

2023 MUNICIPAL TAX RATE CALCULATION FORM

ENHANCED BUSINESS EQUIPMENT TAX EXEMPTION CALCULATION SHEET

Municipality: BATH

BE SURE TO COMPLETE AND FILE THIS FORM IN CONJUNCTION WITH THE TAX RATE FORM

Standard BETE Reimbursement Computation

1. a. Total exempt value of all BETE property as of April 1, 2023	\$210,059,600 <small>(from page 2, line 15c.)</small>
b. Total exempt value of all BETE property located outside TIF Districts with captured assessed value (Line 1a. minus line 3b.)	\$203,738,000
c. Percent of reimbursement for BETE exempt property (2023 statutory standard 50% reimbursement)	50.00%
d. Value of all BETE qualified exempt property subject to standard reimbursement	\$0

Enhanced Reimbursement if Personal Property Factor Exceeds 5% of Total Taxable Value

2. a. Total taxable value of all business personal property	\$128,363,600
b. Total taxable value of all real estate and personal property	\$1,536,509,203
c. Total value of all BETE qualified exempt property subject to enhanced reimbursement if not located in a Municipal Retention TIF District subject to a > % of line 2.(f)	\$203,738,000
d. Personal property factor $[(2a. + 1a.) / (2b. + 1a.)]$	19.38%
e. Line 2d. / 2	9.69%
f. Line 2(e) plus 50% (if line 2(d) is greater than 5%)	59.69%
g. Value of all BETE qualified exempt property subject to Enhanced reimbursement	\$121,611,212 <small>(if zero results see below)</small>

Municipal Retention Tax Increment Percentage

3. a. Percentage of captured assessed value retained by the municipality and allocated for the municipality's own authorized TIF project costs approved as of 4/1/2008. (Defaults to Statutory Standard unless Municipal Retention % is greater than standard reimbursement)	<input type="text" value="100.00%"/>	100.00%
b. Captured Assessed Value of BETE qualified property located within TIF districts		\$6,321,600
c. Value of all TIF BETE qualified exempt property subject to reimbursement		\$6,321,600 <small>(if zero results see below)</small>

Total Reimbursable BETE Exempt Value

4. Total of all reimbursable BETE Exempt value 1.(d) or 2.(g)+ 3.(c)	\$127,932,812
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Municipal Appropriation			budget breakdown					
Fund 1 general fund		\$12,911,910						
Fund 6 landfill fund		\$1,750,647						
Fund 5 capital fund		\$1,330,020						
Total Municipal		\$15,992,577	This is line 8 on tax calc form.					
Municipal Revenues								
Fund 1		\$12,911,910	Municipal Revenues = general fund budget for each item.					
landfill fund 6		\$1,750,647						
capital fund5		\$1,330,020						
tot municipal rev		\$15,992,577						
prop tax fund 1		\$6,389,317	Amounts anticipated from property taxes for each fund, and state revenue sharing estimate.					
prop tax fund 5		\$1,298,020						
prop tax fund 6 landfill		\$1,076,537						
state revenue sharing		\$2,017,243						
other rev municipal		\$5,211,460						
School Assessment Fund 2		\$11,506,334						
County Assessment Fund 2		\$2,094,312						
BIW + City TIF Project Costs for original BIW TIF		\$4,579,065.53	From BIW Valuation and TIF Spreadsheet				FROM BRENDA	
Downtown TIF project costs		\$522,095.82	(includes estimated amount for Grant-Tate)					
BIW and CityWing Farm TIF project costs		\$886,470.91						
Huse School TIF project costs		\$30,599.99						
Uptown Housing TIF (estimated)		\$18,347.49						
Total TIF financing amount		\$6,036,579.73						
Juli notes								
							municipal levy	\$8,763,874
							school levy	\$11,506,334
							county levy	\$2,094,312
							total levy	\$22,364,520
Tax Rate	0.0169	\$16.90					(note: excluding tif and overlay)	
City	39.19%	\$6.62						
County	9.36%	\$1.58						
School	51.45%	\$8.69						
	100.00%	\$16.90						
TIF Details								
	City	BIW	Huse School	Uptown Housing	Grant Tate LLC	Total Project Costs	Valuation for project costs	
BIW TIF1	\$ 3,469,195.67					\$ 3,469,195.67	\$	205,277,850.00
BIW TIF 2	\$ 1,109,869.86					\$ 1,109,869.86	\$	65,672,773.00
Wing Farm (includes BETE)	\$ 620,037.34	\$ 266,433.57				\$ 886,470.91	\$	52,453,900.00
Downtown	\$ 515,943.38				\$ 6,152.45	\$ 522,095.82	\$	30,893,244.00
Huse School Housing TIF	\$ -	\$ -	\$ 30,599.99			\$ 30,599.99	\$	1,810,650.00
Uptown Housing TIF	\$ -	\$ -	\$ -	\$ 18,347.49		\$ 18,347.49	\$	1,085,650.00
Total	\$ 5,715,046.25	\$ 266,433.57	\$ 30,599.99	\$ 18,347.49	\$ 6,152.45	\$ 6,036,579.73	\$	357,194,067.00

