



TOWN OF PELHAM  
2026 SCHEDULE OF TAX RATES  
BYLAW 21-2026

PROPERTY CLASS	2026 Property Assessment Value	Weighted Assessment	Town of Pelham						Regional						Education		2026 Total			
			Tax Rate	Town Levy	Hospital Rate	Hospital Levy	Total Tax Rate	Total Levy	General Tax Rate	Tax Levy	Waste Management	Tax Levy	Transit	Tax Levy	Total Tax Rate	Total Levy	Tax Rate	Tax Levy	Tax Rate	Tax Levy
RESIDENTIAL/FARM	2,954,869,774	2,954,869,774	0.00661001	\$ 19,531,732	0.00002756	\$ 81,445	0.00663758	\$ 19,613,177	0.00774131	\$ 22,874,563	0.00049068	\$ 1,449,903	0.00029300	\$ 865,763	0.00852499	\$ 25,190,229	0.0015300	\$ 4,520,951	0.01669257	\$ 49,324,357
MULTI - RESIDENTIAL	18,850,000	37,134,500	0.01302173	\$ 245,460	0.00005430	\$ 1,024	0.01307603	\$ 246,483	0.01525038	\$ 287,470	0.00096664	\$ 18,221	0.00057721	\$ 10,880	0.01679423	\$ 316,571	0.0015300	\$ 28,841	0.03140026	\$ 591,895
NEW MULTI-RESIDENTIAL	1,972,700	1,972,700	0.00661001	\$ 13,040	0.00002756	\$ 54	0.00663758	\$ 13,094	0.00774131	\$ 15,271	0.00049068	\$ 968	0.00029300	\$ 578	0.00852499	\$ 16,817	0.0015300	\$ 3,018	0.01669257	\$ 32,929
COMMERCIAL OCCUPIED	107,532,897	186,558,823	0.01146771	\$ 1,233,157	0.00004782	\$ 5,142	0.01151553	\$ 1,238,299	0.01343040	\$ 1,444,210	0.00085128	\$ 91,541	0.00050833	\$ 54,662	0.01479001	\$ 1,590,413	0.0088000	\$ 946,289	0.03510554	\$ 3,775,001
COMMERCIAL ON-FARM BUSINESS	48,600	84,316	0.01146771	\$ 557	0.00004782	\$ 2	0.01151553	\$ 560	0.01343040	\$ 653	0.00085128	\$ 41	0.00050833	\$ 25	0.01479001	\$ 719	0.0022000	\$ 107	0.02850554	\$ 1,385
COMMERCIAL EXCESS LAND	436,511	757,303	0.01146771	\$ 5,006	0.00004782	\$ 21	0.01151553	\$ 5,027	0.01343040	\$ 5,863	0.00085128	\$ 372	0.00050833	\$ 222	0.01479001	\$ 6,456	0.0088000	\$ 3,841	0.03510554	\$ 15,324
COMMERCIAL VAC LAND	8,200,000	14,226,180	0.01146771	\$ 94,035	0.00004782	\$ 392	0.01151553	\$ 94,427	0.01343040	\$ 110,129	0.00085128	\$ 6,980	0.00050833	\$ 4,168	0.01479001	\$ 121,278	0.0088000	\$ 72,160	0.03510554	\$ 287,865
INDUSTRIAL OCCUPIED	3,325,600	8,746,328	0.01738434	\$ 57,813	0.00007249	\$ 241	0.01745683	\$ 58,054	0.02035965	\$ 67,708	0.00129049	\$ 4,292	0.00077059	\$ 2,563	0.02242073	\$ 74,562	0.0088000	\$ 29,265	0.04867756	\$ 161,882
INDUSTRIAL ON-FARM BUSINESS	100,000	263,000	0.01738434	\$ 1,738	0.00007249	\$ 7	0.01745683	\$ 1,746	0.02035965	\$ 2,036	0.00129049	\$ 129	0.00077059	\$ 77	0.02242073	\$ 2,242	0.0022000	\$ 220	0.04207756	\$ 4,208
INDUSTRIAL EXCESS LAND	45,100	118,613	0.01738434	\$ 784	0.00007249	\$ 3	0.01745683	\$ 787	0.02035965	\$ 918	0.00129049	\$ 58	0.00077059	\$ 35	0.02242073	\$ 1,011	0.0088000	\$ 397	0.04867756	\$ 2,195
INDUSTRIAL VAC LAND	101,000	265,630	0.01738434	\$ 1,756	0.00007249	\$ 7	0.01745683	\$ 1,763	0.02035965	\$ 2,056	0.00129049	\$ 130	0.00077059	\$ 78	0.02242073	\$ 2,264	0.0088000	\$ 889	0.04867756	\$ 4,916
AGGREGATE EXTRACTION	2,596,000	5,555,565	0.01414575	\$ 36,722	0.00005899	\$ 153	0.01420473	\$ 36,875	0.01656677	\$ 43,007	0.00105008	\$ 2,726	0.00062703	\$ 1,628	0.01824388	\$ 47,361	0.0051100	\$ 13,266	0.03755861	\$ 97,502
PIPELINES	18,246,000	31,056,517	0.01125091	\$ 205,284	0.00004692	\$ 856	0.01129782	\$ 206,140	0.01317648	\$ 240,418	0.00083519	\$ 15,239	0.00049872	\$ 9,100	0.01451039	\$ 264,757	0.0088000	\$ 160,565	0.03460821	\$ 631,461
FARMLANDS	174,074,800	43,518,700	0.00165250	\$ 287,659	0.00000689	\$ 1,200	0.00165939	\$ 288,859	0.00193533	\$ 336,892	0.00012267	\$ 21,354	0.00007325	\$ 12,751	0.00213125	\$ 370,997	0.0003825	\$ 66,584	0.00417314	\$ 726,439
MANAGED FORESTS	3,324,500	831,125	0.00165250	\$ 5,494	0.00000689	\$ 23	0.00165939	\$ 5,517	0.00193533	\$ 6,434	0.00012267	\$ 408	0.00007325	\$ 244	0.00213125	\$ 7,085	0.0003825	\$ 1,272	0.00417314	\$ 13,874
<b>TOTAL ASSESSMENT FOR TAX PURPOSES</b>	<b>3,293,723,482</b>	<b>3,285,959,073</b>		<b>\$ 21,720,237</b>		<b>\$ 90,571</b>		<b>\$ 21,810,808</b>		<b>\$ 25,437,628</b>		<b>\$ 1,612,361</b>		<b>\$ 962,774</b>		<b>\$ 28,012,763</b>		<b>\$ 5,847,664</b>		<b>\$ 55,671,235</b>