

City of Fall River Massachusetts

Office of the City Clerk

ALISON M. BOUCHARD
CITY CLERK

INÊS LEITE
ASSISTANT CITY CLERK

SPECIAL MEETING OF THE CITY COUNCIL

MEETING: October 30, 2024, at 5:05 p.m.
Council Chamber, One Government Center

PRESENT: President Joseph D. Camara, presiding;
Councilors Michelle M. Dionne, Paul B. Hart, Bradford L. Kilby,
and Andrew J. Raposo

ABSENT: Vice President Linda M. Pereira and Councilors Shawn E. Cadime,
Cliff Ponte and Laura-Jean Sampson

IN ATTENDANCE: None

President Camara called the meeting to order at 5:05 p.m. with a moment of silence followed by a salute to the flag and announced that the meeting may be recorded with audio or video and transmitted through any medium.

POTENTIAL MATTERS TO BE ACTED UPON (if received):

COMMITTEE REPORTS

Committee on Finance recommending action:

1. Board of Assessors re: establishment of Fiscal Year 2025 tax factor and tax levy
On a motion made by Councilor Dionne and seconded by Councilor Raposo, it was unanimously voted to set the Fiscal Year 2025 tax factor and levy at the rate of 1.75, and to adopt the orders establishing the levy and determining the percentages to be borne by each class of real property and personal property, with Vice President Pereira and Councilors Cadime, Ponte and Sampson absent and not voting.
Approved, October 31, 2024
Paul E. Coogan, Mayor

On a further motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to adjourn at 5:07 p.m., with Vice President Pereira and Councilors Cadime, Ponte and Sampson absent and not voting.

List of documents and other exhibits used during the meeting:

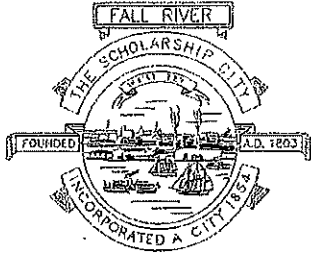
Agenda packet (attached)

A true copy. Attest:

Alison M Bouchard

City Clerk

In City Council, November 5, 2024
Approved.



City of Fall River Massachusetts
Office of the City Clerk

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2024 OCT 25 A 8:47

ALISON M. BOUCHARD
CITY CLERK

CITY CLERK
FALL RIVER, MA

INÊS LEITE
ASSISTANT CITY CLERK

SPECIAL MEETINGS OF THE CITY COUNCIL
OCTOBER 30, 2024 AT 5:00 P.M.
CITY COUNCIL CHAMBER, ONE GOVERNMENT CENTER
AGENDA

5:00 P.M. CITY COUNCIL COMMITTEE ON FINANCE MEETING

1. Citizen Input
2. *Board of Assessors re: establishment of Fiscal Year 2025 tax factor and tax levy (referred 10-22-2024)

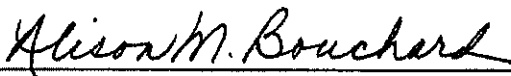
5:05 P.M. SPECIAL MEETING OF THE CITY COUNCIL (OR IMMEDIATELY FOLLOWING THE COMMITTEE ON FINANCE MEETING IF IT RUNS PAST 5:05 P.M.)

POTENTIAL MATTERS TO BE ACTED UPON (if received):

COMMITTEE REPORTS

Committee on Finance recommending action:

1. Board of Assessors re: establishment of Fiscal Year 2025 tax factor and tax levy



Alison M. Bouchard
City Clerk

ADA Coordinator: Gary P. Howayeck, Esq. 508-324-2650

One Government Center • Fall River, MA 02722
TEL 508-324-2220 • FAX 508-324-2211 • EMAIL city_clerks@fallriverma.org



BOARD OF ASSESSORS
CITY OF FALL RIVER

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2024 OCT 15 A 10:22

October 1, 2024

CITY CLERK _____
FALL RIVER, MA

Dear Council President Camara and Members of the Fall River City Council:

As you know, the City Council will be holding the annual Tax Classification Hearing on Tuesday, October 22, 2024.

