



Finance Committee Agenda

City of Newton **In City Council**

Monday, November 7, 2016

7:00 PM
Council Chamber

Item Scheduled for Discussion:

Public hearing assigned for November 7, 2016:

#332-16 Request for approval of FY 17 Property tax levy distribution percentages
DIRECTOR OF ASSESSMENT ADMINISTRATION submitting for City Council review and approval the FY 17 Municipal Property Tax Levy Distribution Percentages among residential, open space, commercial and industrial classes of Real Property. [09/26/16 @ 3:06 PM]

All other items before the Committee will be held without discussion.

Respectfully submitted,

Leonard J. Gentile, Chairman

The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, *please contact Jini Fairley, at least two days in advance of the meeting:* jfairley@newtonma.gov, or 617-796-1253. For Telecommunications Relay Service dial 711.



**City of Newton Fiscal Year 2017
Classification Hearing
November 7, 2016
Elizabeth Dromey, Director
Assessment Administration**

City of Newton
FY2017 Classification Hearing
November 7, 2016

**City of Newton
Fiscal Year 2017
Classification Hearing**

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FY2017 Classification Hearing
November 7, 2016

City of Newton



Setti D. Warren
Mayor

ASSESSMENT ADMINISTRATION

Elizabeth Dromey, Director

#332-16

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Date: November 4, 2016

To: The Honorable Setti D. Warren, Mayor
Leonard J. Gentile, Chairman, Finance Committee
City Council Members

From: Elizabeth Dromey, Director of Assessment Administration

Subject: Support Information Relative to the Fiscal Year 2017
Property Tax Rate Classification

In anticipation of the public hearing for the FY2017 Tax Rate Classification, scheduled for Monday, November 7, 2016, I offer the attached documents for your reference. These documents reflect preliminary figures and are subject to minor changes prior to the public hearing.

We provide you with this information to assist you in your decision to establish the proportion of the tax levy raised by the residential and commercial classes of property.

Please contact me at 617-796-1160 if you have any questions or if you would like a more detailed explanation of any information contained in this packet.

1000 Commonwealth Avenue, Newton, MA 02459-1449
www.newtonma.gov

**City of Newton
Fiscal Year 2017
Classification Hearing**

Questions and Answers

1. What is the purpose of this hearing?

The purpose of this hearing is to establish the proportion of the tax levy raised by the residential and commercial classes of property. This hearing is required under Massachusetts General Laws, Chapter 40, Section 56.

2. How do taxes increase or decrease?

Overall tax increases or decreases occur when the Mayor and the City Council change the amount of tax revenue devoted to the overall City budget.

Based on his determination of the financial needs of the City, the Mayor presented a budget to the City Council in the spring of 2016. The City Council then conducted budget hearings. The Mayor and the City Council approved the budget based on the financial needs determined during the spring budget hearings. These budget hearings determined if the property tax collected for fiscal year 2017 would be higher or lower than property tax collected for fiscal year 2016.

For fiscal year 2016, the actual tax levy was \$305,351,346 (\$304,054,763 Levy Limit + \$1,296,583 Debt Exclusion Payment). For fiscal year 2017, by law, the City Council has the option (but are not required) to increase the fiscal year 2016 Levy Limit by 2.5%. This 2.5% increase is \$7,601,369. Finally, the Council has the option (but are not required) to increase the fiscal year 2016 tax levy by the amount of “new growth” in the City for calendar year 2015. This “new growth” is the additional tax revenue that will be created by either the construction of new properties or improvements to existing properties in the City. The new growth figure submitted to the Massachusetts Department of Revenue for fiscal year 2017 is \$4,799,698.

Special note: The voters were asked in the spring of 2013 if they wanted to increase their taxes by two debt exclusion questions. These debt exclusion questions were approved by the majority of voters who participated in this spring election.

Therefore, the maximum amount the fiscal year 2017 tax levy can be (with this debt exclusion debt service added) is:

Fiscal Year 2016 Tax Levy Limit:	\$304,054,763
2.5% Increase:	\$ 7,601,369
New Growth:	\$ 4,799,698
Debt Exclusion Debt Service:	\$ 1,554,028
Fiscal Year 2017 Tax Levy Limit:	\$318,009,858

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Therefore, when the City Council opted to increase the tax levy by the 2.5% maximum, apply all of the new growth as new revenue, and add the debt service to the tax levy, the City Council approved a tax increase of \$12,658,512 for fiscal year 2017. This is an increase of 4.15% from last year's actual tax levy. This means citywide, the average tax increase has to be 4.15%, because the City Council is asking for 4.15% more tax this year as compared to last year.

3. Can the City Council increase the tax levy more than this amount? How about less than this amount?

The City Council cannot increase this levy limit above \$318,009,858 without the approval of a majority of voters in the City of Newton. This can be accomplished by either override or debt exclusion.

The City Council always has the option to increase the tax levy less than the maximum amounts allowed by law. This decision would be based on the Council's determination of the financial needs of the City. The City Council could elect not to go to the maximum 2.5% increase and/or the City Council could elect to not increase the tax levy by the new growth amount. Again, this would be a decision based on the Council's determination of the financial needs of the City.

The City Council could also vote to decrease the amount of the tax levy, again based on a determination of the financial needs of the City.

4. What is the Assessors' role in the budget process?

The Assessors play no role in determining the amount of taxes raised each year. As explained above, this is done during the Council's budget hearings and subsequent approval of the City budget by the Mayor and the City Council that occurs each spring.

The Assessors determine the amount of new growth each year. This is done by inspecting all new construction projects and inspecting existing properties with renovations to determine the increase in the property value due to the construction/renovations. This new growth process will be approved by the Massachusetts Commissioner of Revenue.

The Assessors determine the value, based on use, of all taxable property in the City. These assessed values represent the value of the property as of January 1, 2016 for fiscal year 2017. These assessed values determine the proportion of the tax levy that each property owner will pay, which will ultimately be determined by the decision of the City Council on what proportion of the levy to shift (or not) from residential property owners to commercial, industrial and personal property owners.

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5. What does it mean “adopt the residential factor”?

This is the purpose of the classification hearing. The City Council will decide how much of the tax levy the owners of residential properties will pay and how much of the tax levy the owners of commercial/industrial/personal property will pay. This is the decision that creates two tax rates (or split tax rates) in the City. The two tables below show the process with fiscal year 2017 numbers. If there was no “shift”, there would be a single tax rate and the following table would apply:

<u>Class</u>	<u>FY2017 Value</u>	<u>%Value</u>	<u>%Tax</u>
Residential	\$23,453,469,746	89.71%	89.71%
Commercial	\$2,112,686,654	8.08%	8.08%
Industrial	\$174,966,600	0.67%	0.67%
Personal	\$401,743,300	1.54%	1.54%
Total	\$26,142,866,300	100.00%	100.00%

This means the residential property makes up 89.71% of the overall value in the City and therefore would pay 89.71% of the overall tax levy. The commercial property makes up 8.08% of the overall value in the City and therefore would pay 8.08% of the overall tax levy and so on for industrial and personal property classes.

The classification hearing is when the City Council must decide whether or not to shift more of the tax levy onto the commercial/industrial/personal property owners and less onto the residential property owners. By law, the maximum allowable shift for Newton is 175%. (The City Council shifted 175% last fiscal year). If the Council decides to shift 175% again this year, the process would be to multiply the (%Value) of the commercial, industrial, and personal property classes by 175% (1.75) to determine the increased percentage of the tax levy that those various classes will pay. By increasing those percentages, the residential percentage is lowered by 7.71%. The table below illustrates this (percentages rounded to two digits).

<u>Class</u>	<u>FY2017 Value</u>	<u>%Value</u>	<u>Shift</u>	<u>%Tax</u>
Residential	\$23,453,469,746	89.71%	-	82.00%
Commercial	\$2,112,686,654	8.08%	175%	14.14%
Industrial	\$174,966,600	0.67%	175%	1.17%
Personal	\$401,743,300	1.54%	175%	2.69%
Total	\$26,142,866,300	100.00%		100.00%

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Put another way, once the factor of 175% (1.75) is applied to commercial, industrial and personal property, those classes then become responsible for 18.00 % of the tax levy. That number then is subtracted from 100% to arrive at the residential proportion of 82.00% of the tax levy.

So, if the City Council decides to shift 175%, the owners of commercial, industrial and personal property, which represent 10.29% of the taxable value, become responsible for 18.00% of the property tax levy. The result of this vote is that the residential property owners, whose property represents 89.71% of the taxable value, become responsible for 82.00% of the property tax levy.

The actual vote taken is on what residential factor to adopt. This residential factor results in the intended shift from the residential taxpayers onto the commercial, industrial and personal property taxpayers.

That is the ultimate purpose of the classification hearing.

6. Does the City Council have to sign something at the end of the classification hearing?

Yes. The City Council must sign the form LA5. This is the form sent to the Department of Revenue as part of the tax recapitulation (Tax Recap) sheet and approval of the tax rates established at the classification hearing. These tax rates estimated for your review may be adjusted via rounding and subject to change of typically not greater than one to two pennies.

7. What are the components of Proposition 2 ½?

Proposition 2 ½ has two basic components. First, you cannot increase the prior year levy limit by more than 2.5% (plus new growth) without voter approval and second, your levy limit cannot exceed 2.5% of your total taxable value. Another way of stating the second component is a community's tax rate cannot exceed \$25.00 per \$1,000 if the community has a single tax rate.

8. What is "personal property"?

Personal property is the inventory, furniture, machinery, and equipment used while conducting business. This is assessed to business owners. If the business is incorporated, it is exempt from certain personal property taxes (furniture and inventory are exempt for corporations).

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Classification Hearing
Real Estate Value Changes FY2016 to FY2017

<u>Property Class</u>	<u>FY2016 Base Values</u>	<u>FY2017 Values</u>	<u>Percent Change</u>
<u>Residential Classes</u>			
Single Family	\$16,000,210,600	\$17,303,308,000	8.14%
Two and Three Family	\$2,127,721,100	\$2,298,103,700	8.01%
Condominium	\$2,524,037,500	\$2,840,948,100	12.56%
Apartments	\$596,519,400	\$603,404,400	1.15%
Vacant Land	\$105,043,800	\$127,215,700	21.11%
<u>Commercial Classes</u>			
Commercial	\$2,017,459,600	\$2,012,513,600	-0.25%
Industrial	\$172,631,000	\$174,966,600	1.35%
<u>Mixed Use Classes</u>			
Mixed Use	\$274,068,600	\$289,145,100	5.50%

Please note these valuation changes include increases due to new construction/renovations and/or additions (new growth) and properties changing classes.
(For example: Properties leaving Two-family category and entering the Condominium category).

