



MIDDLETOWN
Rhode Island

TOWN ADMINISTRATOR

TOWN OF MIDDLETOWN

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To: Town Council
From: Town Administrator *SLB*
Subject: Impact of School Construction Bond on Taxes
Date: January 31, 2023

Attached are two documents related to the impact of the proposed school construction bond on Middletown taxes.

The first document compares the different tax rates for resident, non-resident, commercial and tangible rates based on the current or original assessment, the assessment plus payments for a 30 year bond, and the assessment plus payments for a 25 year bond.

The second document looks at the tax increase in dollar amounts for an individual taxpayer per \$100,000 of assessed value. This second table allows us to calculate roughly the potential impact of a \$190 million bond would have on property owners in Middletown, either with a 30 year bond or a 25 year bond.

Please contact me with your questions.

IMPACT OF SCHOOL BOND ON 2023 TAX RATES

Assessment Date: 12/31/2021

ORIGINAL	Net Assessment	Tax Rate	Levy
RP Non-resident	\$1,355,748,647	\$ 12.91	\$17,502,715
RP Commercial	\$719,254,343	\$ 17.85	\$12,838,690
RP Resident	\$1,415,817,946	\$ 12.02	\$17,018,132
Tangible	\$102,984,775	\$ 17.85	\$1,838,278
			\$49,197,815

ORIGINAL + 30 yr BOND	Net Assessment	Tax Rate	Levy
RP Non-resident	\$1,355,748,647	\$ 14.642	\$19,850,872
RP Commercial	\$719,254,343	\$ 20.248	\$14,563,462
RP Resident	\$1,415,817,946	\$ 13.620	\$19,283,440
Tangible	\$102,984,775	\$ 20.248	\$2,085,236
			\$55,783,010

ORIGINAL + 25 yr BOND	Net Assessment	Tax Rate	Levy
RP Non-resident	\$1,355,748,647	\$ 14.790	\$20,051,522
RP Commercial	\$719,254,343	\$ 20.464	\$14,718,821
RP Resident	\$1,415,817,946	\$ 13.770	\$19,495,813
Tangible	\$102,984,775	\$ 20.464	\$2,107,480
			\$56,373,636

Town of Middletown
 \$190M School Construction Bond
 Fiscal Impact - Change in Taxes Assessed

Category	Net Assessment	Rate		
		12/31/2021	30-year amort	25-year amort
Real property - Resident	1,415,817,946	12.020	13.620	13.770
Real property - Non-resident	1,335,748,647	12.910	14.642	14.790
Real property - Commercial	719,254,343	17.850	20.248	20.464
Tangible	102,984,775	17.850	20.248	20.464

Change in taxes assessed - \$190M school construction bond
 30-year bond amortization

Assessment	Real property			Tangible
	Resident	Nonresident	Commercial	
100,000	160	173	240	240
200,000	320	346	480	480
300,000	480	520	719	719
400,000	640	693	959	959
500,000	800	866	1,199	1,199
600,000	960	1,039	1,439	1,439
700,000	1,120	1,212	1,679	1,679
800,000	1,280	1,386	1,918	1,918
900,000	1,440	1,559	2,158	2,158
1,000,000	1,600	1,732	2,398	2,398

Change in taxes assessed - \$190M school construction bond
 25-year bond amortization

Assessment	Real property			Tangible
	Resident	Nonresident	Commercial	
100,000	175	188	261	261
200,000	350	376	523	523
300,000	525	564	784	784
400,000	700	752	1,046	1,046
500,000	875	940	1,307	1,307
600,000	1,050	1,128	1,568	1,568
700,000	1,225	1,316	1,830	1,830
800,000	1,400	1,504	2,091	2,091
900,000	1,575	1,692	2,353	2,353
1,000,000	1,750	1,880	2,614	2,614