The Massachusetts Department of Revenue certified the assessed property values as determined by City's Statistical Revaluation on October 18, 2024. Attached please find the following information, based on the Full Revaluation, to assist you in your deliberations:

1. 2025 New Growth Breakdown
2. General Property Classification Breakdown
3. Analysis of Sales Trends and Assessed Property Valuation Comparison.
4. "What If" Spreadsheet

The FY2025 Tax Rates in the other municipalities we typically use for comparison have not yet been set by the respective communities.

Daniel Lane, Administrative Assistant to the Board of Assessors and I look forward to meeting with you on the 22nd.


Richard A Gonsalves, M.A.A.
Chairman of the Board of Assessors

CITY OF FALL RIVER
IN CITY COUNCIL

OCT 22 2024

*Referred to the
Committee on Finance*

One Government Center • Fall River, MA 02722

TEL (508) 324-2300 • FAX (508) 324-2301



BOARD OF ASSESSORS
CITY OF FALL RIVER

RECEIVED

2024 OCT -1 A 10:14

CITY CLERK
FALL RIVER, MA

October 22, 2024

RE: FISCAL YEAR 2025 TAX FACTOR

Dear Council President and Members of the Fall River City Council:

As you know, General Laws Chapter 40, Section 56 allows a municipality to adopt a tax factor creating a split tax rate. The City of Fall River typically adopted such a tax factor creating a split tax rate in previous fiscal years. Such a tax factor must be adopted by the City Council with the approval of the Mayor. Before any such tax factor is adopted, there must first be a public hearing. As you are also aware, Chapter 40, Section 56 mandates that the factor cannot exceed 1.75. As the factor increases from 1.00 to 1.75, the residential rate decreases, and therefore the commercial, industrial, and personal property (C.I.P) tax rate increases.

It is my understanding that the public hearing concerning the classification of property within the City of Fall River has been scheduled for Tuesday, October 22nd at 6:00 pm within the City Council Chambers. The hearing will be held in order to adopt the tax factor pursuant to Chapter 40, Section 56. As you know, last year the City Council adopted a Tax Factor of 1.75 which provided the maximum shift allowable under the law. The Board of Assessors will provide a packet of relevant information an analysis of the various tax rates that would result from tax factors ranging between 1.00 and 1.75.

If any additional information is required, please feel free to contact the Assessor's Office.

Respectfully yours,

Richard A Gonsalves, M.A.A.

Chairman of the Board of Assessors

2025 NEW GROWTH BREAKDOWN					
	RESIDENTIAL			RESIDENTIAL	ESTIMATED
LUC	CLASSIFICATION	PARCELS	2025 NG VALUE	TAX RATE	NG REVENUE
101	SINGLE FAMILY HOMES	207	\$24,208,000	11.49	\$278,150
102	CONDOMINIUMS	2	\$752,800	11.49	\$8,650
104	TWO-FAMILY HOMES	32	\$3,088,700	11.49	\$35,489
105	THREE- FAMILY HOMES	51	\$5,862,200	11.49	\$67,357
111	4-8 UNITS	31	\$7,046,418	11.49	\$80,963
112	OVER 8 UNITS	9	\$8,341,500	11.49	\$95,844
13/31	MIXED USE	7	\$887,093	11.49	\$10,193
130	VACANT LOTS	5	\$324,500	11.49	\$3,729
RESIDENTIAL NG TOTALS		344	\$50,511,211	11.49	\$580,374
	C/I			COMMERCIAL	ESTIMATED
LUC	CLASSIFICATIONS	PARCELS	2024 NG VALUE	TAX RATE	NG REVENUE
300	COMMERCIAL PROPERTIES	18	\$2,229,200	23.94	\$53,367
400	INDUSTRIAL PROPERTIES	7	\$25,475,400	23.94	\$609,881
COMM/IND NG TOTALS		25	\$27,704,600	23.94	\$663,248
500	PERSONAL PROPERTY	182	\$99,393,320	23.94	\$2,379,476
TOATL APPROVED NG		622	\$177,609,131		\$3,623,098

GENERAL PROPERTY CLASSIFICATION BREAKDOWN

State Land

Use Code	Property Type	# of Accounts
101	SINGLE FAMILY HOMES	9444
102	CONDOMINIUMS	1791
104	TWO FAMILY HOMES	2231
105	THREE FAMILY HOMES	3196
111-112	APARTMENTS 4+	1895
130-132	LAND LOTS	672
300	COMMERCIAL	1003
400	INDUSTRIAL	284
500	PERSONAL PROPERTY	711