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Classification Hearing
Property Values by Class

RESIDENTIAL PROPERTY CLASSES

<u>Property Type</u>	<u>Count</u>	<u>Value</u>	<u>Percent of Value</u>
Single Family	16,959	\$17,303,308,000	66.19%
Condominium	4,881	\$2,840,948,100	10.87%
Miscellaneous	171	\$72,792,100	0.28%
Two Family	2,794	\$2,069,845,700	7.92%
Three Family	277	\$228,258,000	0.87%
Apartments	154	\$603,404,400	2.31%
Vacant Land	840	\$127,215,700	0.49%
Mixed Use Residential	243	\$207,697,746	0.79%
Total Residential	26,319	\$23,453,469,746	89.71%

COMMERCIAL/INDUSTRIAL/PERSONAL PROPERTY CLASSES

<u>Property Type</u>	<u>Count</u>	<u>Value</u>	<u>Percent of Value</u>
Commercial	761	\$2,012,513,600	7.70%
Industrial	80	\$174,966,600	0.67%
Forest (Ch. 61)	0	\$0	0.00%
Golf Courses (Ch. 61B)	17	\$18,725,700	0.07%
Mixed Use Commercial	243	\$81,447,354	0.31%
Personal Property	1,113	\$55,826,800	0.21%
Personal Property	1,177	\$67,984,700	0.26%
Personal Property	2	\$222,982,300	0.85%
Personal Property	12	\$45,804,100	0.18%
Personal Property	1	\$1,899,900	0.01%
Personal Property	4	\$7,245,500	0.03%

Total CIP	3,410	\$2,689,396,554	10.29%
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Total Value		\$26,142,866,300	100.00%
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		<u>Value</u>	
Exempt Property		\$3,844,038,700	

City of Newton
Fiscal Year 2017
Classification Hearing
Tax Base Analysis

	Prior Year	2.50%					
<u>FY</u>	<u>Levy Limit</u>	<u>Increase</u>	<u>New Growth</u>	<u>Debt Service</u>	<u>Levy Limit</u>	<u>Actual Levy</u>	<u>Reserve</u>
1990	\$100,745,902	\$2,518,648	\$2,148,683		\$105,413,233	\$105,205,222	\$208,011
1991	\$105,413,233	\$2,635,331	\$806,319		\$108,854,883	\$108,838,759	\$16,124
1992	\$108,854,883	\$2,721,372	\$1,179,709		\$112,755,964	\$112,689,184	\$66,780
1993	\$112,755,964	\$2,818,899	\$1,417,235		\$116,992,098	\$116,941,920	\$50,178
1994	\$116,992,098	\$2,924,802	\$1,280,054		\$121,198,833	\$121,079,222	\$119,611
1995	\$121,198,833	\$3,030,062	\$1,109,665		\$125,342,219	\$125,293,531	\$48,688
1996	\$125,338,470	\$3,133,462	\$1,227,029		\$129,698,961	\$129,682,983	\$15,978
1997	\$129,698,961	\$3,242,474	\$1,220,214		\$134,161,649	\$134,082,167	\$79,482
1998	\$134,161,649	\$3,354,041	\$1,493,092		\$139,008,782	\$138,934,388	\$74,394
1999	\$139,008,782	\$3,475,220	\$1,627,559		\$144,111,561	\$144,105,992	\$5,569
2000	\$144,111,561	\$3,602,789	\$1,761,734		\$149,476,084	\$149,411,520	\$64,564
2001	\$149,476,084	\$3,736,902	\$2,931,316		\$156,144,302	\$156,140,737	\$3,565
2002	\$156,144,302	\$3,903,608	\$2,335,800		\$162,383,709	\$162,278,416	\$105,293
2003	\$162,383,709	\$4,059,593	\$2,231,188		\$180,174,490	\$180,170,220	\$4,270
2004	\$180,174,491	\$4,504,362	\$2,720,067		\$187,398,920	\$187,384,724	\$14,196
2005	\$187,398,920	\$4,684,973	\$2,152,049		\$194,235,942	\$194,189,921	\$46,021
2006	\$194,235,942	\$4,855,899	\$2,150,663		\$201,242,504	\$201,238,041	\$4,462
2007	\$201,242,504	\$5,031,063	\$2,242,123		\$208,515,689	\$208,504,128	\$11,562
2008	\$208,515,689	\$5,212,892	\$2,100,302		\$215,828,884	\$215,772,425	\$56,459
2009	\$215,828,884	\$5,395,722	\$3,711,998		\$224,936,604	\$224,896,509	\$40,095
2010	\$224,936,604	\$5,623,415	\$2,828,806		\$233,388,825	\$233,300,284	\$88,541
2011	\$233,388,825	\$5,834,721	\$2,501,206		\$241,724,752	\$241,707,854	\$16,898
2012	\$241,724,752	\$6,043,119	\$3,030,583		\$250,798,454	\$250,781,839	\$16,615
2013	\$250,798,454	\$6,269,961	\$3,121,321		\$260,189,736	\$260,175,335	\$14,401
2014	\$260,189,736	\$6,504,743	\$4,147,309		\$279,241,788	\$279,224,275	\$17,513
2015	\$279,241,788	\$6,981,045	\$5,404,599	\$283,962	\$291,911,394	\$291,889,879	\$21,515
2016	\$291,627,432	\$7,290,686	\$5,136,645	\$1,296,583	\$305,351,346	\$305,327,821	\$23,525
2017	\$304,054,763	\$7,601,369	\$4,799,698	\$1,554,028	\$318,009,858	\$318,009,858	\$0

Estimated

FY2017 Construction Growth Has To Be Certified by the
Massachusetts Department of Revenue

Please note:

Fiscal Year 2003 had an \$11,500,000 voter-approved override.

Fiscal Year 2014 had an \$8,400,000 voter-approved override.

Fiscal Year 2017 had a \$1,554,028 voter-approved debt exclusion debt service.

This increased the levy limit beyond 2.5% plus construction growth in those fiscal years.

City of Newton
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Classification Hearing

Impact Calculations on Various Property Classes Using Average and Median Values

<u>AVERAGES</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2016 Value	\$942,742	\$676,788	\$2,637,202	\$2,271,461
FY2016 Tax Rate	\$11.38	\$11.38	\$21.94	\$21.94
FY2016 Tax Bill	\$10,728.40	\$7,701.85	\$57,860.21	\$49,835.84
FY2017 Value	\$1,020,302	\$740,818	\$2,644,565	\$2,187,083

<u>Shift Selected</u>	<u>Tax Dollars Single Family</u>	<u>Tax Dollars Two Family</u>	<u>Tax Dollars Commercial</u>	<u>Tax Dollars Industrial</u>	<u>Residential Tax Rate</u>	<u>Commercial Tax Rate</u>
160%	\$828.96	\$689.69	-\$6,389.37	-\$7,268.92	\$11.33	\$19.46
161%	\$814.73	\$679.35	-\$6,067.68	-\$7,002.87	\$11.31	\$19.58
162%	\$800.49	\$669.02	-\$5,745.98	-\$6,736.83	\$11.30	\$19.71
163%	\$786.26	\$658.68	-\$5,424.29	-\$6,470.79	\$11.29	\$19.83
164%	\$772.03	\$648.35	-\$5,102.60	-\$6,204.74	\$11.27	\$19.95
165%	\$757.80	\$638.02	-\$4,780.91	-\$5,938.70	\$11.26	\$20.07
166%	\$743.57	\$627.68	-\$4,459.21	-\$5,672.66	\$11.24	\$20.19
167%	\$729.33	\$617.35	-\$4,137.52	-\$5,406.61	\$11.23	\$20.31
168%	\$715.10	\$607.02	-\$3,815.83	-\$5,140.57	\$11.22	\$20.44
169%	\$700.87	\$596.68	-\$3,494.13	-\$4,874.53	\$11.20	\$20.56
170%	\$686.64	\$586.35	-\$3,172.44	-\$4,608.48	\$11.19	\$20.68
171%	\$672.41	\$576.02	-\$2,850.75	-\$4,342.44	\$11.17	\$20.80
172%	\$658.17	\$565.68	-\$2,529.06	-\$4,076.40	\$11.16	\$20.92
173%	\$643.94	\$555.35	-\$2,207.36	-\$3,810.35	\$11.15	\$21.04
174%	\$629.71	\$545.02	-\$1,885.67	-\$3,544.31	\$11.13	\$21.17
175%	\$615.48	\$534.68	-\$1,563.98	-\$3,278.27	\$11.12	\$21.29

<u>MEDIANS</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2016 Value	\$793,950	\$645,700	\$811,000	\$785,600
FY2016 Tax Rate	\$11.38	\$11.38	\$21.94	\$21.94
FY2016 Tax Bill	\$9,035.15	\$7,348.07	\$17,793.34	\$17,236.06
FY2017 Value	\$860,400	\$707,050	\$810,600	\$704,950

<u>Shift Selected</u>	<u>Tax Dollars Single Family</u>	<u>Tax Dollars Two Family</u>	<u>Tax Dollars Commercial</u>	<u>Tax Dollars Industrial</u>	<u>Residential Tax Rate</u>	<u>Commercial Tax Rate</u>
160%	\$710.93	\$660.96	-\$2,016.73	-\$3,515.71	\$11.33	\$19.46
161%	\$698.93	\$651.10	-\$1,918.12	-\$3,429.95	\$11.31	\$19.58
162%	\$686.93	\$641.24	-\$1,819.52	-\$3,344.20	\$11.30	\$19.71
163%	\$674.93	\$631.37	-\$1,720.92	-\$3,258.45	\$11.29	\$19.83
164%	\$662.92	\$621.51	-\$1,622.31	-\$3,172.70	\$11.27	\$19.95
165%	\$650.92	\$611.65	-\$1,523.71	-\$3,086.94	\$11.26	\$20.07
166%	\$638.92	\$601.79	-\$1,425.11	-\$3,001.19	\$11.24	\$20.19
167%	\$626.92	\$591.92	-\$1,326.50	-\$2,915.44	\$11.23	\$20.31
168%	\$614.92	\$582.06	-\$1,227.90	-\$2,829.69	\$11.22	\$20.44
169%	\$602.92	\$572.20	-\$1,129.29	-\$2,743.94	\$11.20	\$20.56
170%	\$590.92	\$562.34	-\$1,030.69	-\$2,658.18	\$11.19	\$20.68
171%	\$578.91	\$552.47	-\$932.09	-\$2,572.43	\$11.17	\$20.80
172%	\$566.91	\$542.61	-\$833.48	-\$2,486.68	\$11.16	\$20.92
173%	\$554.91	\$532.75	-\$734.88	-\$2,400.93	\$11.15	\$21.04
174%	\$542.91	\$522.89	-\$636.28	-\$2,315.17	\$11.13	\$21.17
175%	\$530.91	\$513.02	-\$537.67	-\$2,229.42	\$11.12	\$21.29

City of Newton
Fiscal Year 2017
Classification Hearing

Impact Calculations on Various Property Classes Using Average and Median Values

<u>AVERAGES</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2016 Value	\$942,742	\$676,788	\$2,637,202	\$2,271,461
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FY2017 Value	\$1,020,302	\$740,818	\$2,644,565	\$2,187,083

