

COMMONWEALTH OF MASSACHUSETTS  
ECONOMIC ASSISTANCE COORDINATING COUNCIL  
MASSACHUSETTS OFFICE OF BUSINESS DEVELOPMENT

**EDIP Supplemental Application Exhibit 2: Local Incentive Valuation for EAGLE WOODWORKING (Methuen)**

FY	Municipal Tax Rate Per Thousand	Incremental Assessed Value	Projected Annual RE Property Tax Bill for Incremental Assessed Value	TIF/STA Yearly Exemption %	Exempted Annual RE Property Taxes	Exempted Annual Personal Property Taxes	Total Yearly Value of Local Tax Incentives
2026	\$20.08	\$69,840.00	\$1,402.39	100%	\$1,402.39	\$0.00	\$1,402.39
2027	\$20.08	\$1,334,700.00	\$26,800.78	80%	\$21,440.62	\$0.00	\$21,440.62
2028	\$20.08	\$1,334,700.00	\$26,800.78	60%	\$16,080.47	\$0.00	\$16,080.47
2029	\$20.08	\$1,334,700.00	\$26,800.78	40%	\$10,720.31	\$0.00	\$10,720.31
2030	\$20.08	\$1,334,700.00	\$26,800.78	20%	\$5,360.16	\$0.00	\$5,360.16
			\$108,605.49	TOTALS	\$55,003.94	\$0.00	\$55,003.94

Note: In Massachusetts, Proposition 2½ operates at the level of a municipality's total tax levy. Due to Proposition 2½, it is impossible to make reliable projections for individual parcels, whose taxes may increase much more or much less than the municipality's total taxes. As a result, this spreadsheet does not include an assumed increase in either the tax rate or the assessed value. This spreadsheet is intended to provide an estimate of the total value of property tax exemption as a result of the yearly TIF or STA exemption percentage negotiated between a company and a municipality.

Total Yearly Value of Local Tax Incentives minus PILOT =