FY 2025 TAX CLASSIFICATION HEARING, TUESDAY October 22ND, 2024

- SALES OF SINGLE FAMILY INCREASED ON AVERAGE OF 8%
- SALES OF CONDOMINUMS INCREASED ON AVERAGE OF 6%
- SALES OF TWO FAMILY'S INCREASED ON AVERAGE OF 9%
- SALES OF THREE FAMILY'S INCREASED ON AVERAGE OF 9%
- SALES OF APT'S 4+ INCREASED ON AVERAGE OF 10%
- SALES OF COMMERCIAL PROPERTIES INCREASED ON AVERAGE OF 2.6%
- SALES OF INDUSTRIAL PROPERTIES INCREASED ON AVERAGE OF 5%

	<u>FY 2024 VALUE</u>	<u>FY 2025 VALUE</u>	<u>% CHANGE</u>
RESIDENTIAL CLASS	\$8,022,575,092	\$8,637,696,530	7.6
COMMERCIAL CLASS	\$840,302,199	\$855,878,518	2.0
INDUSTRIAL CLASS	\$466,582,200	\$492,438,700	5.0
PERSONAL PROPERTY	\$404,887,240	\$483,372,980	19.0

The Median Value for:

	<u>2024</u>	<u>2025</u>	<u>DIFFERENCE</u>
• Single Family Home -	\$342,900	\$385,588	\$42,688
• 2 Family Home -	\$375,900	\$419,166	\$43,266
• 3 Family Home -	\$477,200	\$506,718	\$29,518

	FISCAL YEAR 2024	FISCAL YEAR 2024	FISCAL YEAR 2024	FISCAL YEAR 2024	Fiscal Year 2025
CITY/TOWN	TAX RATE RESIDENTIAL	TAX RATE COMMERCIAL	AVERAGE RESIDENTIAL VALUE	AVERAGE BILL	TAX RATE RESIDENTIAL
FALL RIVER	11.49	23.94	\$342,900	\$3,940	
NEW BEDFORD	12.00	24.96	\$356,973	\$4,284	
ATTLEBORO	12.73	19.22	\$458,689	\$5,839	
TAUNTON	11.19	24.53	\$420,628	\$4,707	
SWANSEA	11.04	17.43	\$472,236	\$5,213	
SOMERSET	12.79	25.47	\$439,970	\$5,627	
BROCKTON	12.02	24.05	\$430,095	\$5,170	

As of 10/22/2024 the selected City/Towns have not set a current FY2025 Tax Rate

What If... Scenario Worksheet

CLASS	VALUE	%
Res	82,504.37	R & O %
O S	8,000.00	82,504.37%
Comm	8,751.74	
Ind	4,703.65	CIT %
PP	4,517.00	17.4957%
Total	10,459,386,728	100.0000%