<u>Shift Selected</u>	<u>% Change Single Family</u>	<u>% Change Two Family</u>	<u>% Change Commercial</u>	<u>% Change Industrial</u>	<u>Residential Tax Rate</u>	<u>Commercial Tax Rate</u>
160%	7.73%	8.95%	-11.04%	-14.59%	\$11.33	\$19.46
161%	7.59%	8.82%	-10.49%	-14.05%	\$11.31	\$19.58
162%	7.46%	8.69%	-9.93%	-13.52%	\$11.30	\$19.71
163%	7.33%	8.55%	-9.37%	-12.98%	\$11.29	\$19.83
164%	7.20%	8.42%	-8.82%	-12.45%	\$11.27	\$19.95
165%	7.06%	8.28%	-8.26%	-11.92%	\$11.26	\$20.07
166%	6.93%	8.15%	-7.71%	-11.38%	\$11.24	\$20.19
167%	6.80%	8.02%	-7.15%	-10.85%	\$11.23	\$20.31
168%	6.67%	7.88%	-6.59%	-10.32%	\$11.22	\$20.44
169%	6.53%	7.75%	-6.04%	-9.78%	\$11.20	\$20.56
170%	6.40%	7.61%	-5.48%	-9.25%	\$11.19	\$20.68
171%	6.27%	7.48%	-4.93%	-8.71%	\$11.17	\$20.80
172%	6.13%	7.34%	-4.37%	-8.18%	\$11.16	\$20.92
173%	6.00%	7.21%	-3.81%	-7.65%	\$11.15	\$21.04
174%	5.87%	7.08%	-3.26%	-7.11%	\$11.13	\$21.17
175%	5.74%	6.94%	-2.70%	-6.58%	\$11.12	\$21.29

<u>MEDIANS</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2016 Value	\$793,950	\$645,700	\$811,000	\$785,600
FY2016 Tax Rate	\$11.38	\$11.38	\$21.94	\$21.94
FY2016 Tax Bill	\$9,035.15	\$7,348.07	\$17,793.34	\$17,236.06
FY2017 Value	\$860,400	\$707,050	\$810,600	\$704,950

<u>Shift Selected</u>	<u>% Change Single Family</u>	<u>% Change Two Family</u>	<u>% Change Commercial</u>	<u>% Change Industrial</u>	<u>Residential Tax Rate</u>	<u>Commercial Tax Rate</u>
160%	7.87%	9.00%	-11.33%	-20.40%	\$11.33	\$19.46
161%	7.74%	8.86%	-10.78%	-19.90%	\$11.31	\$19.58
162%	7.60%	8.73%	-10.23%	-19.40%	\$11.30	\$19.71
163%	7.47%	8.59%	-9.67%	-18.90%	\$11.29	\$19.83
164%	7.34%	8.46%	-9.12%	-18.41%	\$11.27	\$19.95
165%	7.20%	8.32%	-8.56%	-17.91%	\$11.26	\$20.07
166%	7.07%	8.19%	-8.01%	-17.41%	\$11.24	\$20.19
167%	6.94%	8.06%	-7.46%	-16.91%	\$11.23	\$20.31
168%	6.81%	7.92%	-6.90%	-16.42%	\$11.22	\$20.44
169%	6.67%	7.79%	-6.35%	-15.92%	\$11.20	\$20.56
170%	6.54%	7.65%	-5.79%	-15.42%	\$11.19	\$20.68
171%	6.41%	7.52%	-5.24%	-14.92%	\$11.17	\$20.80
172%	6.27%	7.38%	-4.68%	-14.43%	\$11.16	\$20.92
173%	6.14%	7.25%	-4.13%	-13.93%	\$11.15	\$21.04
174%	6.01%	7.12%	-3.58%	-13.43%	\$11.13	\$21.17
175%	5.88%	6.98%	-3.02%	-12.93%	\$11.12	\$21.29

City of Newton
Fiscal Year 2017
Classification Hearing

Historical Levy Amounts and Levy Increases

Fiscal Year	<u>Actual Levy</u>	<u>Amount of Increase</u>	<u>Percent Increase</u>	<u>Residential Share</u>	<u>CIP Share</u>
1990	\$105,205,222	\$9,623,948	10.0689%	72.3140%	27.6860%
1991	\$108,838,759	\$3,633,537	3.4538%	72.5684%	27.4316%
1992	\$112,689,184	\$3,850,425	3.5377%	72.7117%	27.2883%
1993	\$116,941,920	\$4,252,736	3.7739%	74.9205%	25.0795%
1994	\$121,079,222	\$4,137,302	3.5379%	75.0179%	24.9821%
1995	\$125,293,531	\$4,214,309	3.4806%	75.6575%	24.3425%
1996	\$129,682,983	\$4,389,452	3.5033%	76.9124%	23.0876%
1997	\$134,082,167	\$4,399,184	3.3923%	77.7435%	22.2565%
1998	\$138,934,388	\$4,852,221	3.6188%	78.4214%	21.5786%
1999	\$144,105,992	\$5,171,604	3.7223%	78.8086%	21.1914%
2000	\$149,411,520	\$5,305,528	3.6817%	79.7915%	20.2085%
2001	\$156,140,737	\$6,729,217	4.5038%	80.4603%	19.5397%
2002	\$162,278,416	\$6,137,679	3.9309%	81.0536%	18.9464%
2003	\$180,174,491	\$17,896,075	11.0280%	80.9189%	19.0811%
2004	\$187,384,724	\$7,210,233	4.0018%	82.2193%	17.7807%
2005	\$194,189,921	\$6,805,197	3.6317%	83.2145%	16.7855%
2006	\$201,238,041	\$7,048,120	3.6295%	83.8966%	16.1034%
2007	\$208,504,128	\$7,266,087	3.6107%	84.0340%	15.9660%
2008	\$215,828,884	\$7,324,756	3.5130%	83.0740%	16.9260%
2009	\$224,896,509	\$9,067,625	4.2013%	82.6368%	17.3632%
2010	\$233,300,284	\$8,403,775	3.7367%	82.0356%	17.9644%
2011	\$241,707,854	\$8,407,570	3.6038%	81.6880%	18.3120%
2012	\$250,781,839	\$9,073,985	3.7541%	81.4038%	18.5962%
2013	\$260,175,335	\$9,393,496	3.7457%	81.4641%	18.5359%
2014	\$279,224,275	\$19,048,940	7.3216%	81.1152%	18.8848%
2015	\$291,627,432	\$12,403,157	4.4420%	79.5308%	20.4692%
2016	\$305,327,821	\$13,700,389	4.6979%	80.5768%	19.4232%
Estimate	2017	\$318,009,858	\$12,682,037	4.1536%	

Please note:

Fiscal Year 2003 had an \$11,500,000 voter-approved Proposition 2 1/2 Override.

Fiscal Year 2014 had an \$8,400,000 voter-approved Proposition 2 1/2 Override.

Fiscal Year 2017 had a \$1,554,028 voter-approved debt exclusion debt payment.

**Fiscal Year 2016 Levy Limit was \$304,054,763 before
voter approved debt exclusion payment of \$1,296,583.**

City of Newton
Fiscal Year 2017
Classification Hearing
Assessments Increases (Decreases)
And
Their Impact on Tax Increases (Decreases)

The Massachusetts General Laws mandate assessed values represent “Full and Fair Cash Value” as of a particular date. For Fiscal Year 2017, the valuation date is January 1, 2016. The increase (or decrease) in assessed values from the previous fiscal year does not impact the tax increase (or decrease) that a typical property owner receives. The tax increase (or decrease) is strictly driven by the budgetary requirements of the City, as determined by the Mayor and the Newton City Council.

For example, in the current Fiscal Year 2017 proposed valuations, there is approximately a **8.14% increase** in residential single-family valuations. Assuming a 175% shift selected by the City Council, the result is a tax **increase** of \$615.48, or 5.74% on the average single-family property. To illustrate how the change in assessments does not impact the tax increase or decrease, please see the example below.

Change in Overall Assessed Values	Increase in Tax for Fiscal Year 2017	Increase in %Tax for Fiscal Year 2017
Increase of 1%	\$615.48	5.74%
Increase of 50%	\$615.48	5.74%
Increase of 100%	\$615.48	5.74%
Decrease of 50%	\$615.48	5.74%
Decrease of 100%	\$615.48	5.74%

The assessed values do not increase or decrease the overall amount of taxes raised by the City. The assessed values distribute the taxes raised by the City Council. If all assessed values remained the same, all increased the same percentage or all decreased the same percentage, the overall tax increase would still be the overall increase in the budget. Valuation shifts within classes may distribute the tax changes differently, but the overall result would remain the same.

As can be seen, rising (or falling) assessed values do not mean rising (or falling) tax bills. The increase (or decrease) in taxes seen by the property owner is a direct result of the increase (or decrease) in the budget. The budget increase (or decrease) determines the tax increase (or decrease). Regardless of any overall valuation increase (or decrease), the average single family home would have seen an increase in their tax bill of \$615.48 (assuming the shift of 175%) because of the budget approved by the Newton City Council.

City of Newton
Fiscal Year 2017
Classification Hearing
Historical Tracking of Residential/Commercial Shift
Selected by the Newton City Council (formerly Board of Aldermen)

Residential Single Family

<u>Fiscal Year</u>	<u>Shift Selected</u>	<u>Mean %%</u>	<u>Mean \$\$</u>	<u>Median %%</u>	<u>Median \$\$</u>
2000	172%	5.28%	\$266.76	5.47%	\$248.30
2001	172%	5.43%	\$288.87	5.07%	\$242.26
2002	172%	4.55%	\$255.22	3.38%	\$169.68
2003	172%	10.64%	\$623.31	10.42%	\$540.93
2004	174%	5.40%	\$349.77	5.31%	\$304.35
2005	175%	3.18%	\$217.44	1.68%	\$101.15
2006	175%	4.62%	\$325.92	4.42%	\$271.58
2007	175%	3.62%	\$267.07	3.56%	\$228.35
2008	175%	1.84%	\$140.95	0.97%	\$64.41
2009	175%	3.40%	\$264.80	3.38%	\$226.66
2010	175%	3.48%	\$280.12	3.13%	\$216.93
2011	175%	3.26%	\$271.14	2.98%	\$212.71
2012	174%	3.70%	\$317.91	3.36%	\$247.33
2013	174%	3.92%	\$348.90	3.69%	\$280.43
2014	174%	7.02%	\$649.56	6.72%	\$529.82
2015	174%	1.83%	\$181.33	1.39%	\$116.48
2016	175%	6.29%	\$635.10	5.91%	\$504.27
Last 5 Years	Increase		\$2,132.80		\$1,678.33
Last 10 Years	Increase		\$3,356.88		\$2,627.39

Commercial Property

<u>Fiscal Year</u>	<u>Shift Selected</u>	<u>Mean %%</u>	<u>Mean \$\$</u>	<u>Median %%</u>	<u>Median \$\$</u>
2000	172%	-1.69%	-\$532.88	-2.81%	-\$308.98
2001	172%	1.05%	\$325.59	-2.95%	-\$315.54
2002	172%	1.92%	\$602.93	2.36%	\$245.58
2003	172%	11.37%	\$3,630.27	11.03%	\$1,170.70
2004	174%	-4.92%	-\$1,748.98	-6.35%	-\$747.70
2005	175%	-0.61%	-\$206.55	0.96%	\$105.79
2006	175%	0.12%	\$40.62	3.94%	\$438.69
2007	175%	2.65%	\$889.46	3.01%	\$348.20
2008	175%	9.21%	\$3,170.24	12.34%	\$1,468.71
2009	175%	4.22%	\$1,586.70	3.50%	\$467.64
2010	175%	6.54%	\$2,561.06	4.92%	\$681.00
2011	175%	4.96%	\$2,069.54	4.65%	\$674.23
2012	174%	2.26%	\$987.66	6.90%	\$1,046.76
2013	174%	3.50%	\$1,566.49	2.00%	\$324.93
2014	174%	9.79%	\$4,530.85	6.31%	\$1,043.88
2015	174%	15.30%	\$7,776.39	3.31%	\$581.24
2016	175%	-1.01%	-\$589.64	-1.78%	-\$323.07
Last 5 Years	Increase		\$14,271.75		\$2,673.74
Last 10 Years	Increase		\$24,548.75		\$6,313.52

Please note for Fiscal Year 2003 there was a voter-approved \$11,500,000 override.
Please note for Fiscal Year 2014 there was a voter-approved \$8,400,000 override.