Project Costs: Property Tax and BETE			budget breakdown	
	Property Tax	BETE		cross check
BIW TIF 1	\$ 3,015,625.86	\$ 453,569.81		\$ 3,469,195.67
BIW TIF 2	\$ 163,117.11	\$ 946,752.75		\$ 1,109,869.86
Wing Farm (includes BETE)	\$ 782,099.89	\$104,371		\$ 886,470.91
Downtown	\$ 522,095.82	\$0		\$ 522,095.82
Huse School Housing TIF	\$ 30,599.99	\$0		\$ 30,599.99
Uptown Housing TIF	\$ 18,347.49	\$0		\$ 18,347.49
Total	\$ 4,531,886.15	\$1,504,694		
	OAV	current taxable valuation	Increase valuation	
BIW TIF 1 RE & PP	\$0	\$178,439,400	\$178,439,400	
BIW TIF 2 RE & PP	\$211,685,400	\$221,337,300	\$9,651,900	
Wing Farm RE (includes exempt)	\$8,008,800	\$54,286,900	\$46,278,100	
Wing Farm PP (all increment is BETE)	\$676,100	\$530,300	\$0	
Downtown RE (includes exempt)	\$72,327,400	\$103,220,644	\$30,893,244	
Huse School RE	\$0	\$3,621,300	\$3,621,300	
Uptown Housing RE	\$1,334,500	\$3,505,800	\$2,171,300	
Total	\$294,032,200	\$564,941,644	\$271,055,244	

CERTIFICATE OF ASSESSMENT TO BE RETURNED TO MUNICIPAL TREASURER

State of Maine

County of Sagadahoc, ss.

I hereby certify, that I have assessed a tax on the estate, real and personal, liable to be taxed in the Municipality of Bath, Maine for the fiscal year 7/1/2023 to 6/30/2024, at 16.90 mills on the dollar, on a total taxable valuation of \$1,536,509,203

Assessments

1. County Tax	<u>\$2,094,312.00</u>	
2. Municipal Appropriation	<u>\$15,992,577.00</u>	
3. TIF financing plan amount	<u>\$6,036,579.73</u>	
4. Local Education Appropriation	<u>\$11,506,334.00</u>	
5. Overlay not to exceed 5% of "net to be raised"	<u>\$279,620.12</u>	
6. Total Assessments		<u>\$35,909,422.86</u>

Allowable Deductions

7. State Municipal Revenue Sharing	<u>\$2,017,243.00</u>	
8. Homestead Reimbursement	<u>\$551,649.80</u>	
9. BETE Reimbursement	<u>\$2,162,064.53</u>	
10. Other revenue	<u>\$5,211,460.00</u>	
11. Total Deductions		<u>\$9,942,417.33</u>

12. Net Assessment for Commitment **\$25,967,005.53**

Lists of all the same I have committed to Juli Millett, Tax Collector of said Municipality, with warrants in due form of law for collecting and paying the same to Juli Millett, Municipal Treasurer of said Municipality, or the successor in office, on or before such date, or dates, as provided by legal vote of the Municipality and warrants received pursuant to the laws of the State of Maine. (36 M.R.S., §712)

Given under my hand this 28th day of August, A.D. 2023.

Brenda E. Cummings
Municipal Assessor

Complete in Duplicate
File Original with Treasurer
File Copy in Valuation Book
PTA 201 (04/21)

ASSESSORS' CERTIFICATION OF ASSESSMENT

I HEREBY CERTIFY that the pages herein, numbered from 1 to [real property] and 1 to [personal property] inclusive, contain a list and valuation of estates, real and personal, liable to be taxed in the Municipality of Bath, Maine for state, county, district, and municipal taxes for the fiscal year 7/1/2023 to 6/30/2024, as they existed on the first day of April, 2023.

