

Lunenburg FY22 to FY23 Property Tax Analysis

This section focuses on the Tax change by Classification Code

Property Type and Classification Codes	FY23	FY22 - FY23		Comments
	Total Number Properties	Average Tax Increase	Total Tax Increase	
Single Family Code 1010, All Properties	3588	\$ 430.04	\$ 1,542,989.10	Chairman Jeffreys quoted \$428 average increase per household
Single Family Code 1010, Site Index 1 (Waterfront)	429	\$ 3,590.64	\$ 1,540,385.19	Chairman Jeffreys quoted 434 homes
Single Family Code 1010, Site Index Not 1 (Non-Waterfront)	3159	\$ 0.82	\$ 2,603.91	The average tax increase for a single waterfront home owner is more than the total tax increase for all 3159 non-waterfront homes!
Condo Code 102	436	\$ (656.27)	\$ (286,134.53)	All Condo Values stayed EXACTLY the same from FY22 to FY23
Multi Family Codes 104, 105 w 2 waterfront homes	86	\$ 107.43	\$ 9,238.75	2 waterfront properties equal 83% of the total multi family tax increase!
Multi Family Codes 104, 105 w/o 2 waterfront homes	84	\$ 18.59	\$ 1,561.30	
Private Land Codes 106, 1300-1320	626	\$ 60.78	\$ 37,985.27	All private land. 10 properties now have houses but still indexed as land?
Private Land Codes 106, 1300-1320, New homes removed	616	\$ (40.50)	\$ (24,946.03)	10 properties with homes removed (should be 1010?) Non-Waterfront land values in Lunenburg dropped!
Commercial Properties Codes 300 - 393	140	\$ (1,360.78)	\$ (190,509.41)	
Industrial Properties Codes 400 to 452	31	\$ (2,378.52)	\$ (73,734.07)	
Non-Waterfront tax change			\$ (500,550.08)	Waterfront property owners covered the entire 2.5% tax increase, \$678K; the decrease in taxes given to non-waterfront homes, condo's, private land, commercial and Industrial properties; and an addional \$362K!

This section shows the premium paid for waterfront property

Classification Code 1010	Difference	Waterfront Homes	Non Waterfront Homes	
Average Tax per property in FY22	20%	\$ 7,527.73	\$ 6,285.62	In FY22, Waterfront Homes Paid an average of 20% more property tax than other homes in Lunenburg
Average Tax per property in FY23	77%	\$ 11,118.37	\$ 6,286.45	In FY23, Waterfront Homes paid an average of 77% more property tax than other homes in Lunenburg

It is worth noting, waterfront land and homes are typically much smaller and neighbors much closer than other areas of Lunenburg. Cost per square foot of property would show an even larger disparity

data reference: https://www.lunenburgma.gov/sites/default/files/field/files-docs/fy22_assessed_values.pdf