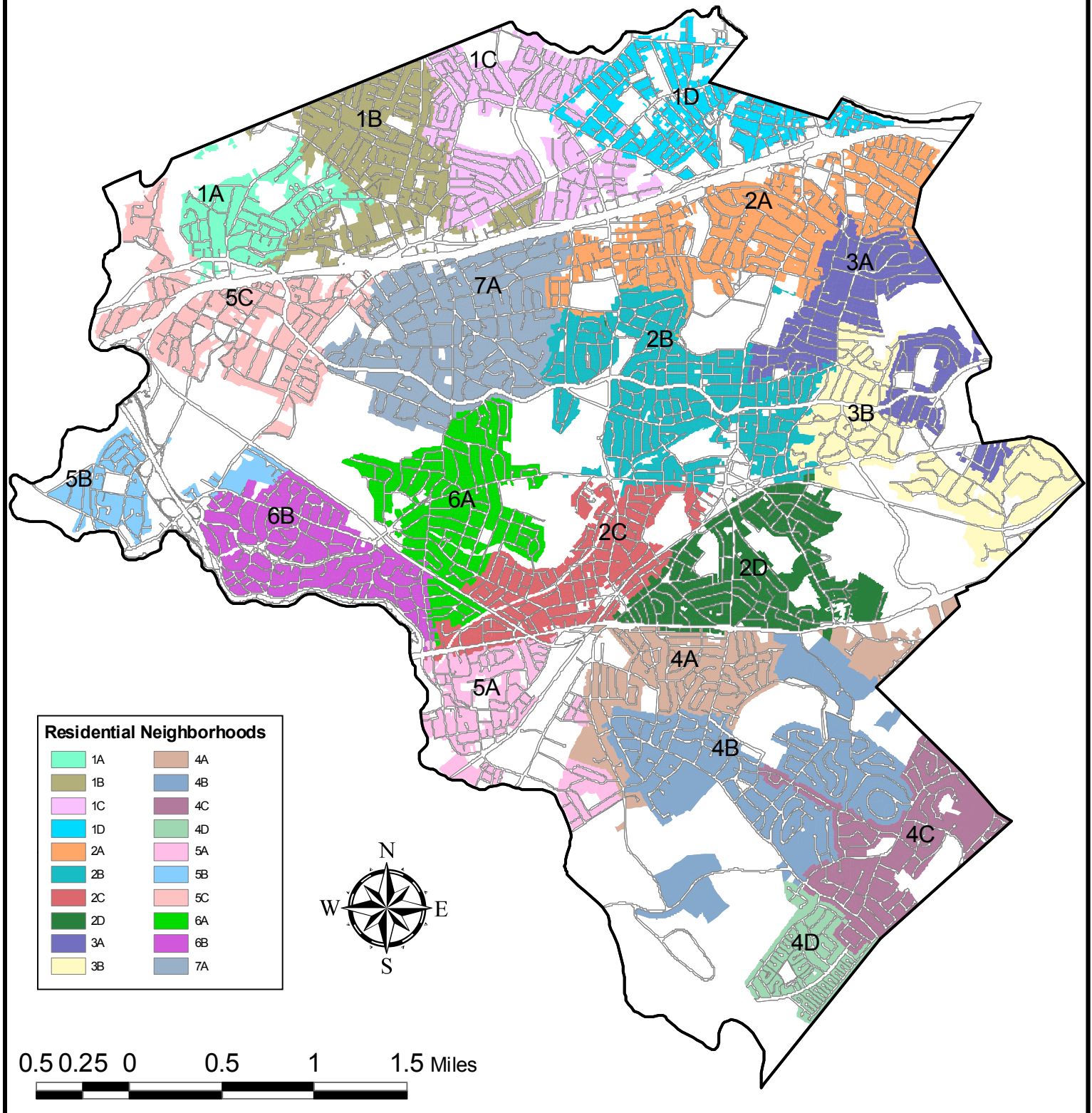
City of Newton Fiscal Year 2017 Classification Hearing Historical Tax Rates Fiscal Year 1980 to Present		
<u>Fiscal Year</u>	<u>Residential</u>	<u>Commercial</u>
1980	\$169.20	\$169.20
1981	\$177.00	\$177.00
1982	\$21.88	\$36.29
1983	\$21.84	\$35.90
1984	\$19.93	\$33.51
1985	\$20.34	\$34.12
1986	\$20.53	\$34.55
1987	\$11.49	\$19.31
1988	\$11.76	\$19.84
1989	\$12.35	\$20.90
1990	\$10.35	\$18.94
1991	\$10.79	\$19.72
1992	\$11.93	\$22.60
1993	\$13.49	\$26.09
1994	\$13.95	\$26.96
1995	\$14.18	\$27.29
1996	\$13.88	\$26.88
1997	\$13.85	\$26.68
1998	\$13.75	\$26.38
1999	\$12.65	\$24.20
2000	\$12.06	\$22.97
2001	\$11.57	\$21.93
2002	\$9.94	\$18.77
2003	\$10.92	\$20.63
2004	\$10.20	\$19.37
2005	\$9.48	\$18.02
2006	\$9.36	\$17.72
2007	\$9.33	\$17.64
2008	\$9.70	\$18.46
2009	\$9.96	\$19.00
2010	\$10.41	\$19.93
2011	\$10.90	\$20.89
2012	\$11.17	\$21.32
2013	\$11.49	\$21.93
2014	\$12.12	\$23.18
2015	\$11.61	\$22.38
2016	\$11.38	\$21.94

City of Newton
Fiscal Year 2017
Classification Hearing
Shift/Tax Rate Table with Residential Factors

<u>C.I.P. %</u>	<u>RES. RATE</u>	<u>RES. % LEVY</u>	<u>COMM. RATE</u>	<u>COMM. % LEVY</u>	<u>RESIDENTIAL FACTOR</u>
100%	\$12.16	89.7127%	\$12.16	10.2873%	100.0000
105%	\$12.09	89.1983%	\$12.77	10.8017%	99.4267
110%	\$12.02	88.6840%	\$13.38	11.3160%	98.8533
115%	\$11.96	88.1696%	\$13.99	11.8304%	98.2800
120%	\$11.89	87.6552%	\$14.60	12.3448%	97.7066
125%	\$11.82	87.1409%	\$15.21	12.8591%	97.1333
130%	\$11.75	86.6265%	\$15.81	13.3735%	96.5599
135%	\$11.68	86.1121%	\$16.42	13.8879%	95.9866
140%	\$11.61	85.5978%	\$17.03	14.4022%	95.4132
145%	\$11.54	85.0834%	\$17.64	14.9166%	94.8399
150%	\$11.47	84.5691%	\$18.25	15.4310%	94.2665
155%	\$11.40	84.0547%	\$18.85	15.9453%	93.6932
160%	\$11.33	83.5403%	\$19.46	16.4597%	93.1198
165%	\$11.26	83.0260%	\$20.07	16.9740%	92.5465
166%	\$11.24	82.9231%	\$20.19	17.0769%	92.4318
167%	\$11.23	82.8202%	\$20.31	17.1798%	92.3171
168%	\$11.22	82.7173%	\$20.44	17.2827%	92.2025
169%	\$11.20	82.6145%	\$20.56	17.3855%	92.0878
170%	\$11.19	82.5116%	\$20.68	17.4884%	91.9731
171%	\$11.17	82.4087%	\$20.80	17.5913%	91.8585
172%	\$11.16	82.3058%	\$20.92	17.6942%	91.7438
173%	\$11.15	82.2030%	\$21.04	17.7970%	91.6291
174%	\$11.13	82.1001%	\$21.17	17.8999%	91.5145
175%	\$11.12	81.9972%	\$21.29	18.0028%	91.3998

City of Newton
Fiscal Year 2017
Classification Hearing
Neighborhood Sales Analysis
Mean and Median Sales Prices

	<u>Assessing District</u>	<u>Median Sale Price</u>	<u>Average Sale Price</u>
1A	Auburndale/West Newton (North of Mass. Pike)	\$760,000	\$888,559
1B	West Newton/Newtonville (North of Mass. Pike)	\$680,000	\$788,029
1C	Newtonville (North of Mass. Pike)	\$750,900	\$758,167
1D	Nonantum	\$675,000	\$731,228
2A	Newtonville (South of Mass. Pike)	\$1,095,000	\$1,132,785
2B	Newton Centre (North of Beacon Street)	\$1,158,000	\$1,281,892
2C	South of Beacon Street to Route 9	\$1,097,500	\$1,081,917
2D	Newton Highlands (North of Route 9)	\$948,375	\$1,019,273
3A	Farlow Hill/North Chestnut Hill	\$1,400,000	\$1,570,706
3B	Chestnut Hill	\$1,650,000	\$1,946,724
4A	South of Route 9	\$780,000	\$860,253
4B	Old Oak Hill	\$1,190,000	\$1,400,307
4C	South Side/Abutting West Roxbury and Brookline	\$950,250	\$1,219,130
4D	Oak Hill Park	\$925,000	\$1,005,957
5A	Upper Falls	\$685,000	\$734,260
5B	Lower Falls	\$696,250	\$780,000
5C	Auburndale (Islington and South of Commonwealth Avenue)	\$779,000	\$1,005,927
6A	Northeast Waban	\$1,255,000	\$1,547,703
6B	Southwest Waban	\$1,222,500	\$1,266,606
7A	West Newton Hill	\$1,800,000	\$2,079,566
	CITYWIDE	\$1,017,500	\$1,209,286



