

**ESSEX COMMUNITY
FINANCIAL EFFECT OF MERGING**

	Before	After	Net Change
Taxes on \$186,000 Home*			
Village Resident	\$1,767	\$1,438	-329.00
Town Outside the Village	\$1,142	\$1,438	296.00

	Before	After	Net Change
Water / Sewer Costs for 200 Gallons / Day**			
Village Resident	\$370	\$425	55.00
Town Outside the Village	\$499	\$425	-74.00

Net effect of Both Taxes and utilities			
Village Resident			-274.00
Town Outside the Village			222.00

* 186,000 Assessed value on property will become \$300,000 after reappraisal based on Vt PV&R 2005 Common Level of Appraisal of 62%

** **Not all Town outside the Village residents are Town Water / Sewer customers**
 Approximately 74% of town residents are Water customers
 Approximately 52% of town residents are Sewer customers