IN WITNESS THEREOF, I have hereunto set my hand at Bath, Maine this twenty-eighth day of August, A.D. 2023.

Brenda E. Cummings
Municipal Assessor

Complete in Duplicate
File Original with Tax Collector
File Copy in Valuation Book
Based on PTA 200 (04/21)

MUNICIPAL TAX ASSESSMENT WARRANT

State of Maine Municipality of Bath County of Sagadahoc

To [Juli Millett](#), Tax Collector of Bath

In the name of the State of Maine you are hereby required to collect of each person named in the list herewith committed to you the amount set down on said list as payable by that person.

Assessments

1. County Tax	\$2,094,312.00	
2. Municipal Appropriation	\$15,992,577.00	
3. TIF financing plan amount	\$6,036,579.73	
4. Local Education Appropriation	\$11,506,334.00	
5. Overlay not to exceed 5% of "net to be raised"	\$279,620.12	
6. Total Assessments		\$35,909,422.86

Allowable Deductions

7. State Municipal Revenue Sharing	\$2,017,243.00	
8. Homestead Reimbursement	\$551,649.80	
9. BETE Reimbursement	\$2,162,064.53	
10. Other Revenue	\$5,211,460.00	
11. Total Deductions		\$9,942,417.33

12. Net Assessment for Commitment \$25,967,005.53

You are to pay to [Juli Millett](#), the Municipal Treasurer, or to any successor in office, the taxes herewith committed, paying on the last day of each month all money collected by you, and you are to complete and make an account of your collections of the whole sum on or before [August 28, 2024](#).

In case of the neglect of any person to pay the sum required by said list until after [October 16, 2023](#); you will add interest to so much thereof as remains unpaid at the rate of 8% per annum, commencing [October 17, 2023](#) to the time of payment, and collect the same with the tax remaining unpaid.

Given under my hand, as provided by a legal vote of the Municipality and warrants received pursuant to the laws of the State of Maine, this [28th day of August, A.D. 2023](#).

Brenda E. Cummings
 Municipal Assessor

Complete in Duplicate
 File Original with Tax Collector
 File Copy in Valuation Book
 Based on PTA 200 (4/21)

CERTIFICATE OF COMMITMENT

To **Juli Millett**, the Collector of the Municipality of Bath, Maine, aforesaid.

Herewith are committed to you true lists of the assessments of the estates of the persons wherein named; you are to levy and collect the same, of each one their respective amount, therein set down, of the sum total of (being the amount of the lists contained herewith), according to the tenor of the foregoing warrant.

Given under my hand this **twenty-eighth day of August, 2023**.

_____ Assessor of Bath, Maine
Brenda E. Cummings

Complete in Duplicate
File Original with Tax Collector
File Copy in Valuation Book
Based on PTA 200 (4/21)

**Assessor's Return - Bath
2022-23 Sagadahoc County Tax Assessment**

Pursuant to a Warrant to us directed, from Gail Eaton, Sagadahoc County Treasurer, dated **the 18th day of July, 2023** we have assessed the polls and estates to the inhabitants, and the estates of the non-resident proprietors of the City of Bath, Maine, in said County, the sum of: **\$ 2,094,312.00** and have committed lists thereof to the Collector, or her successor in office, to be paid by her to Gail Eaton, Treasurer of the County of Sagadahoc, or her successor in office, on or before the fifteenth day of September next.

In Witness Whereof, I, the Assessor for the City of Bath, have hereunto set my hand at Bath, Maine on the **twenty-eighth day of August, 2023**.

Brenda E. Cummings Assessor of Bath, Maine

Return original to
Gail Eaton, County Treasurer
County of Sagadahoc
752 High St
Bath, ME 04530

File copy in commitment file and valuation book.