City of Newton - Assessor's Residential Neighborhoods

City of Newton, Massachusetts
Assessing Department
1000 Commonwealth Avenue
Newton, MA 02459
PHONE: (617) 796-1160

Property Boundaries from Newton Assessor's
property maps. Neighborhood information from
Assessor's CAMA database.
Map projection & coordinate system:
Mass. State Plane - NAD83



MAP DATE: November 20, 2007

City of Newton
Fiscal Year 2017
Classification Hearing
Summary of Calendar Year 2015 Single Family Sales

**Calendar Year 2015
Single Family Sales**

Number of Sales 734

Median Sale Price \$1,017,500
(Half the Single Family Homes sold for more than this median sale price)

Average Sale Price \$1,209,286

Summary of Sale Prices

Less than **Sales** **Percent**
\$400,000 2 0.27%

Less than **Sales** **Percent**
\$600,000 66 8.99%

More than **Sales** **Percent**
\$600,000 668 91.01%

More than **Sales** **Percent**
\$750,000 558 76.02%

More than **Sales** **Percent**
\$1,000,000 374 50.95%

More than **Sales** **Percent**
\$1,500,000 178 24.25%

More than **Sales** **Percent**
\$2,000,000 76 10.35%

2015 Single Family Sales



Median Sale Price: \$1,017,500

Average Sale Price: \$1,209,286



**> \$750,000-558 Sales
(76.02%)**



**> \$1,000,000-374 Sales
(50.95%)**



**> \$1,500,000-178 Sales
(24.25%)**

City of Newton
Fiscal Year 2017
Classification Hearing
Fiscal Year 2016 (Last Year)
Massachusetts Communities with Top 20 Highest Tax Levies Statewide

Community	Residential	CIP	Total	RES%	CIP%
Boston	\$773,052,085	\$1,188,424,518	\$1,961,476,603	39.41%	60.59%
Cambridge	\$122,493,575	\$231,937,179	\$354,430,754	34.56%	65.44%
Newton	\$246,020,153	\$59,307,667	\$305,327,820	80.58%	19.42%
Worcester	\$164,880,424	\$109,988,526	\$274,868,950	59.99%	40.01%
Quincy	\$144,747,579	\$56,956,715	\$201,704,294	71.76%	28.24%
Brookline	\$161,607,487	\$33,441,719	\$195,049,206	82.85%	17.15%
Springfield	\$102,735,976	\$79,160,399	\$181,896,375	56.48%	43.52%
Framingham	\$105,702,068	\$70,764,095	\$176,466,163	59.90%	40.10%
Waltham	\$67,513,539	\$100,388,192	\$167,901,731	40.21%	59.79%
Lexington	\$129,393,989	\$33,680,858	\$163,074,847	79.35%	20.65%
Plymouth	\$117,786,552	\$30,734,146	\$148,520,698	79.31%	20.69%
Somerville	\$95,814,919	\$33,332,944	\$129,147,863	74.19%	25.81%
Andover	\$90,660,832	\$37,036,039	\$127,696,871	71.00%	29.00%
Wellesley	\$110,992,881	\$16,469,201	\$127,462,082	87.08%	12.92%
Brockton	\$84,029,200	\$40,470,468	\$124,499,668	67.49%	32.51%
Needham	\$89,925,393	\$29,366,471	\$119,291,864	75.38%	24.62%
Lowell	\$84,426,114	\$34,807,931	\$119,234,045	70.81%	29.19%
Lynn	\$89,557,979	\$27,618,324	\$117,176,303	76.43%	23.57%
Barnstable	\$97,234,780	\$13,312,288	\$110,547,068	87.96%	12.04%
Billerica	\$61,020,382	\$48,743,539	\$109,763,921	55.59%	44.41%

The Tax Levy is the amount of money raised by a vote of the Aldermen, Selectmen or City Council. The City of Newton had the 3rd highest tax levy in the Commonwealth of Massachusetts as voted by the Newton City Council (formerly Board of Aldermen) for FY2016 (last fiscal year).

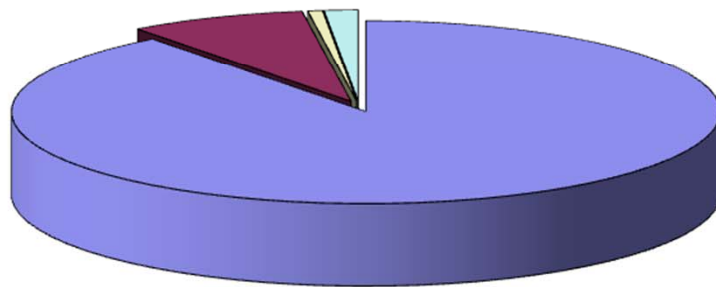
The breakdown between Residential and Commercial, Industrial, and Personal (CIP) classes is determined by the classification selected by the Aldermen, Selectmen or City Council.

City of Newton
Fiscal Year 2017
Classification Hearing
10 Year Median Sale Prices of Single Family Homes

<u>Calendar Year</u>	<u>Median Sale Price</u>
2007	\$763,000
2008	\$755,000
2009	\$705,750
2010	\$737,750
2011	\$752,000
2012	\$784,010
2013	\$899,000
2014	\$934,000
2015	\$1,017,500
2016	\$1,100,000

2016 is through August 2016

City of Newton FY2017 Property Valuation by Class



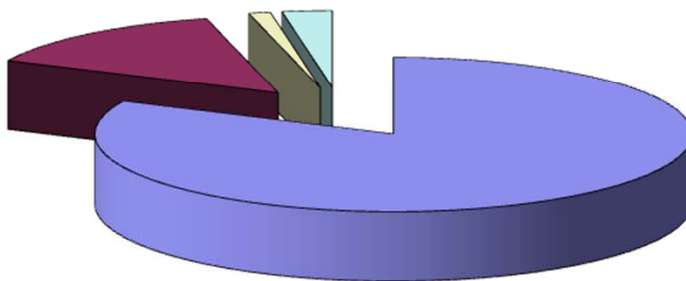
■ Residential (89.71%)

■ Commercial (8.08%)

■ Industrial (0.67%)

■ Personal (1.54%)

Property Taxation Assuming 175% SHIFT (Same shift as FY2016)



■ Residential (82%)

■ Commercial (14.14%)

■ Industrial (1.17%)

■ Personal (2.69%)

City of Newton
Fiscal Year 2017
Classification Hearing
Summary Sheet

FY2016 Levy Limit	\$304,054,763					
2.5% Increase	\$7,601,369					
New Growth	\$4,799,698					
Voter Approved Debt Exclusion	\$1,554,028					
FY2017 Levy Limit	\$318,009,858					
FY2016 ACTUAL Tax Levy with DE	\$305,351,346					
Tax Increase Approved	\$12,658,512	4.15%	Overall Tax Increase			
Shift Selected		<u>175%</u>	<u>174%</u>	<u>173%</u>	<u>172%</u>	<u>171%</u>
<u>Rounded Tax Rates (Estimated)</u>						
Residential Tax Rate		\$11.12	\$11.13	\$11.15	\$11.16	\$11.17
Commercial Tax Rate		\$21.29	\$21.17	\$21.04	\$20.92	\$20.80
<u>Tax Dollar Increases</u>						
Median Single Family Tax Increase		\$530.91	\$542.91	\$554.91	\$566.91	\$578.91
Median Two Family Tax Increase		\$513.02	\$522.89	\$532.75	\$542.61	\$552.47
Median Commercial Tax Increase		-\$537.67	-\$636.28	-\$734.88	-\$833.48	-\$932.09
Median Industrial Tax Increase		-\$2,229.42	-\$2,315.17	-\$2,400.93	-\$2,486.68	-\$2,572.43
<u>Tax Dollar % Increases</u>						
Median Single Family Tax Increase %		5.88%	6.01%	6.14%	6.27%	6.41%
Median Two Family Tax Increase %		6.98%	7.12%	7.25%	7.38%	7.52%
Median Commercial Tax Increase %		-3.02%	-3.58%	-4.13%	-4.68%	-5.24%
Median Industrial Tax Increase %		-12.93%	-13.43%	-13.93%	-14.43%	-14.92%
Shift Selected (ROUNDED)		<u>175%</u>	<u>174%</u>	<u>173%</u>	<u>172%</u>	<u>171%</u>
Shift Selected (ACTUAL)		174.898%	174.000%	173.001%	172.000%	171.000%
Residential Factor		0.914115	0.915145	0.916291	0.917438	0.918585
Excess Levy Capacity		\$3,809.72	\$65,108.64	\$180,195.50	\$6,959.72	\$122,046.58
<u>Tax Rates - Pending DOR Approval</u>						
Residential Tax Rate		\$11.12	\$11.13	\$11.14	\$11.16	\$11.17
Commercial Tax Rate		\$21.27	\$21.16	\$21.03	\$20.92	\$20.79
		Median	Median			
		Single Family	Commercial			
		Change	Change			
<u>Historical Shift Prior 5 Years</u>	<u>Shift</u>					
2012	174%	\$247.33		\$1,046.76		
2013	174%	\$280.43		\$324.93		
2014	174%	\$529.82		\$1,043.88		
2015	174%	\$116.48		\$581.24		
2016	175%	\$504.27		-\$323.07		

#332-16

City of Newton
Fiscal Year 2017
Classification Hearing
Excess Levy Capacity and Corresponding Tax Rates

<u>Shift Selected (Rounded)</u>	<u>Shift Selected (Actual)</u>	<u>Residential Factor</u>	<u>Excess Levy Capacity</u>
170%	170.0000%	0.919731	\$210,239.47
171%	171.0000%	0.918585	\$122,046.58
172%	172.0000%	0.917438	\$6,959.72
173%	173.0010%	0.916291	\$180,195.50
174%	174.0000%	0.915145	\$65,108.64
175%	174.8980%	0.914115	\$3,809.72

<u>Shift Selected (Rounded)</u>	<u>Shift Selected (Actual)</u>	<u>Residential Tax Rate</u>	<u>Commercial Tax Rate</u>
170%	170.0000%	\$11.18	\$20.67
171%	171.0000%	\$11.17	\$20.79
172%	172.0000%	\$11.16	\$20.92
173%	173.0010%	\$11.14	\$21.03
174%	174.0000%	\$11.13	\$21.16
175%	174.8980%	\$11.12	\$21.27

City of Newton
Fiscal Year 2017
Classification Hearing
November 7, 2016

Supplement 1

Statewide Average Single Family Tax Bills

And

Statewide Residential Tax Rates

(Information from Massachusetts Department of
Revenue Division of Local Services)