↓ PAGE DOWN TO COMPLETE DATA ENTRY ↓

CLASSIFICATION OPTIONS

Residential Exempt
Small Commercial
Exemption

LEVY

Estimated Levy
Single Tax Rate
13.62

Note:
This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

1.01	99,187.9	82,326.4	0.0000	8.2668	4.7505	4.6532	100.0000	117,261,117.1	0	11,170,146	6,172,078	5,667,405	142,550,803	13.69	13.75	13.75
1.02	99,675.9	82,154.4	0.0000	8.3386	4.7977	4.7094	100.0000	117,111,759	0	11,885,584	6,639,129	6,071,621	142,550,803	13.65	13.69	13.69
1.03	99,939.9	81,979.5	0.0000	8.4203	4.8447	4.7555	100.0000	116,882,368	0	12,003,220	6,806,129	6,179,037	142,550,803	13.63	14.02	14.02
1.04	99,151.8	81,806.5	0.0000	8.5021	4.8918	4.8017	100.0000	116,612,964	0	12,119,735	6,973,223	6,344,653	142,550,803	13.59	14.15	14.15
1.05	98,397.7	81,625.5	0.0000	8.5838	4.9386	4.8479	100.0000	116,338,562	0	12,235,222	7,040,273	6,518,553	142,550,803	13.47	14.30	14.30
1.06	98,277.7	81,456.6	0.0000	8.6558	4.9858	4.8940	100.0000	116,114,168	0	12,352,528	7,107,330	6,595,465	142,550,803	13.44	14.43	14.43
1.07	98,155.5	81,279.6	0.0000	8.7473	5.0323	4.9402	100.0000	115,894,757	0	12,469,255	7,174,380	6,672,301	142,550,803	13.41	14.57	14.57
1.08	98,303.5	81,104.7	0.0000	8.8281	5.0789	4.9864	100.0000	115,675,365	0	12,585,501	7,241,430	6,748,117	142,550,803	13.38	14.71	14.71
1.09	98,091.5	80,929.7	0.0000	8.9106	5.1258	5.0325	100.0000	115,385,952	0	12,702,457	7,308,481	6,823,583	142,550,803	13.35	14.84	14.84
1.10	97,879.4	80,754.8	0.0000	8.9925	5.1740	5.0787	100.0000	115,116,550	0	12,818,573	7,375,531	6,900,254	142,550,803	13.33	14.99	14.99
1.11	97,667.4	80,579.9	0.0000	9.0743	5.2210	5.1249	100.0000	114,857,148	0	12,935,528	7,442,581	6,976,504	142,550,803	13.30	15.11	15.11
1.12	97,455.3	80,404.6	0.0000	9.1561	5.2680	5.1714	100.0000	114,617,746	0	13,052,446	7,509,631	7,051,380	142,550,803	13.27	15.25	15.25
1.13	97,243.2	80,229.9	0.0000	9.2378	5.3151	5.2172	100.0000	114,388,345	0	13,169,581	7,576,682	7,127,195	142,550,803	13.24	15.38	15.38
1.14	97,031.2	80,054.8	0.0000	9.3196	5.3621	5.2634	100.0000	114,178,941	0	13,285,318	7,643,732	7,202,012	142,550,803	13.21	15.52	15.52
1.15	96,819.1	79,880.0	0.0000	9.4013	5.4091	5.3095	100.0000	113,989,539	0	13,401,654	7,710,782	7,276,823	142,550,803	13.18	15.65	15.65
1.16	96,607.1	79,705.0	0.0000	9.4831	5.4562	5.3557	100.0000	113,800,138	0	13,518,130	7,777,833	7,351,844	142,550,803	13.15	15.79	15.79
1.17	96,395.0	79,530.1	0.0000	9.5648	5.5032	5.4019	100.0000	113,620,734	0	13,634,725	7,844,883	7,426,850	142,550,803	13.13	15.93	15.93
1.18	96,183.0	79,355.1	0.0000	9.6465	5.5503	5.4481	100.0000	113,451,332	0	13,751,282	7,911,933	7,497,195	142,550,803	13.10	16.07	16.07
1.19	95,970.8	79,180.1	0.0000	9.7283	5.5973	5.4942	100.0000	113,281,930	0	13,867,738	7,978,983	7,567,692	142,550,803	13.07	16.20	16.20
1.20	95,758.9	79,005.2	0.0000	9.8101	5.6443	5.5404	100.0000	113,122,527	0	13,984,254	8,046,034	7,637,907	142,550,803	13.04	16.34	16.34
1.21	95,546.8	78,830.2	0.0000	9.8918	5.6914	5.5866	100.0000	112,973,125	0	14,100,870	8,113,084	7,708,723	142,550,803	13.01	16.48	16.48
1.22	95,334.7	78,655.3	0.0000	9.9736	5.7384	5.6328	100.0000	112,823,723	0	14,217,407	8,180,134	7,779,539	142,550,803	12.99	16.61	16.61
1.23	95,122.7	78,480.3	0.0000	10.0553	5.7854	5.6789	100.0000	112,674,320	0	14,333,943	8,247,185	7,850,355	142,550,803	12.95	16.75	16.75
1.24	94,910.6	78,305.4	0.0000	10.1371	5.8325	5.7251	100.0000	112,524,918	0	14,450,479	8,314,235	7,921,171	142,550,803	12.92	16.89	16.89
1.25	94,698.6	78,130.4	0.0000	10.2188	5.8795	5.7713	100.0000	112,375,516	0	14,567,015	8,381,285	7,992,987	142,550,803	12.89	17.02	17.02

