

Preliminary Estimate of Hamlin Meadows Taxes

Model	Sq. Ft.	Base Price	Assessment	School Tax	Town/County/Fire	Total Range	Basic STAR	Enhanced STAR
The Sweet William	1061	\$ 144,900	75,000 to 80,000	1,800 to 1,920	975 to 1,040	\$2,775 to \$2,960	\$2,055 to \$2,120	\$1,333 to \$1,518
The Heather	1129	\$ 148,900	80,000 to 85,000	1,920 to 2,040	1,040 to 1,105	\$2,960 to \$3,145	\$2,240 to \$2,305	\$1,518 to \$1,703
The Rose Mallow	1143	\$ 144,900	75,000 to 80,000	1,800 to 1,920	975 to 1,040	\$2,775 to \$2,960	\$2,055 to \$2,120	\$1,333 to \$1,518
The Primrose	1145	\$ 149,900	80,000 to 85,000	1,920 to 2,040	1,040 to 1,105	\$2,960 to \$3,145	\$2,240 to \$2,305	\$1,518 to \$1,703
The Lily	1242	\$ 162,900	90,000 to 95,000	2,160 to 2,280	1,170 to 1,235	\$3,330 to \$3,515	\$2,610 to \$2,675	\$1,888 to \$2,073
The Queen Anne	1336	\$ 169,900	90,000 to 95,000	2,160 to 2,280	1,170 to 1,235	\$3,330 to \$3,515	\$2,610 to \$2,675	\$1,888 to \$2,073
The Lavender	1352	\$ 182,785	90,000 to 100,000	2,160 to 2,400	1,170 to 1,300	\$3,330 to \$3,700	\$2,610 to \$2,740	\$1,888 to \$2,258

STAR: exemption on the first \$30,000 of the primary residence's full value or \$720 off the true school tax at current rates.

ENHANCED STAR: exemption on the first \$60,100 of the primary residence's full value or \$1,442 off the true school tax at current rates.

To qualify for enhanced STAR the homeowner must be 65 years or older with adjusted gross income two tax years prior of \$73,000 or less . (Example: in order to qualify for Enhanced Star during 2010-2011 school year, a resident must turn 65 by December 31, 2010 and combined adjusted gross income for the year 2008 must not exceed \$73,000). The income limit is amended annually for cost of living adjustments. The resident must apply for Enhanced Star by **March 31st** in the year they turn 65.