Wing Farm TIF

TIF Calculation Wing Farm Enterprise District

Tax Year 2023
 Tax Rate 0.0169

Original Value Real Property
 32-165-000 \$960,000
 Other Parcels \$7,048,800
Total Real Property OAV \$8,008,800

Original Value Pers Property \$676,100

Total OAV **\$8,684,900**

Current Real Property Value **\$54,286,900**
 Parcel 32-165-000 \$44,081,200
 Other Parcels \$10,205,700

Current Personal Property Value (Exempt and Taxable) **\$6,851,900**

Real Property Increment **\$46,278,100**
 Pre 4/1/2013 Increment (BIW 32-165-000) \$11,590,600
 Post 4/1/2013 Increment (BIW 32-165-000) \$31,530,600
 Other real property increment G76-D7 \$3,156,900

Retained Real Property Increment (CAV) **\$46,278,100**
 City Pre 4/1/2013 inc. retained (BIW 32-165-000) \$11,590,600
 BIW Post 4/1/2013 Inc retained (BIW 32-165-000) \$15,765,300
 City Post 4/1/2013 Inc retained (BIW 32-165-000) \$15,765,300
 City Other real property increment retained \$3,156,900

Personal Property Increment **\$6,175,800** **This is 3.b on Enh BETE**
 (D16-D9)

Retained Personal Property Increment **\$6,175,800**
 D16-D9) \$108,694

TOTAL CAV \$52,453,900

Total TIF Project Costs **\$886,470.91**
 City \$620,037.34
 BIW \$266,433.57

Valuation for project costs \$52,453,900.00 cross check

2019: per 11/26/2018 approved amendment to the TIF, removing certain real property and resetting OAV to \$8,684,900

Per amendment to TIF 2013, CAV percentage for RE now 100% throughout the district. 4/1/2015
 Real Property increment --in BIW district only -- split between BIW and City 50%. until 2023. then 40%

Note that per agreement increment to be split defined as based on increment after date of Amendment, not OAV. This is not entirely clear in the text but Shana Mueller (City Attorney) verifies

2019: Real Property Increment: Pre 4/1/2013 increment includes land value change from 2019 Appraisal (+240,000), and valuation of BIW assets 110088021 & 110088023 (Ultra Hall) from 2019 Appraisal (placed in service before 4/1/2013).

total BIW increment \$43,121,200

2021: used 2020 settlement allocated values for pre and post 4/1/2013

2014: Retained Real Property Increment is 50% of estate value of parcel 32-165-000 only (value added 4/1/2013).

2019: Per TIF agreement, 2019 Revaluation of real property in place before 4/1/2013 is considered pre-4/1/2013 (for land and buildings) Thus Line D19 includes the increase in land valuation from the OAV to the 2019 Appraisal. The increase in acres in the TIF (i.e. increase of \$240,000).

Wing Farm TIF

TIF calculation (parcel 32-165-000)

	OAV (2007)	CAV as of 4/1/2013	Current Total Value	Value Increment (post- Amendment)
Real Estate	\$ 960,000	\$11,590,600	\$44,081,200	\$31,530,600
BIW Retained CAV (50% of post 4/1/2013 valuation	\$ 15,765,300			
TIF Payment to BIW <i>(based 50% of post 2013 real property increment)</i>	\$ 266,433.57			
City Project Costs <i>(based on 100% of personal property increment)</i>	\$104,371.02			
<i>(based on balance of real property increment)</i>	\$515,666.32			
subtotal	\$620,037.34			
Total TIF Project Costs <i>(C46+C52)</i>	\$886,470.91			

Valuation for project costs	
\$	15,765,300
	\$6,175,800
	\$30,512,800
\$	52,453,900

This links to the budget Breakdown page, which goes to the Tax Rate Calc Form line 9.

CAV as of 4/1/2013 is adjusted by 2020 Settlement agreement values for these pre-2013 assets per credit enhancement agreement

Wing Farm TIF

**Current Parcel Values
Real Property**

2023

Map-Lot	Land	Building	Total	Verify
32-165-000	\$	1,200,000	\$ 42,881,200	\$44,081,200
24-004-000	\$	108,600	\$ 688,400	\$ 892,900
24-005-000	\$	70,400	\$ 1,649,100	\$ 2,207,900
24-005-001	\$	85,000	\$ 240,900	\$ 367,700
24-006-000	\$	97,600	\$ 724,700	\$ 926,700
29-011-000	\$	288,000	\$ 4,030,400	\$ 4,874,900
29-031-000	\$	109,200	\$ 339,500	\$ 520,900
29-010-000	\$	6,300	\$ -	\$ 8,700
29-008-000	\$	67,500	\$ 114,300	\$ 209,600
29-007-000	\$	59,400	\$ 114,200	\$ 196,400
29-006-000	\$	-	\$ -	\$0 merged with 29-008-000
29-032-000	\$	-	\$ -	\$0
Total				\$54,286,900

Total Acres: 37.68 acres

2019: Land value for 32-165-000 in TIF includes only the land value for the 4 (4.12) acres allocated to the TIF, not the entire \$1,272,000 for the 16 acre parcel. Thus Traub appraisal cites 48,646,000 total value in TIF3 real estate, but only \$48,574,000 is in TIF.

