

PATRICK WHITE · 1 OCTOBER 2026

Two proofs of concept

Parcenomics — municipal fiscal analysis, built over a winter.

1890s.net — a county's land-use history, built in a week.

Berkshire Regional Planning Commission · Executive Committee

Two dozen levers, four families — and what they are worth in one town

GREAT BARRINGTON, FY2028 · EVERY FIGURE A RANGE, EVERY RANGE CARRYING ITS ASSUMPTIONS

GROW THE BASE	RECOVER WHAT IS OWED	SHIFT WHO PAYS	THE ANCHOR
New growth — Seasonal Communities zoning	Personal property — second-home non-filers	The residential exemption	The regional school assessment — the region has to agree
\$463K / yr	\$73K–\$240K / yr	moves \$1.6M–\$4.7M within the class	\$2M–\$5M / yr under the modeled floor
Accessory dwelling units	Motor-vehicle excise	Fees, payments and local receipts	Split by headcount today, not by means
\$166K / yr	\$25K–\$65K / yr	under review	\$21M of a \$38M general fund
Simon’s Rock — exempt parcels to the roll	Boat excise		
\$583K–\$781K / yr	\$5K–\$15K / yr		

And Stockbridge, a town a fraction the size, came to \$1.41M a year — four compliance recovery streams, the residential exemption, and unused Proposition 2½ capacity.

Great Barrington: grow and recover together raise roughly \$0.9M to \$2.2M a year. The exemption moves money within the class without raising a dime — never added to the other two.

Zoning is a revenue instrument

Under Proposition 2½, newly built and assessed property is added permanently to the levy limit — capacity the town may levy without an override. It is the only true grow-the-base lever, and the mechanism is a bylaw.

50 homes

\$463,400 a year

at a blended \$700K assessed — permanent
levy capacity

50 ADUs

\$165,500 a year

a separate bylaw, the same mechanic

Who acts

Planning Board →
Town Meeting → Assessor

drafts the bylaw, adopts it, books the growth

Potential, not bankable — it exists once the units are built and assessed, and new units draw services. The value per home is a labeled assumption, bracketed high and low.

Pull the levers the town controls — the gap falls to \$2.47M

Parcenomics

Great Barrington · The Lever Dashboard · FY2028

Help

Assumptions

Bankable by FY28

Stacked

Reset

Save

Load

Spreadsheet

Dark

Report ↗

Fiscal year ?

FY2028 · projected ▾

spending grows ?

Buckets 4.7%

Baseline 5.4%

Report 6.0%

override passes ?

never ▾

Return surplus as rate relief ?

May 2026 ask

Edit assumptions ↗

FY2028 BUDGET GAP ?

\$4.43M

that year alone · assumes no override passes, so the levy grows only 2½% a year

STILL TO CLOSE ?

\$2.47M

by cuts, an override, or more reserves

revenue \$1.96M

relief \$0

remaining \$2.47M

Levers the Town controls close \$1.96M.

PROPERTY TAX BILL ?

assessed at \$

453,200

\$6,789

the town median · rate \$13.24 → \$14.31 ?

↑ \$788 above today · \$385 below the do-nothing path

Today · FY2026

\$6,000

Do nothing · closed by override

\$7,173

This scenario

\$6,789

Base operating bill

\$6,304

+ share of \$2.47M still to close

+\$484

All-in property tax

\$6,789

NOT IN THIS YEAR'S TAX BILL

\$1-2

Grow the base

-\$1.46M

\$3-5

Recover uncollected

—

\$A-E

Fees and payments

—

New

Local receipts

-\$497K

\$6-9

Shift the burden

\$0 moved

\$10

BHRSD · the regional assessment

—

Ch.4 · App

Cuts, capital and obligations

—

NEW GROWTH — THE ONLY TRUE GROW - THE - BASE LEVER

\$1

Seasonal Communities zoning — new homes ?

-\$556K

60 homes at \$700K — permanent levy capacity

Units ?

60 homes

Assessed value per home ?

\$500K

\$700K

\$800K

\$1b

Accessory dwelling units (ADU bylaw) ?

-\$199K

levy capacity once built and assessed

Units ?

60 ADUs

0 ADUs

100 ADUs

\$1c

Hotel development — new taxable value ?

-\$556K

\$42.00M of new taxable value · with the occupancy excise at LR1, \$1.05M/yr from one zoning decision

New or expanded hotel rooms ?

150 rooms

0

45 = today's cap

250 rooms

Assessed value per room ?

\$280K

A \$4.43M gap — and every constant behind the model open and editable

ParcenomicsGreat Barrington · The Lever Dashboard · FY2028

Help

Assumptions

Bankable by FY28

Fiscal yearFY2028 · projected

spending growsBuckets 4.7%Baseline 5.4%Report 6.0%

override passesneverReturn surplus as rate relief

May 2026 askEdit assumptions

FY2028 BUDGET GAP

\$4.43M

that year alone · assumes no override passes, so the levy grows only 2½% a year

STILL TO CLOSE

\$4.43M

100% of the gap

by cuts, an override, or more reserves

revenue \$0relief \$0remaining \$4.43M

Levers the Town controls close \$0.

