

# MORE TWO TIER TAX INFORMATION

Prepared by Concerned Citizens of Wilbraham  
Composed in November 2004

This document is a comparison of two businesses.

1. Lowe's Building Supply Center  
on Boston Road at the old Springfield Lechmere site.
2. Home Depot Building Supply Center  
on Boston Road in Wilbraham.

The purpose of this comparison is to see how these similar two businesses compare in valuation, building size, tax rate and most important, tax burden

Take note that the tax per square foot for Lowe's is 2½ times that of Home Depot.

The point is to inform Wilbrahamites that we are suggesting that Commercial properties should bear the same burden as homeowners. Not an unreasonable suggestion. If our homes taxes increase by an average of 10½% then so should our commercial residents taxes increase by an average of 10½%.

Currently the commercial property tax has gone down, on average, by 5.2%. By advocating a residential tax rate of \$16.40 per 1000 and a commercial rate of \$19.00 per 1000 the tax increase for all in Wilbraham would go up by 10½%. Fair is fair.

This change would increase commercial taxes by \$217,860. Average homeowners reduction would be \$44. That \$44 is the amount that the average homeowner in Wilbraham currently subsidizes commercial property in our town.

**Comparison LOWES (Springfield) vs HOME DEPOT (Wilbraham)**  
 prepared by Concerned Citizens of Wilbraham

**Lowe's, Boston Road**

Valuation 2003        \$11,462,700  
 Taxes (rate 34.54)    \$ 395,922

Valuation 2004                                \$11,462,700  
 Taxes (rate \$34.18)                        \$ 391,795                                Tax reduction 1%

Lot Size                                15.506 acres                                675,441 square feet

Building size    139,292 square feet

Value per square foot                                \$82.29 ( 2003 & 2004)

Tax per sq ft 2003    \$2.84

Tax per sq ft 2004    \$2.81

**Home Depot, Boston Road**

Valuation 2003        \$ 7,908,600  
 Taxes (rate 18.27)    \$ 144,490

Valuation 2004                                \$8,059,600  
 Taxes (rate \$16.40)                        \$ 132,177                                Tax reduction 8 ½ %

Lot Size                                13.480 acres                                585,011 square feet

Building size    114,500 square feet

Value per square foot                                \$69.07(2003)    \$70.39(2004)

Tax per sq ft 2003    \$1.26

Tax per sq ft 2004    \$1.15