FY2016 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Weston	\$5,190,309,500	3,364	\$1,542,898	\$12.16	\$18,762	1
Sherborn	\$971,459,000	1,323	\$734,285	\$20.57	\$15,104	2
Lincoln	\$1,632,248,300	1,519	\$1,074,555	\$13.99	\$15,033	3
Dover	\$1,976,207,200	1,799	\$1,098,503	\$12.88	\$14,149	4
Wellesley	\$8,618,906,000	7,298	\$1,180,996	\$11.83	\$13,971	5
Carlisle	\$1,335,892,200	1,691	\$790,001	\$17.20	\$13,588	6
Concord	\$4,434,742,801	4,576	\$969,131	\$13.92	\$13,490	7
Lexington	\$8,008,381,000	9,025	\$887,355	\$14.60	\$12,955	8
Sudbury	\$3,671,293,900	5,409	\$678,738	\$17.80	\$12,082	9
Manchester By The Sea	\$1,690,187,200	1,591	\$1,062,343	\$11.07	\$11,760	10
Wayland	\$2,751,906,500	4,068	\$676,477	\$17.34	\$11,730	11
Belmont	\$4,190,861,000	4,516	\$928,003	\$12.56	\$11,656	12
Cohasset	\$2,078,197,400	2,331	\$891,548	\$12.88	\$11,483	13
Winchester	\$5,280,170,800	5,633	\$937,364	\$11.68	\$10,948	14
<u>Newton</u>	<u>\$16,000,210,600</u>	<u>16,972</u>	<u>\$942,742</u>	<u>\$11.38</u>	<u>\$10,728</u>	<u>15</u>
Acton	\$2,666,545,100	4,939	\$539,896	\$19.23	\$10,382	16
Westwood	\$3,169,428,550	4,506	\$703,380	\$14.66	\$10,312	17
Medfield	\$2,165,785,300	3,519	\$615,455	\$16.75	\$10,309	18
Wenham	\$658,711,700	1,101	\$598,285	\$16.98	\$10,159	19
Sharon	\$2,682,473,400	5,316	\$504,604	\$20.11	\$10,148	20
Bolton	\$776,070,900	1,635	\$474,661	\$20.91	\$9,925	21
Duxbury	\$3,045,418,060	4,860	\$626,629	\$15.55	\$9,744	22
Boxford	\$1,562,214,000	2,647	\$590,183	\$16.46	\$9,714	23
Harvard	\$933,610,680	1,756	\$531,669	\$18.05	\$9,597	24
Needham	\$6,960,368,800	8,378	\$830,791	\$11.54	\$9,587	25
Norwell	\$1,937,507,000	3,367	\$575,440	\$16.50	\$9,495	26
Southborough	\$1,631,601,200	2,835	\$575,521	\$15.82	\$9,105	27
Bedford	\$2,051,755,812	3,444	\$595,748	\$15.28	\$9,103	28
Swampscott	\$1,797,620,900	3,443	\$522,109	\$17.33	\$9,048	29
Hingham	\$4,471,588,300	6,205	\$720,643	\$12.49	\$9,001	30
Boxborough	\$652,200,700	1,188	\$548,990	\$16.36	\$8,981	31
Hopkinton	\$2,296,804,700	4,369	\$525,705	\$17.03	\$8,953	32
Andover	\$5,186,307,200	8,593	\$603,550	\$14.82	\$8,945	33
Hamilton	\$1,221,665,200	2,361	\$517,435	\$17.25	\$8,926	34

FY2016 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Stow	\$919,098,750	2,078	\$442,300	\$19.98	\$8,837	35
Topsfield	\$1,001,861,400	1,873	\$534,897	\$16.52	\$8,836	36
Westborough	\$1,788,565,200	3,846	\$465,046	\$17.77	\$8,264	37
North Reading	\$2,136,840,600	4,255	\$502,195	\$16.41	\$8,241	38
Lynnfield	\$2,179,356,775	3,845	\$566,803	\$14.50	\$8,219	39
Milton	\$4,318,920,600	7,150	\$604,045	\$13.50	\$8,155	40
Longmeadow	\$1,784,477,100	5,443	\$327,848	\$24.33	\$7,977	41
Marblehead	\$4,465,935,500	6,217	\$718,343	\$11.10	\$7,974	42
Norfolk	\$1,320,707,550	3,005	\$439,503	\$18.08	\$7,946	43
Essex	\$492,650,200	985	\$500,152	\$15.77	\$7,887	44
Holliston	\$1,818,462,200	4,370	\$416,124	\$18.79	\$7,819	45
Westford	\$3,053,409,400	6,383	\$478,366	\$16.30	\$7,797	46
West Newbury	\$708,878,300	1,357	\$522,386	\$14.63	\$7,643	47
Hanover	\$1,875,933,700	4,172	\$449,649	\$16.86	\$7,581	48
Groton	\$1,274,928,950	3,176	\$401,426	\$18.78	\$7,539	49
Arlington	\$4,682,885,700	8,000	\$585,361	\$12.80	\$7,493	50
Middleton	\$1,075,006,100	2,040	\$526,964	\$13.89	\$7,320	51
Reading	\$3,266,065,400	6,539	\$499,475	\$14.50	\$7,242	52
Scituate	\$3,427,706,200	6,739	\$508,637	\$14.14	\$7,192	53
Amherst	\$1,365,532,100	4,094	\$333,545	\$21.22	\$7,078	54
Littleton	\$1,145,760,000	2,896	\$395,635	\$17.69	\$6,999	55
Newburyport	\$2,252,667,900	4,328	\$520,487	\$13.39	\$6,969	56
North Andover	\$3,063,256,900	6,274	\$488,246	\$14.27	\$6,967	57
Maynard	\$872,832,200	2,665	\$327,517	\$21.25	\$6,960	58
Walpole	\$2,909,546,700	6,512	\$446,798	\$15.56	\$6,952	59
Upton	\$828,672,400	2,232	\$371,269	\$18.56	\$6,891	60
Natick	\$4,305,760,000	8,508	\$506,084	\$13.57	\$6,868	61
Ipswich	\$1,662,029,200	3,601	\$461,547	\$14.85	\$6,854	62
Northborough	\$1,608,609,300	4,032	\$398,961	\$17.17	\$6,850	63
Medway	\$1,380,389,800	3,663	\$376,847	\$18.11	\$6,825	64
Ashland	\$1,502,484,700	3,762	\$399,385	\$17.00	\$6,790	65
Dunstable	\$421,813,600	1,040	\$405,590	\$16.55	\$6,713	66
Gloucester	\$3,541,480,700	7,195	\$492,214	\$13.61	\$6,699	67
Provincetown	\$727,079,000	848	\$857,404	\$7.80	\$6,688	68

FY2016 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Aquinnah	\$485,826,497	394	\$1,233,062	\$5.35	\$6,597	69
Easton	\$2,282,436,000	5,644	\$404,400	\$16.19	\$6,547	70
Chelmsford	\$3,276,960,173	9,034	\$362,736	\$18.03	\$6,540	71
Amesbury	\$1,106,842,200	3,445	\$321,289	\$20.28	\$6,516	72
Dedham	\$2,770,482,900	6,593	\$420,216	\$15.49	\$6,509	73
Pelham	\$144,386,200	471	\$306,552	\$21.21	\$6,502	74
Canton	\$2,636,304,100	5,365	\$491,389	\$12.79	\$6,285	75
Mendon	\$673,471,800	1,852	\$363,646	\$17.25	\$6,273	76
Georgetown	\$965,985,560	2,458	\$392,997	\$15.87	\$6,237	77
Leverett	\$198,972,600	652	\$305,173	\$20.41	\$6,229	78
Millis	\$772,791,400	2,164	\$357,112	\$17.44	\$6,228	79
Marion	\$1,207,698,800	2,204	\$547,958	\$11.31	\$6,197	80
Nahant	\$658,031,800	1,126	\$584,398	\$10.52	\$6,148	81
Beverly	\$3,585,538,400	8,448	\$424,425	\$14.39	\$6,107	82
Framingham	\$4,688,782,300	13,437	\$348,946	\$17.38	\$6,065	83
Mansfield	\$2,108,942,300	5,369	\$392,800	\$15.41	\$6,053	84
Foxborough	\$1,746,060,500	4,298	\$406,250	\$14.82	\$6,021	85
Rowley	\$685,611,500	1,649	\$415,774	\$14.36	\$5,971	86
Wakefield	\$2,746,859,000	6,237	\$440,414	\$13.49	\$5,941	87
Boylston	\$503,858,000	1,392	\$361,967	\$16.37	\$5,925	88
Plympton	\$303,302,100	904	\$335,511	\$17.66	\$5,925	89
Wrentham	\$1,394,110,400	3,363	\$414,544	\$14.28	\$5,920	90
Rockport	\$1,249,941,300	2,382	\$524,744	\$11.25	\$5,903	91
Wilbraham	\$1,265,557,600	4,634	\$273,103	\$21.60	\$5,899	92
Mattapoisett	\$1,284,206,700	2,882	\$445,596	\$13.20	\$5,882	93
West Tisbury	\$1,399,518,788	1,450	\$965,185	\$6.06	\$5,849	94
Kingston	\$1,291,398,000	3,891	\$331,894	\$17.61	\$5,845	95
Lancaster	\$606,517,700	2,048	\$296,151	\$19.55	\$5,790	96
Berlin	\$274,946,069	756	\$363,685	\$15.88	\$5,775	97
Franklin	\$3,052,355,300	7,664	\$398,272	\$14.50	\$5,775	98
Wilmington	\$2,755,897,180	7,001	\$393,643	\$14.63	\$5,759	99
Tyngsborough	\$1,037,670,600	3,169	\$327,444	\$17.56	\$5,750	100
Melrose	\$2,957,624,255	6,347	\$465,988	\$12.33	\$5,746	101
Grafton	\$1,501,494,600	4,388	\$342,182	\$16.75	\$5,732	102