PROPERTY TAX BILL

assessed at\$453,200

\$7,173

the town median · rate \$13.24 → \$15.16

↑ \$1,173 above today

Today · FY2026\$6,000

Do nothing · closed by override\$7,173

This scenario\$7,173

Base operating bill\$6,304

+ share of \$4.43M still to close+\$869

All-in property tax\$7,173

NOT IN THIS YEAR'S TAX BILL

\$1-2Grow the base

\$3-5Recover uncollect

\$6-9Shift the burden\$0 moved

\$10BHRSD · the region assessment

Tap a section to open its levers. Everything about

How to read this. Three kinds of money are kept apart: revenue, relief, and expense. Revenue is the money that comes in from taxes and fees. Relief is the money that goes out to help people pay their taxes. Expense is the money that goes out to pay for services. The total raised stays the same, but the way it is split changes who pays while the total raised stays the same. Expense relief lowers what must be raised. Spending grows the base.

Tax-base and budget figures are Great Barrington's November 2025 (\$13.24 per \$1,000; \$2,309,091,300); where a lever is a range, that range is the range of possible outcomes.

Water and sewer are billed separately and are not included in the property tax. Provenance badges follow the report — measured in dollars and cents realistically be booked.

A menu, not a recommendation. Which levers to pull and how much to pull.

Sources, Methods, and Computer Code © 2026 Pat

Underlying assumptions

Close

Every constant behind the model. Change any figure and everything recalculates. Edited values are flagged on the main screen, so a scenario is never mistaken for the certified default.

FY2026 CERTIFIED TAX BASE

Residential tax rateper \$1,000 of assessed value
Moves the tax bill, the override — Shift the burden · Grow the base

\$13.24

Total taxable valueall classes
Moves the tax bill — Shift the burden

\$2,309,091,365

Residential share of value
Moves the tax bill — Shift the burden

83.7014%

Median owner-occupied homeassessed
Moves the tax bill — Shift the burden

\$453,200

Average residential value
sets the RTE exemption amount
Moves the tax bill — Shift the burden

\$569,458

Median bill todayFY2026

\$6,000

FY2026 APPROPRIATIONS, BY BUCKET

BHRSD assessmentmandatory charge — cannot be cut
Moves the tax bill, the gap, the override

\$22,400,000

Wages and salariesderived — not in the recap
Moves the tax bill, the gap, the override

\$7,600,000

Benefits and insurance
Moves the tax bill, the gap, the override

\$3,300,000

Debt servicefixed schedule
Moves the tax bill, the gap, the override

\$3,000,000

All other operating

FIVE BOOKS, WHOLE

Walling’s county map, 1858
The inns came first — 1858
against 1904
Berkshire County, 1874
Central Berkshire, 1890
The county atlas, 1904
South Berkshire, 1923–’25
Central Berkshire, 1926

INSIDE THE 1904 ATLAS

The book
The plates
The names on the plates
Who paid for the atlas

BERKSHIRE COUNTY,
1874

Pittsfield
Great Barrington
Lee
Lenox
Stockbridge
Egremont

CENTRAL BERKSHIRE,
1890

Maplewood Hotel
The Willows, Dalton
Curtis Hotel, Lenox
Elm Court
Shadowbrook
Main Street, Stockbridge

ATLAS TOWNS

Adams
Alford
Becket
Cheshire
Clarksburg
Dalton
Egremont
Florida

SEARCH THEM

Every word, all five books
One name, seventy years
Every name on the 1904
map
Pictures and permissions

Great Barrington
Hancock
Hinsdale
Lanesboro
Lee
Lenox
Monterey
Mount Washington

New Ashford
New Marlboro
North Adams
Otis
Peru
Pittsfield
Richmond
Sandisfield

Savoy
Sheffield
Stockbridge
Tyringham
Washington
West Stockbridge
Williamstown
Windsor

Every parcel, every owner — read, digitized and searchable. Five maps, directories and atlases; over 41,000 names



A SURNAME, A HOUSE, A FIRM

Tucker

×

FOLLOW IT

Also spelled, somewhere in these records:

tuckers 1

tacker 1

tncker 1

tueker 1

Narrow to a town:

everywhere

Adams

Alford

Becket

Cheshire

Dalton

Egremont

Great Barrington

Hancock

Hinsdale

Lanesborough

Lee

Lenox

Monterey

New Marlborough

Otis

Pittsfield

Sandisfield

Savoy

Sheffield

Stockbridge

Tyringham

Washington

West Stockbridge

Williamstown

Windsor

1858

Walling’s village plans *4 records*

Surveyed house by house. All forty-nine village plans are read — every householder named, each one pinned to the corresponding house.

G J. Tucker	Jos Tucker 's Est	W. S. Tucker (plate: Tacker)
LENOX lenox village	LENOX lenox village	LENOX lenox village
S Tucker		
STOCKBRIDGE stockbridge		

1874

Berkshire County directory *15 lines on 10 pages*

Briggs & Co., 726 pages.

Where to start

THE SAME METHOD, POINTED AT LAND USE

- Every parcel identified, by owner and by lot.
- Water and sewer overlaid — which parcels are actually served.
- BioMap and wetlands overlaid, so the fragile ground is visible first.
- A searchable interface showing what is legally possible on a parcel.
- Days per municipality, because the method is written down.

THE ASK

Give me one town and one question — the one your staff keeps getting asked and never has time to answer well.

Thirty days. No cost to BRPC.

patrickwhitestockbridge@gmail.com

413-441-5231