

TRENDS IN ASSESSED VALUATION 1999 ~ 2006
TABLE 3B

Assessed Valuations (Actual)	1999	2000	2001	2002	2003	2004	2005	2006	Total \$\$
									Change
	\$\$	\$\$	\$\$	\$\$	\$\$	\$\$	\$\$	\$\$	
	137,706,642	139,793,950	143,757,785	148,051,350	153,561,450	334,375,040	408,480,930	422,622,660	284,916,018
Total Tax Rates Combined	\$\$	\$\$	\$\$	\$\$	\$\$	\$\$	\$\$	\$\$	
	26.25	26.08	28.54	28.98	31.10	16.96	15.95	16.86	
Total % Change									207%
Note 1	1999 to 2003		Average Annual Percentage Change =				2.75%		
	2004 to 2005		Average Annual Percentage Change =				69.93%		
The dramatic percentile change from 2004 to 2005 represents a total townwide revaluation.									
2006 should see a more realistic increase which will set a more realistic average future trending pattern.									
	2005 to 2006		Percentage Change =				3%		
Note 2									
Valuation Projection	Given the continued downward trend in building permits and lack of subdivision								
Recommendation	activity; recommendation to go with annual growth rate of 2% up to 2011 and increase								
	to 2.5% annually thereafter								

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