOWN HALL 3 EAST MAIN ROAD PERU, MA 01235

**SELECT BOARD MEETING MINUTES: December 19, 2023 @ 5:30 P.M.**

Peru Town Hall Meeting Room

Verne Leach, Chair Selectman/ACO  
Bruce Cullett, Selectman/Police Chief  
Doug Haskins, Selectman / Fin Com  
Terry Walker, Town Administrator  
Susan Koziara, Assessor  
Caryn Wendling, Tax Collector/Treasurer

Public Attendees: Keith Verge, Christine Verge

**Item 1: Call to order: 5:30 P.M.**

**Item 2: Roll Call: Chairman Leach present, Selectman Munch present, Selectman Haskins present**

**Item 3: State Recording status: None**

**Item 4: Pledge of Allegiance to the Flag: Led by Selectman Leach**

**Item 5: FY2024 Tax Classification Hearing: Ms. Koziara read the Public Hearing notice.**

- Ms. Koziara explained that there are 5 different property classes: Residential, Open Space, Industrial, Commercial, Personal Property
- The Board of Selectmen, at a Tax Classification public hearing, vote on the issue of selecting a residential factor which will determine the percentages of the tax burden for each class of property. The residential properties represent a majority of the total value in town (87.009%). Therefore, if the Board of Selectmen vote on a single rate, the estimated tax rate for FY2024 would be \$16.51 per thousand which is a decrease of 99 cents from last year.
- Mr. and Mrs. Verge, 110 Curtin Road, asked if their Chapter Land would be affected by the single tax rate. Ms. Koziara explained that Chapter Land would not be affected.
- Selectman Leach motion to set a single tax rate, Selectman Haskins second, 3-0
- Ms. Koziara mentioned that she will submit the Tax Recap sheet this evening and the Tax Rate should be approved by the end of the week.

**Item 6: Public Input: none**

**Item 7: Adjourn: Selectman Leach made motion to adjourn the 12/19/2023 Tax Classification Hearing, Selectman Munch second, Vote 3-0. The 12/19/2023 Tax Classification Hearing was adjourned at 5:41 p.m.**

**Articles used:**

Tax Classification Presentation  
Public Hearing notice

Respectfully Submitted,

*Terry Walker*  
*Town Administrator*

Verne Leach, Chairman

  
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Doug Haskins, Selectman

  
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Ed Munch, Selectman

  
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Date Approved: 1-8-24

Received 1/8/2024 Kim Leach , Town Clerk



# Town of Peru

Tax Classification Presentation

**DECEMBER 19, 2024 at 5:30 p.m.**

## MINIMUM RESIDENTIAL FACTOR

The Classification Act of 1978 allows for a shift of the tax rate which would place more of the tax burden on the Commercial, Industrial and Personal Property classes (known as CIP) from the Residential classes within certain limits. Peru can shift up to 150% from the residential to the commercial, industrial and personal property accounts.

The Board of Selectmen, at a public hearing, annually vote on the issue of selecting a residential factor which will determine the percentages of the tax burden for each class of property for the fiscal year. If a factor of 1 is chosen, it will result in a uniform allocation among all classes. If a factor of less than one is chosen, the burden will be greater on CIP (Commercial, Industrial and Personal Property) parcels.

The total assessment of all taxable properties in the Town of Peru for FY2024 is \$127,444,162.00. This is an increase of \$13,202,012.

which represents a 11.556% increase over last year's taxable value.

Residential properties continue to represent a majority of the total value in town (87.009%) with commercial/industrial and personal property making up the remainder.

If a residential factor of 1 is chosen, the estimated tax rate for FY2024 would be \$16.51/thousand which is a decrease of 99 cents from last years' rate of \$17.50. With this rate, the average tax bill for a single family residence in Peru would be \$4,334.60.

## HISTORICAL TAX RATES

Fy2010	\$15.33
Fy2011	\$15.07
Fy2012	\$15.40
Fy2013	\$16.30
Fy2014	\$17.30
Fy2015	\$18.36
Fy2016	\$20.15
Fy2017	\$17.58
Fy2018	\$18.70
Fy2019	\$18.48
Fy2020	\$18.76
FY2021	\$19.21
FY2022	\$18.32
FY 2023	\$17.50

Should the Selectmen choose to adopt a split rate, there are many options to choose from. For example,

If the maximum CIP shift factor of 1.5 is chosen, the estimated residential tax rate would be **\$15.28** and the Commercial, Industrial and Personal Property rate would be **\$24.76**.

The Selectmen may also vote to adopt the following:

**Residential Exemption:** This option applies an exemption up to 20% on principal residences only. Only a few cities/towns in Massachusetts have adopted this exemption. This allows a community to shift the burden away from certain lower valued properties to higher valued homes, apartment buildings and second homeowners. It reallocates the tax burden only within the residential class and does not increase the total tax revenue.

**Small Commercial Exemption:** This option applies an exemption up to 10% on commercial properties that meet certain criteria set by the Commonwealth of Massachusetts. A recent report provided by the Division of Unemployment Assistance identifies ten employers in Peru with less than 10 employees, however, only two may qualify for this exemption with one owning a mixed use parcel.

**Open Space Discount:** Peru has no such land designated as open space.

Lastly, the Board of Assessors hereby inform the Board of Selectmen that the town's excess levy capacity for FY24 is approximately \$407,774.54.



The Board of Selectmen of the Town of Peru has scheduled a Tax Classification Hearing to be held on Tuesday, December 19, 2023, at 5:30 p.m. at the Peru Town Hall, 3 East Main Road, Peru, Massachusetts. The purpose of this hearing is to decide whether to have a single tax rate for all classes of property located in town for Fiscal Year 2024.

Posted December 12, 2023 @ 12:15pm

*Kim A Leach*

Town Clerk