What If... Scenario Worksheet

1.25	94.4685	77.8564	0.0000	10.3005	5.5265	5.6174	100.0000	111.128,113	8	74.593,551	2.4467,335	2.292,3024	142.550,809	12.87	17.16	17.16	17.16
1.27	94.2744	77.7805	0.0000	10.3023	5.5728	5.6899	100.0000	110.676,711	0	74.000,067	2.515,386	2.355,619	142.550,809	12.84	17.29	17.29	17.29
1.28	94.0624	77.5055	0.0000	10.4641	5.6205	5.9068	100.0000	110.627,308	0	74.916,628	2.592,435	2.424,435	142.550,809	12.81	17.43	17.43	17.43
1.29	93.8933	77.4506	0.0000	10.4548	5.6677	5.9593	100.0000	110.327,307	0	75.893,155	2.649,485	2.490,251	142.550,809	12.78	17.56	17.56	17.56
1.30	93.6583	77.2555	0.0000	10.6278	5.7147	6.0021	100.0000	110.122,054	0	76.146,585	2.716,536	2.556,066	142.550,809	12.75	17.70	17.70	17.70
1.31	93.4282	77.0607	0.0000	10.7093	5.7617	6.0493	100.0000	109.873,102	0	76.285,232	2.783,587	2.621,882	142.550,809	12.72	17.84	17.84	17.84
1.32	93.2142	76.9357	0.0000	10.8711	5.8208	6.1045	100.0000	109.623,700	0	76.398,756	2.850,637	2.687,598	142.550,809	12.69	17.97	17.97	17.97
1.33	93.0021	76.7307	0.0000	10.9738	5.8258	6.1405	100.0000	109.380,297	0	76.499,304	2.917,687	2.753,514	142.550,809	12.66	18.11	18.11	18.11
1.34	92.7900	76.5558	0.0000	10.9546	5.8322	6.1666	100.0000	109.139,885	0	76.581,840	2.984,738	2.819,330	142.550,809	12.63	18.25	18.25	18.25
1.35	92.6730	76.3808	0.0000	11.0283	5.8469	6.2330	100.0000	108.881,493	0	76.622,376	3.051,788	2.886,146	142.550,809	12.61	18.38	18.38	18.38
1.36	92.3639	76.2058	0.0000	11.1181	5.8989	6.2791	100.0000	108.632,091	0	76.649,812	3.118,838	2.950,962	142.550,809	12.59	18.52	18.52	18.52
1.37	92.1533	76.0308	0.0000	11.1958	5.8493	6.3283	100.0000	108.382,688	0	76.595,648	3.185,888	2.916,778	142.550,809	12.55	18.65	18.65	18.65
1.38	91.9418	75.8558	0.0000	11.2816	5.8410	6.3715	100.0000	108.133,286	0	76.081,994	3.252,938	2.982,994	142.550,809	12.52	18.79	18.79	18.79
1.39	91.7287	75.6819	0.0000	11.3533	5.8380	6.4175	100.0000	107.883,884	0	76.168,521	3.319,988	3.048,408	142.550,809	12.49	18.93	18.93	18.93
1.40	91.5177	75.5081	0.0000	11.4441	5.8959	6.4636	100.0000	107.634,481	0	76.313,957	3.387,039	3.124,228	142.550,809	12.46	19.06	19.06	19.06
1.41	91.3059	75.3331	0.0000	11.5298	5.8337	6.5100	100.0000	107.385,079	0	76.393,593	3.454,090	3.200,041	142.550,809	12.43	19.20	19.20	19.20
1.42	91.0936	75.1581	0.0000	11.6106	5.6791	6.5592	100.0000	107.135,677	0	76.581,129	3.521,140	3.266,857	142.550,809	12.40	19.33	19.33	19.33
1.43	90.8815	74.9842	0.0000	11.6903	5.7262	6.6072	100.0000	106.886,274	0	76.599,695	3.588,190	3.311,679	142.550,809	12.37	19.47	19.47	19.47
1.44	90.6695	74.8092	0.0000	11.7721	5.7732	6.6545	100.0000	106.636,872	0	76.739,201	3.655,240	3.377,489	142.550,809	12.35	19.61	19.61	19.61
1.45	90.4574	74.6343	0.0000	11.8538	5.8202	6.6947	100.0000	106.387,470	0	76.887,757	3.722,291	3.434,305	142.550,809	12.32	19.74	19.74	19.74
1.46	90.2453	74.4593	0.0000	11.9355	5.8673	6.7404	100.0000	106.138,068	0	77.074,273	3.789,341	3.500,121	142.550,809	12.29	19.88	19.88	19.88
1.47	90.0333	74.2844	0.0000	12.0173	5.9143	6.7970	100.0000	105.888,665	0	77.191,809	3.856,391	3.567,937	142.550,809	12.26	20.02	20.02	20.02
1.48	89.8212	74.1094	0.0000	12.0991	5.9613	6.8532	100.0000	105.639,263	0	77.247,346	3.923,442	3.634,753	142.550,809	12.23	20.15	20.15	20.15
1.49	89.6092	73.9344	0.0000	12.1808	6.0084	6.9099	100.0000	105.389,861	0	77.263,682	3.990,492	3.700,559	142.550,809	12.20	20.29	20.29	20.29
1.50	89.3971	73.7595	0.0000	12.2626	6.0554	6.9675	100.0000	105.140,458	0	77.280,418	4.057,542	3.767,394	142.550,809	12.17	20.42	20.42	20.42