FY2016 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Tewksbury	\$2,681,108,500	7,807	\$343,424	\$16.35	\$5,615	103
Williamstown	\$663,039,700	1,867	\$355,136	\$15.79	\$5,608	104
Danvers	\$2,397,487,400	6,110	\$392,387	\$14.20	\$5,572	105
Paxton	\$407,063,800	1,506	\$270,295	\$20.59	\$5,565	106
Stoneham	\$2,223,769,800	5,111	\$435,095	\$12.70	\$5,526	107
Princeton	\$376,479,300	1,213	\$310,370	\$17.80	\$5,525	108
East Bridgewater	\$1,141,810,900	3,774	\$302,547	\$18.16	\$5,494	109
Merrimac	\$546,636,500	1,613	\$338,894	\$16.16	\$5,477	110
Groveland	\$673,644,000	1,864	\$361,397	\$15.09	\$5,453	111
Hudson	\$1,385,748,000	4,399	\$315,014	\$17.29	\$5,447	112
Winthrop	\$813,753,200	2,298	\$354,114	\$15.37	\$5,443	113
Sutton	\$941,738,800	2,896	\$325,186	\$16.68	\$5,424	114
Abington	\$1,137,181,200	3,762	\$302,281	\$17.93	\$5,420	115
Shutesbury	\$191,295,050	780	\$245,250	\$22.08	\$5,415	116
Marshfield	\$3,540,183,500	9,076	\$390,060	\$13.88	\$5,414	117
Great Barrington	\$799,662,400	2,120	\$377,199	\$14.29	\$5,390	118
Hull	\$1,494,669,300	3,762	\$397,307	\$13.48	\$5,356	119
Halifax	\$600,422,600	2,174	\$276,183	\$19.25	\$5,317	120
East Longmeadow	\$1,361,221,980	5,414	\$251,426	\$21.12	\$5,310	121
Westhampton	\$175,830,200	628	\$279,984	\$18.90	\$5,292	122
Quincy	\$5,024,790,200	13,673	\$367,497	\$14.36	\$5,277	123
Pembroke	\$1,811,392,410	5,241	\$345,620	\$15.26	\$5,274	124
Sandwich	\$3,073,344,155	8,435	\$364,356	\$14.47	\$5,272	125
West Bridgewater	\$598,156,300	2,044	\$292,640	\$18.00	\$5,268	126
Sterling	\$731,019,800	2,544	\$287,351	\$18.33	\$5,267	127
Hopedale	\$456,325,400	1,481	\$308,120	\$16.83	\$5,186	128
Shrewsbury	\$3,691,375,869	9,267	\$398,336	\$13.00	\$5,178	129
Salem	\$1,611,101,400	4,898	\$328,930	\$15.67	\$5,154	130
Chilmark	\$2,019,507,700	1,069	\$1,889,156	\$2.71	\$5,120	131
Plymouth	\$5,715,584,600	18,264	\$312,943	\$16.27	\$5,092	132
West Stockbridge	\$286,334,900	694	\$412,586	\$12.33	\$5,087	133
Plainville	\$658,520,200	1,932	\$340,849	\$14.83	\$5,055	134
Newbury	\$1,036,561,600	2,339	\$443,164	\$11.40	\$5,052	135
Bridgewater	\$1,725,475,400	5,316	\$324,582	\$15.54	\$5,044	136

FY2016 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Rockland	\$1,035,424,100	3,797	\$272,695	\$18.49	\$5,042	137
Lunenburg	\$892,195,400	3,472	\$256,969	\$19.61	\$5,039	138
Hampden	\$466,874,500	1,797	\$259,808	\$19.36	\$5,030	139
Sturbridge	\$789,904,050	3,024	\$261,212	\$19.21	\$5,018	140
Truro	\$1,520,909,700	2,060	\$738,306	\$6.77	\$4,998	141
Holbrook	\$802,444,600	3,162	\$253,778	\$19.64	\$4,984	142
Raynham	\$1,208,399,300	3,657	\$330,435	\$14.98	\$4,950	143
Williamsburg	\$192,478,200	731	\$263,308	\$18.75	\$4,937	144
Rochester	\$605,561,400	1,723	\$351,458	\$14.01	\$4,924	145
Uxbridge	\$932,153,500	3,338	\$279,255	\$17.57	\$4,907	146
West Boylston	\$517,134,300	1,953	\$264,790	\$18.45	\$4,885	147
Northampton	\$1,695,156,660	5,631	\$301,040	\$16.16	\$4,865	148
Burlington	\$2,779,321,600	6,572	\$422,903	\$11.46	\$4,846	149
Oak Bluffs	\$1,987,895,100	3,331	\$596,786	\$8.11	\$4,840	150
Hanson	\$917,008,000	3,139	\$292,134	\$16.55	\$4,835	151
Stockbridge	\$549,967,800	1,091	\$504,095	\$9.59	\$4,834	152
Marlborough	\$2,204,702,300	7,016	\$314,239	\$15.34	\$4,820	153
Avon	\$359,592,700	1,280	\$280,932	\$17.11	\$4,807	154
Holden	\$1,627,093,700	5,846	\$278,326	\$17.25	\$4,801	155
Orleans	\$2,800,962,400	3,783	\$740,408	\$6.46	\$4,783	156
Blackstone	\$510,075,800	2,068	\$246,652	\$19.34	\$4,770	157
Norton	\$1,336,673,720	4,395	\$304,135	\$15.61	\$4,748	158
Medford	\$3,340,066,800	7,874	\$424,189	\$11.19	\$4,747	159
Milford	\$1,602,934,500	5,813	\$275,750	\$17.18	\$4,737	160
Conway	\$172,308,500	609	\$282,937	\$16.68	\$4,719	161
Lenox	\$617,917,600	1,601	\$385,957	\$12.16	\$4,693	162
Billerica	\$3,577,798,600	10,803	\$331,186	\$14.14	\$4,683	163
Richmond	\$302,217,300	744	\$406,206	\$11.47	\$4,659	164
Pepperell	\$868,634,090	3,096	\$280,567	\$16.53	\$4,638	165
Ashburnham	\$486,091,699	2,402	\$202,370	\$22.75	\$4,604	166
Stoughton	\$2,027,920,500	6,604	\$307,075	\$14.97	\$4,597	167
North Attleborough	\$2,367,132,600	6,821	\$347,036	\$13.22	\$4,588	168
Carver	\$826,949,900	3,093	\$267,362	\$17.03	\$4,553	169
Berkley	\$624,648,600	2,045	\$305,452	\$14.84	\$4,533	170

FY2016 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Randolph	\$1,866,853,280	7,167	\$260,479	\$17.39	\$4,530	171
Shirley	\$411,667,950	1,502	\$274,080	\$16.51	\$4,525	172
Belchertown	\$1,083,230,100	4,314	\$251,096	\$17.97	\$4,512	173
Douglas	\$703,826,300	2,650	\$265,595	\$16.82	\$4,467	174
Edgartown	\$4,204,709,800	3,410	\$1,233,053	\$3.62	\$4,464	175
Townsend	\$638,245,000	2,840	\$224,734	\$19.80	\$4,450	176
Norwood	\$2,334,748,200	5,843	\$399,580	\$11.12	\$4,443	177
Rutland	\$653,949,180	2,561	\$255,349	\$17.37	\$4,435	178
Westminster	\$621,580,900	2,637	\$235,715	\$18.78	\$4,427	179
Westfield	\$2,121,229,400	9,350	\$226,869	\$19.44	\$4,410	180
Sheffield	\$406,761,400	1,326	\$306,758	\$14.34	\$4,399	181
Leominster	\$1,828,256,100	8,152	\$224,271	\$19.58	\$4,391	182
Braintree	\$3,570,288,200	9,035	\$395,162	\$10.98	\$4,339	183
Rehoboth	\$1,364,868,500	3,841	\$355,342	\$12.15	\$4,317	184
Dracut	\$2,196,781,500	7,571	\$290,157	\$14.84	\$4,306	185
Granby	\$468,811,150	2,058	\$227,799	\$18.87	\$4,299	186
Lakeville	\$1,165,345,400	3,834	\$303,950	\$14.13	\$4,295	187
Southampton	\$567,789,300	2,140	\$265,322	\$16.17	\$4,290	188
Millville	\$208,441,200	824	\$252,963	\$16.91	\$4,278	189
Middleborough	\$1,454,423,000	5,425	\$268,096	\$15.92	\$4,268	190
Whately	\$151,017,060	530	\$284,938	\$14.96	\$4,263	191
Mashpee	\$3,224,136,800	6,887	\$468,148	\$9.08	\$4,251	192
New Braintree	\$72,269,400	296	\$244,153	\$17.40	\$4,248	193
Saugus	\$2,495,247,100	7,172	\$347,915	\$12.20	\$4,245	194
Southwick	\$754,865,100	3,051	\$247,416	\$17.10	\$4,231	195
Dighton	\$615,941,800	2,219	\$277,576	\$15.23	\$4,227	196
Chatham	\$4,891,891,700	5,814	\$841,399	\$5.02	\$4,224	197
Whitman	\$903,313,500	3,334	\$270,940	\$15.59	\$4,224	198
Auburn	\$1,168,333,700	5,016	\$232,921	\$18.09	\$4,214	199
Lanesborough	\$262,714,700	1,212	\$216,761	\$19.36	\$4,196	200
Chesterfield	\$115,165,000	517	\$222,756	\$18.76	\$4,179	201
Harwich	\$3,904,473,300	8,480	\$460,433	\$9.07	\$4,176	202
Haverhill	\$2,821,306,200	10,386	\$271,645	\$15.36	\$4,172	203
Deerfield	\$383,829,800	1,415	\$271,258	\$15.25	\$4,137	204

FY2016 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Falmouth	\$9,002,985,300	18,253	\$493,233	\$8.37	\$4,128	205
Methuen	\$2,991,249,620	10,737	\$278,593	\$14.81	\$4,126	206
Lynn	\$2,933,532,600	11,564	\$253,678	\$16.18	\$4,105	207
Weymouth	\$4,244,960,550	13,246	\$320,471	\$12.80	\$4,102	208
Seekonk	\$1,478,437,800	4,835	\$305,778	\$13.41	\$4,100	209
Ayer	\$439,292,900	1,561	\$281,418	\$14.53	\$4,089	210
Peabody	\$3,730,833,800	10,877	\$343,002	\$11.92	\$4,089	211
South Hadley	\$1,005,057,000	4,337	\$231,740	\$17.56	\$4,069	212
Sunderland	\$212,755,800	769	\$276,666	\$14.66	\$4,056	213
Bourne	\$3,083,838,310	7,730	\$398,944	\$10.16	\$4,053	214
Revere	\$1,256,582,200	4,494	\$279,613	\$14.45	\$4,040	215
Ashby	\$218,075,800	1,086	\$200,806	\$20.10	\$4,036	216
Dalton	\$403,097,300	1,965	\$205,139	\$19.63	\$4,027	217
Wellfleet	\$1,799,350,000	3,062	\$587,639	\$6.83	\$4,014	218
Bernardston	\$150,495,400	740	\$203,372	\$19.46	\$3,958	219
Brewster	\$2,595,613,510	5,532	\$469,200	\$8.43	\$3,955	220
Hatfield	\$300,773,000	1,003	\$299,873	\$13.18	\$3,952	221
Clinton	\$546,042,370	2,391	\$228,374	\$17.27	\$3,944	222
Greenfield	\$696,366,057	3,861	\$180,359	\$21.81	\$3,934	223
Bellingham	\$1,271,582,740	4,624	\$274,996	\$14.29	\$3,930	224
Ashfield	\$143,395,800	600	\$238,993	\$16.44	\$3,929	225
Petersham	\$112,252,400	470	\$238,835	\$16.42	\$3,922	226
Ludlow	\$1,286,750,900	5,953	\$216,152	\$18.13	\$3,919	227
Brookfield	\$182,066,200	910	\$200,073	\$19.50	\$3,901	228
Millbury	\$817,000,900	3,453	\$236,606	\$16.46	\$3,895	229
Salisbury	\$688,884,600	2,065	\$333,600	\$11.67	\$3,893	230
Leyden	\$55,503,600	252	\$220,252	\$17.66	\$3,890	231
West Springfield	\$1,484,087,200	6,483	\$228,920	\$16.99	\$3,889	232
Woburn	\$3,104,327,000	8,040	\$386,110	\$10.05	\$3,880	233
Brimfield	\$286,107,900	1,274	\$224,574	\$17.26	\$3,876	234
Worcester	\$4,713,785,330	25,098	\$187,815	\$20.61	\$3,871	235
Attleboro	\$2,477,479,000	9,512	\$260,458	\$14.82	\$3,860	236
Russell	\$96,295,420	525	\$183,420	\$20.88	\$3,830	237
Acushnet	\$853,982,600	3,273	\$260,917	\$14.53	\$3,791	238

