

**ASSESSORS NOTICE
FOR FISCAL YEAR 2007**

INFORMATION ABOUT THE COMMUNITY PRESERVATION ACT

3% SURCHARGE APPEARING ON YOUR TAX BILL

The Town of Dunstable voted to adopt the Community Preservation Act (CPA) to begin in Fiscal Year 2007. This law requires the Town to place a 3% property tax surcharge on each parcel of taxable real estate. The surcharge will fund the acquisition and preservation of open space land, historic resources and community housing.

See below for an example of the tax and surcharge calculations.

ASSESSED VALUE	EXAMPLE TAX RATE	ASSESSED VALUE TAX DOLLARS	EXAMPLE CPA TAX DOLLARS
\$150,000	12.25*	\$1,837.50	\$55.12
\$200,000	12.25*	\$2,450.00	\$73.50
\$300,000	12.25*	\$3,675.00	\$110.25
\$400,000	12.25*	\$4,900.00	\$147.00
\$500,000	12.25*	\$6,125.00	\$183.75

***Indicates Example Tax Rate (Not Actual)**

You may be eligible for an additional exemption if you meet the criteria listed below as of January 1, 2006.

1. Senior households with an owner 60 years or older, that qualify as low or moderate income, are totally exempt. The maximum net income after allowable deductions is \$57,100 for a single person and \$65,300 for a two person household. Additional household member incomes must also be included.
2. Other households with an owner who qualifies as low income may be eligible for an exemption. The low income household limits are as follows:

1 Person: \$45,700	4 Persons: \$65,300	7 Persons: \$80,950
2 Persons: \$52,200	5 Persons: \$70,500	8 Persons: \$86,150
3 Persons: \$58,750	6 Persons: \$75,700	

Applications for this exemption must be filed annually, by February 1st, or 30 days after the first actual tax bill was mailed. For those qualified applicants filing by November 1, we will make the adjustments prior to the mailing of the 1st actual bill on January 1. C.P.A. exemption applications are available at the Assessors Office. Questions should be directed to the Assessors Office at (978) 649-4514 extension 227 or 225. Office hours at Monday through Thursday 7:30 am – 12:00 pm and 12:30 pm to 3:00 pm.

NOTE: The first two preliminary bills will reflect the CPA surcharge and can not be exempted until the first actual bill is created.