What If... Scenario Worksheet

1.51	68.1661	73.5915	0.0000	12.3445	7.1024	6.3717	100.0000	104.631,085	0	17.595,654	10.124,592	9.680,200	142.550,903	12.14	20.56	20.56	20.59
1.52	68.9730	73.4095	-0.0008	12.2351	7.1465	7.0779	100.0000	1194.641,654	0	17.713,660	10.181,845	-10.604,016	142.550,903	12.11	20.70	20.70	20.70
1.53	69.7608	73.2316	-0.0000	12.0078	7.1865	7.0640	100.0000	10.352,252	0	17.684,028	10.258,693	19.060,832	142.550,903	12.09	20.83	20.83	20.83
1.54	69.6469	73.0557	-0.0008	12.8865	7.2436	7.1102	100.0000	104.442,918	-0	17.946,552	10.326,740	-10.763,648	142.550,903	12.06	20.87	20.87	20.87
1.55	69.2869	72.8817	-0.0000	12.6773	7.2995	7.1554	100.0000	103.053,447	0	18.053,068	10.392,734	-10.201,464	142.550,903	12.03	21.10	21.10	21.10
1.56	69.1248	72.7067	-0.0008	12.3551	7.3376	7.2025	100.0000	103.644,045	0	18.170,636	10.460,844	-10.267,280	142.550,903	12.00	21.24	21.24	21.24
1.57	67.9147	72.5318	-0.0009	12.8348	7.3947	7.2407	100.0000	103.394,942	-0	18.290,777	10.528,084	-10.333,068	142.550,903	11.97	21.38	21.38	21.38
1.58	67.7007	72.3568	-0.0000	12.9166	7.4317	7.2948	100.0000	103.145,240	0	18.412,107	10.593,944	-10.398,911	142.550,903	11.94	21.51	21.51	21.51
1.59	67.4868	72.1819	-0.0000	12.9883	7.4787	7.3411	100.0000	102.895,836	0	18.526,243	10.660,996	-10.464,727	142.550,903	11.91	21.65	21.65	21.65
1.60	67.2765	72.0059	-0.0000	13.0601	7.5259	7.3912	100.0000	102.646,435	0	18.646,479	10.728,045	-10.530,543	142.550,903	11.88	21.78	21.78	21.78
1.61	67.0645	71.8300	-0.0008	13.1618	7.5728	7.4834	100.0000	102.397,093	-0	18.762,516	10.795,095	-10.595,369	142.550,903	11.85	21.92	21.92	21.92
1.62	66.8524	71.6570	-0.0008	13.2436	7.6193	7.4196	100.0000	102.147,631	-0	18.878,551	10.862,145	-10.662,175	142.550,903	11.82	22.06	22.06	22.06
1.63	66.6404	71.4820	-0.0000	13.3253	7.6669	7.5257	100.0000	101.898,229	-0	18.995,587	10.929,196	-10.727,991	142.550,903	11.80	22.19	22.19	22.19
1.64	66.4283	71.3071	-0.0000	13.4071	7.7139	7.5719	100.0000	101.648,825	0	19.111,524	10.996,246	-10.792,907	142.550,903	11.77	22.33	22.33	22.33
1.65	66.2162	71.1321	-0.0000	13.4889	7.7609	7.6181	100.0000	101.399,424	0	19.228,560	11.063,295	-10.859,623	142.550,903	11.74	22.47	22.47	22.47
1.66	66.0042	70.9572	-0.0008	13.5706	7.8080	7.6642	100.0000	101.150,022	-0	19.344,596	11.130,347	-10.924,439	142.550,903	11.71	22.60	22.60	22.60
1.67	65.7921	70.7822	-0.0000	13.6523	7.8550	7.7104	100.0000	100.900,519	0	19.461,632	11.197,397	-10.991,255	142.550,903	11.68	22.74	22.74	22.74
1.68	65.5801	70.6073	-0.0000	13.7341	7.9024	7.7565	100.0000	100.651,217	-0	19.578,068	11.264,447	-11.057,070	142.550,903	11.65	22.87	22.87	22.87
1.69	65.3680	70.4323	-0.0000	13.8158	7.9491	7.8029	100.0000	100.401,815	-0	19.694,604	11.331,497	-11.122,886	142.550,903	11.62	23.01	23.01	23.01
1.70	65.1560	70.2573	-0.0000	13.8976	7.9961	7.8489	100.0000	100.152,412	0	19.811,140	11.398,546	-11.188,102	142.550,903	11.59	23.15	23.15	23.15
1.71	64.9439	70.0824	-0.0000	13.9794	8.0432	7.8959	100.0000	99.903,010	-0	19.927,676	11.465,593	-11.254,513	142.550,903	11.57	23.28	23.28	23.28
1.72	64.7318	69.9074	-0.0000	14.0611	8.0902	7.9418	100.0000	99.653,608	0	20.044,212	11.532,646	-11.320,734	142.550,903	11.54	23.42	23.42	23.42
1.73	64.5198	69.7325	-0.0000	14.1429	8.1372	7.9874	100.0000	99.404,205	-0	20.160,748	11.600,699	-11.386,150	142.550,903	11.51	23.56	23.56	23.56
1.74	64.3077	69.5575	-0.0000	14.2246	8.1846	8.0336	100.0000	99.154,803	0	20.277,285	11.668,749	-11.451,966	142.550,903	11.48	23.69	23.69	23.69
1.75	64.0957	69.3825	-0.0000	14.3064	8.2319	8.0799	100.0000	98.905,401	0	20.393,821	11.737,789	-11.517,782	142.550,903	11.45	23.83	23.83	23.83

