

Table 2: Annual and Monthly Phase-In for Median Residential Properties (Full Four Year Phase-in)								
		Growth	Year 1 Adjustment (Annual)	Year 2 Adjustment (Annual)	Year 3 Adjustment (Annual)	Year 1 Adjustment (Monthly)	Year 2 Adjustment (Monthly)	Year 3 Adjustment (Monthly)
<i>Single Family</i>	Below Average Growth	3%	157.35	104.9	52.45	13.11	8.74	4.37
	Average Growth	13%	-6.87	-4.58	-2.29	-0.57	-0.38	-0.19
	Above Average Growth	23%	-171.54	-114.36	-57.18	-14.3	-9.53	-4.77
<i>Condominium</i>	Below Average Growth	-5%	173.34	115.56	57.78	14.45	9.63	4.82
	Average Growth	5%	76.11	50.74	25.37	6.34	4.23	2.11
	Above Average Growth	15%	-21.57	-14.38	-7.19	-1.8	-1.2	-0.6
<i>Multi- Residential</i>	Below Average Growth	14%	-125.49	-83.66	-41.83	-10.46	-6.97	-3.49
	Average Growth	24%	-872.01	-581.34	-290.67	-72.67	-48.45	-24.22
	Above Average Growth	34%	-1618.5	-1079	-539.5	-134.88	-89.92	-44.96

Multi-Residential Phase-In

Table 3: Amount Eligible for Phase-In on Median Multi-Residential Property (Partial Phase-In [Option 2])							
		Growth	Assessed Value	2024 Base Municipal Taxes	Rev. Neutral Municipal Tax	Amount Eligible for Phase-In	Four Year Phase-in Adjustment
<i>Multi-Residential</i>	2024 Base Property		\$1,581,900	\$11,206.94			
	Below Average Growth	4%	\$1,649,600		\$9,403.51	-\$1,803.43	\$450.86
		14%	\$1,807,800		\$10,305.33	-\$901.61	\$225.40
	Average Growth	24%	\$1,966,000		\$11,207.15	\$0.21	-\$0.05
	Above Average Growth	34%	\$2,124,200		\$12,108.96	\$902.02	-\$225.51
		44%	\$2,282,400		\$13,010.77	\$1,803.83	-\$450.96

Commercial Properties

Table 4: Amount Eligible for Phase-In on Median <i>Commercial Properties (Full Phase-in)</i>							
		Growth	Assessed Value	2024 Base Municipal Taxes	Rev. Neutral Municipal Tax	Amount Eligible for Phase-In	Four Year Phase-in Adjustment
	2024 Base Property		\$1,190,900	\$13,414.68			
	Below Average Growth	-22%	\$927,600		\$10,673.94	-\$2,740.74	685.19
		-12%	\$1,046,700		\$12,044.42	-\$1,370.26	342.57
	Average Growth	-2%	\$1,165,800		\$13,414.92	\$0.24	-0.06
	Above Average Growth	8%	\$1,284,900		\$14,785.40	\$1,370.72	-342.68
		18%	\$1,404,000		\$16,155.89	\$2,741.21	-685.3
It is estimated that 38% of commercial properties are within -12% and 8% (10% of the average).							