Non BIW Total
\$10,205,700

Wing Farm TIF

Current Personal Property Values Taxable and Exempt

2023

Account	Name		Taxable Value	Exempt Value	Verify	
	ADP LLC		-	367		367.00
P11051	Kennebec Co		251,358	419,470		670,828.00
P81191	Custom Composite	15 Wing Farm	12,793	52,473		65,266.00
P81354	AMS LLC/GAGNE FOODS	25 Wing Farm	141,643	560,960		702,603.00
P81467	Dorena's Dance	50 Wing Farm	4,893	0		4,893.00
P81377	Pitney Bowes Global	34 Wing Farm	-	3,151		3,151.00
P16340	Pitney Bowes Inc	34 Wing Farm	18	0		18.00
81794	Superior Plus Energy		3,074	366		3,440.00
P03080	Casco Bay Vending	700 Washington	10,108	5,807		15,915.00
P81526	Leaf Capital			43,624		43,624.00
P81171	wells fargo vendor fin svcs	34 Wing Farm		7,409		7,409.00
P81420	BIW ULTRA HALL	Washington St	106,400.00	5,228,000	\$	1,517,514.00 Total not yard
Total			\$530,287	\$6,321,627		
Rounded			\$530,300	\$6,321,600		
Total PP Value				\$6,851,914		
rounded				\$6,851,900		

TIF Calculation Huse School Housing TIF												
Tax Year												
Tax Rate				2023								
Original Value Real Property				0.0169								
Total OAV				\$0								
Current Real Property Value				\$ 3,621,300								
Current Personal Property Value				\$0								
Real Property Increment				\$3,621,300								
Retained Real Property Increment				\$1,810,650								
		CAV		\$1,810,650								
Total TIF Project Costs				\$30,599.99								
<i>Valuation for project costs</i> Huse School Housing TIF				\$1,810,650.00	<i>cross check</i>							
City Valuation		25-046-000		39 Andrews Road								
	Declining Value	5 Yr Avg	10 Yr Avg	20 Yr Avg		Assessed Value	Mill Rate	Tax amount	CAV		Project Costs	Valuation for Project Costs
4/1/2018	\$ 8,841,300	\$ 7,125,100	\$ 5,425,822	\$ 3,545,920	2018	\$ 3,545,900	0.0218	\$ 77,300.62	\$ 1,772,950	\$ 38,650.31	\$ 1,772,950.00	
4/1/2019	\$ 7,250,000	\$ 7,125,100	\$ 5,425,822	\$ 3,545,920	2019	\$ 3,545,900	0.0198	\$ 70,208.82	\$ 1,772,950	\$ 35,104.41	\$ 1,772,950.00	
4/1/2020	\$ 6,553,000	\$ 7,125,100	\$ 5,425,822	\$ 3,545,920	2020	\$ 3,545,900	0.02	\$ 70,918.00	\$ 1,772,950	\$ 35,459.00	\$ 1,772,950.00	
4/1/2021	\$ 5,856,100	\$ 7,125,100	\$ 5,425,822	\$ 3,545,920	2021	\$ 3,545,900	0.0203	\$ 71,981.77	\$ 1,772,950	\$ 35,990.89	\$ 1,772,950.00	
2022	\$ 5,159,200	\$ 7,125,100	\$ 5,425,822	\$ 3,545,920	2022	\$ 3,545,900	0.0204	\$ 72,336.36	\$ 1,772,950	\$ 36,168.18	\$ 1,772,950.00	
2023	\$ 4,462,200	\$ 4,066,400	\$ 5,425,822	\$ 3,545,920	2023	\$ 3,621,300	0.0169	\$ 61,199.97	\$ 1,810,650	\$ 30,599.99	\$ 1,810,650.00	
2024	\$ 4,016,200	\$ 4,066,400	\$ 5,425,822	\$ 3,545,920	2024							