What If... Scenario Worksheet

Scenario	Scenario	Scenario	Scenario	Scenario
Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Scenario 6	Scenario 7	Scenario 8	Scenario 9	Scenario 10
Scenario 11	Scenario 12	Scenario 13	Scenario 14	Scenario 15
Scenario 16	Scenario 17	Scenario 18	Scenario 19	Scenario 20
Scenario 21	Scenario 22	Scenario 23	Scenario 24	Scenario 25
Scenario 26	Scenario 27	Scenario 28	Scenario 29	Scenario 30
Scenario 31	Scenario 32	Scenario 33	Scenario 34	Scenario 35
Scenario 36	Scenario 37	Scenario 38	Scenario 39	Scenario 40
Scenario 41	Scenario 42	Scenario 43	Scenario 44	Scenario 45
Scenario 46	Scenario 47	Scenario 48	Scenario 49	Scenario 50
Scenario 51	Scenario 52	Scenario 53	Scenario 54	Scenario 55
Scenario 56	Scenario 57	Scenario 58	Scenario 59	Scenario 60
Scenario 61	Scenario 62	Scenario 63	Scenario 64	Scenario 65
Scenario 66	Scenario 67	Scenario 68	Scenario 69	Scenario 70
Scenario 71	Scenario 72	Scenario 73	Scenario 74	Scenario 75
Scenario 76	Scenario 77	Scenario 78	Scenario 79	Scenario 80
Scenario 81	Scenario 82	Scenario 83	Scenario 84	Scenario 85
Scenario 86	Scenario 87	Scenario 88	Scenario 89	Scenario 90
Scenario 91	Scenario 92	Scenario 93	Scenario 94	Scenario 95
Scenario 96	Scenario 97	Scenario 98	Scenario 99	Scenario 100

