



North Attleborough

M A S S A C H U S E T T S

Fiscal Year 2026 Tax Classification Briefing

10 November 2025

Valuation & Parcel Growth FY25 → FY26

<u>Class</u>	<u>% Change</u>	<u>\$ Change</u>	<u>FY26 Total Value</u>
Residential	+10.5%	+\$524.9M	
Commercial	+1.6%	+\$9.3M	
Industrial	+0.4%	+\$0.5M	
Personal	+3.4%	+\$3.6M	
Total	+9.2%	+\$538.3M	\$6.38B

<u>FY</u>	<u>Total Assessed Value</u>	<u>Parcel Count</u>	<u>Average Assessed Value</u>	<u>Total Change</u>	<u>Percentage</u>
FY2025	\$5,843,132,580	10,923	\$534,938	\$169,557,080	3.0%
FY2026	\$6,381,410,100	10,938	\$583,417	\$538,277,520	9.2%
Δ	\$538,277,520	15	\$48,479		

Growth continues to be driven by residential property values.

FY25 Adopted Tax Shift (27%) Comparison

<u>Class</u>	<u>FY25 Rate</u>	<u>Tax Share</u>
Residential	\$11.79	73%
Commercial/Industrial	\$15.72	27%
Personal Property	\$15.68	—

Town Council opted to maintain a moderate shift favoring residential taxpayers.

<u>Town</u>	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Personal Property</u>
Attleboro	\$12.55	\$18.62	\$18.62	\$18.62
Foxborough	\$13.22	\$17.29	\$17.29	\$17.29
Mansfield	\$13.17	\$20.05	\$20.05	\$20.05
North Attleborough	\$11.79	\$15.72	\$15.72	\$15.69
Plainville	\$11.56	\$18.78	\$18.78	\$18.78
Wrentham	\$11.59	\$17.52	\$17.52	\$17.49

FY26 Single Family Parcel

<u>Year</u>	<u>Total Value of Property Class</u>	<u>Parcel Count</u>	<u>Average Assessed Value</u>	<u>Total Value Change</u>	<u>Percent Change</u>
FY2025	\$3,971,072,700	6,969	\$569,820	\$13,679,300	0.3%
FY2026	\$4,375,156,600	6,982	\$626,634	\$404,083,900	10.2%
Δ	↑ \$404,083,900	↑ 13	↑ \$56,814		

<u>FY25 Assessment</u>	<u>FY25 Tax</u>	<u>FY26 Assessment</u>	<u>Single Rate</u>	<u>CIP Shift 1.20</u>	<u>CIP Shift 1.27</u>	<u>CIP Shift 1.30</u>	<u>CIP Shift 1.40</u>
			\$11.67	\$11.32	\$11.19	\$11.14	\$10.96
\$411,900	\$4856	\$450,900	\$5262	\$5104	\$5046	\$5023	\$4942
Δ from FY25		\$39,000	\$406	\$248	\$190	\$167	\$86

Residential values increased by over 10% this year, adding more than \$400 million in assessed value. The number of parcels stayed nearly the same, so this growth reflects appreciation, not new development.

Emerald Square Mall FY26

<u>Year</u>	<u>Total Value of Property Class</u>	<u>Parcel Count</u>	<u>Average Assessed Value</u>	<u>Total Value Change</u>	<u>Percent Change</u>
FY2025	\$568,406,000	308	\$1,845,474	\$1,663,000	0.3%
FY2026	\$576,917,800	310	\$1,861,025	\$8,511,800	1.5%
Δ	 \$8,511,800	 2	 \$15,551		

<u>FY25 Assessment</u>	<u>FY25 Tax</u>	<u>FY26 Assessment</u>	<u>Single Rate</u>	<u>CIP Shift 1.20</u>	<u>CIP Shift 1.27</u>	<u>CIP Shift 1.30</u>	<u>CIP Shift 1.40</u>
\$60,000,000	\$943,200	\$60,000,000	\$11.70	\$14.04	\$14.86	\$15.21	\$16.38
Δ from FY25		\$0	-\$241,200	-\$319,200	-\$51,600	-\$30,600	\$39,600

FY26 Tax Rate Comparison

<u>Town</u>	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Personal Property</u>
Attleboro	\$12.20	\$18.52	\$18.52	\$18.52
Foxborough	\$13.00	\$18.24	\$18.24	\$18.24
Mansfield	-	-	-	-
North Attleborough	?	?	?	?
Plainville	-	-	-	-
Wrentham	-	-	-	-

FY26 MSBA Project Borrowing

→ \$70M Borrowing scheduled for February 2026

<u>Date / Fiscal Year</u>	<u>Event</u>	<u>Impact on Property Tax Rate</u>
NOV 2025	FY26 Tax Rate Set	No Debt Exclusion Impact Yet
FEB 2026	\$70M Borrowing	No Immediate Impact
JUL 2026	FY27 Debt Service Begins	Debt Service Starts
NOV 2026	FY27 Tax Rate Set	Includes Debt Exclusion
DEC 2026	Tax Bills Issued	First Increase Appears
FY2028 +	Continued Annual Payments	Debt Exclusion Remains Until Loan Retires

Senior Tax Relief Initiative

- Town's Senior Tax Relief Home Rule Petition has been formally submitted to our legislative representatives for consideration.
- We have received one follow-up question from the delegation regarding an adjustment to remove the cap on applications. The Town has expressed support for eliminating the cap, ensuring that all qualifying seniors can benefit from the program.
- The legislation is expected to move forward smoothly over the coming months, with implementation anticipated before July 2026.
- Once approved, this initiative will provide meaningful tax relief for qualifying senior homeowners, helping them remain in their homes and within the community.