FY2016 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Freetown	\$860,210,300	2,970	\$289,633	\$13.09	\$3,791	239
Worthington	\$112,055,900	476	\$235,412	\$16.06	\$3,781	240
New Marlborough	\$336,240,900	862	\$390,071	\$9.60	\$3,745	241
Northbridge	\$923,029,300	3,437	\$268,557	\$13.75	\$3,693	242
Lee	\$457,009,800	1,810	\$252,492	\$14.56	\$3,676	243
Monson	\$563,662,035	2,630	\$214,320	\$17.12	\$3,669	244
Montgomery	\$84,006,600	325	\$258,482	\$14.19	\$3,668	245
Oxford	\$794,881,300	3,675	\$216,294	\$16.93	\$3,662	246
Peru	\$62,143,900	345	\$180,127	\$20.15	\$3,630	247
Heath	\$60,030,900	340	\$176,561	\$20.51	\$3,621	248
Charlemont	\$75,057,300	407	\$184,416	\$19.60	\$3,615	249
Easthampton	\$932,009,797	4,031	\$231,211	\$15.59	\$3,605	250
Lowell	\$2,811,879,000	11,846	\$237,369	\$15.16	\$3,599	251
Dartmouth	\$3,581,003,700	9,849	\$363,591	\$9.84	\$3,578	252
Taunton	\$2,396,365,499	10,529	\$227,597	\$15.68	\$3,569	253
Brockton	\$3,387,641,490	16,532	\$204,914	\$17.36	\$3,557	254
Huntington	\$141,432,800	739	\$191,384	\$18.50	\$3,541	255
Swansea	\$1,509,786,500	5,782	\$261,118	\$13.52	\$3,530	256
Buckland	\$124,159,200	596	\$208,321	\$16.90	\$3,521	257
Hawley	\$32,921,800	145	\$227,047	\$15.50	\$3,519	258
Charlton	\$1,025,423,200	4,031	\$254,384	\$13.78	\$3,505	259
Plainfield	\$45,646,700	246	\$185,556	\$18.86	\$3,500	260
Shelburne	\$115,500,655	478	\$241,633	\$14.46	\$3,494	261
Ware	\$441,121,200	2,556	\$172,583	\$20.21	\$3,488	262
Hadley	\$514,152,200	1,649	\$311,796	\$11.15	\$3,477	263
Blandford	\$109,101,400	515	\$211,847	\$16.41	\$3,476	264
Palmer	\$556,257,400	3,204	\$173,613	\$19.97	\$3,467	265
East Brookfield	\$155,103,000	784	\$197,835	\$17.46	\$3,454	266
New Salem	\$87,292,900	436	\$200,213	\$17.23	\$3,450	267
Egremont	\$286,319,700	763	\$375,255	\$9.19	\$3,449	268
Holyoke	\$958,847,303	5,333	\$179,795	\$19.12	\$3,438	269
Agawam	\$1,639,633,900	7,719	\$212,415	\$16.18	\$3,437	270
Eastham	\$2,336,420,300	5,106	\$457,583	\$7.44	\$3,404	271
Hubbardston	\$299,539,410	1,399	\$214,110	\$15.90	\$3,404	272

FY2016 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Webster	\$858,372,400	3,819	\$224,764	\$15.14	\$3,403	273
Tyringham	\$125,254,000	249	\$503,028	\$6.74	\$3,390	274
Middlefield	\$36,365,200	192	\$189,402	\$17.85	\$3,381	275
Warwick	\$55,030,700	334	\$164,763	\$20.47	\$3,373	276
Gardner	\$650,308,100	3,962	\$164,136	\$20.47	\$3,360	277
Oakham	\$157,223,000	651	\$241,510	\$13.90	\$3,357	278
Fitchburg	\$1,029,905,800	6,518	\$158,009	\$21.23	\$3,355	279
Goshen	\$106,170,010	496	\$214,052	\$15.66	\$3,352	280
Monterey	\$386,628,200	723	\$534,755	\$6.25	\$3,342	281
Pittsfield	\$1,996,727,170	11,330	\$176,234	\$18.76	\$3,306	282
Phillipston	\$147,312,200	753	\$195,634	\$16.89	\$3,304	283
Southbridge	\$443,239,200	2,715	\$163,256	\$20.21	\$3,299	284
Gill	\$85,368,520	439	\$194,461	\$16.95	\$3,296	285
Alford	\$215,467,000	301	\$715,837	\$4.60	\$3,293	286
Yarmouth	\$4,199,797,400	12,784	\$328,520	\$9.98	\$3,279	287
Colrain	\$102,649,400	587	\$174,871	\$18.68	\$3,267	288
Northfield	\$219,706,400	1,069	\$205,525	\$15.89	\$3,266	289
Sandisfield	\$148,863,500	594	\$250,612	\$12.98	\$3,253	290
Holland	\$275,304,700	1,364	\$201,836	\$16.08	\$3,246	291
North Brookfield	\$262,017,100	1,307	\$200,472	\$16.18	\$3,244	292
Warren	\$208,117,100	1,273	\$163,486	\$19.84	\$3,244	293
Barre	\$282,964,100	1,555	\$181,970	\$17.80	\$3,239	294
Hardwick	\$138,699,000	676	\$205,176	\$15.77	\$3,236	295
West Brookfield	\$264,376,700	1,279	\$206,706	\$15.51	\$3,206	296
Montague	\$368,597,800	2,027	\$181,844	\$17.61	\$3,202	297
Chester	\$77,404,600	491	\$157,647	\$20.16	\$3,178	298
Leicester	\$671,790,200	3,157	\$212,794	\$14.90	\$3,171	299
Wendell	\$51,828,400	318	\$162,982	\$19.38	\$3,159	300
Washington	\$55,306,300	241	\$229,487	\$13.73	\$3,151	301
Wales	\$121,927,800	718	\$169,816	\$18.55	\$3,150	302
Cummington	\$77,709,500	334	\$232,663	\$13.53	\$3,148	303
Hinsdale	\$197,911,600	843	\$234,771	\$13.40	\$3,146	304
New Bedford	\$2,358,001,400	12,429	\$189,718	\$16.49	\$3,128	305
Fairhaven	\$1,374,573,000	5,398	\$254,645	\$12.18	\$3,102	306

FY2016 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Westport	\$2,279,484,300	5,812	\$392,203	\$7.91	\$3,102	307
Granville	\$132,548,900	557	\$237,969	\$12.84	\$3,056	308
Orange	\$286,457,000	2,078	\$137,852	\$21.70	\$2,991	309
Adams	\$297,944,700	2,165	\$137,619	\$21.39	\$2,944	310
Chicopee	\$1,902,731,190	11,072	\$171,851	\$16.91	\$2,906	311
Spencer	\$617,435,200	3,059	\$201,842	\$14.29	\$2,884	312
Templeton	\$421,288,500	2,420	\$174,086	\$16.47	\$2,867	313
Fall River	\$1,847,168,300	8,882	\$207,968	\$13.63	\$2,835	314
Winchendon	\$453,735,960	2,809	\$161,529	\$17.43	\$2,815	315
Lawrence	\$766,625,420	4,258	\$180,044	\$15.51	\$2,792	316
Dudley	\$695,776,300	3,133	\$222,080	\$12.18	\$2,705	317
Dennis	\$4,741,639,050	11,576	\$409,609	\$6.53	\$2,675	318
Wareham	\$2,196,668,451	9,333	\$235,366	\$11.36	\$2,674	319
Springfield	\$3,523,819,300	26,140	\$134,806	\$19.66	\$2,650	320
Savoy	\$47,231,825	292	\$161,753	\$16.20	\$2,620	321
Athol	\$437,815,600	3,390	\$129,149	\$19.83	\$2,561	322
Mount Washington	\$61,937,800	147	\$421,346	\$6.04	\$2,545	323
Cheshire	\$228,441,500	1,113	\$205,248	\$12.26	\$2,516	324
Otis	\$483,997,800	1,525	\$317,376	\$7.85	\$2,491	325
Windsor	\$80,747,000	442	\$182,686	\$13.39	\$2,446	326
Becket	\$396,674,800	1,700	\$233,338	\$10.46	\$2,441	327
Clarksburg	\$94,933,000	612	\$155,119	\$15.32	\$2,376	328
North Adams	\$354,588,900	2,636	\$134,518	\$17.39	\$2,339	329
Royalston	\$86,553,400	513	\$168,720	\$13.47	\$2,273	330
Gosnold	\$120,592,870	135	\$893,281	\$2.53	\$2,260	331
New Ashford	\$23,355,900	86	\$271,580	\$7.86	\$2,135	332
Tolland	\$150,748,400	492	\$306,399	\$6.88	\$2,108	333
Florida	\$45,502,400	295	\$154,245	\$9.32	\$1,438	334
Rowe	\$44,170,700	212	\$208,352	\$6.03	\$1,256	335
Erving	\$94,534,900	513	\$184,279	\$6.76	\$1,246	336
Monroe	\$6,195,900	66	\$93,877	\$11.91	\$1,118	337

FY2016 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Hancock	\$72,703,900	309	\$235,288	\$2.40	\$565	338
Barnstable*				\$9.31		
Boston*				\$11.00		
Brookline*				\$10.42		
Cambridge*				\$6.99		
Chelsea*				\$14.25		
Everett*				\$14.45		
Malden*				\$15.16		
Nantucket*				\$3.36		
Somerset*				\$17.51		
Somerville*				\$12.53		
Tisbury*				\$9.16		
Waltham*				\$12.24		
Watertown*				\$13.68		
*Information unavailable from Massachusetts Department of Revenue						



Frequently Asked Questions

City of Newton
Department of Assessment Administration
Elizabeth Dromey, Director
James Shaughnessy, Residential Assessor
Michael Flynn, Commercial Assessor

City of Newton
FY2017 Classification Hearing
November 7, 2016

City of Newton
Department of Assessment Administration
Frequently Asked Questions

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5. I am elderly and cannot afford this tax bill. Can't the assessors lower this assessment because I am elderly?
6. I am a young person who grew up in Newton and cannot afford this tax bill. Can't the assessors lower this assessment because I can't afford to live in Newton?
7. My neighbor told me not to let a representative from the assessors' office into my house. Do I have to let the assessors into my house?
8. My neighbor does not allow the assessors in and I do. Am I being penalized?

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9. Why do the assessors want to see the interior and exterior of my property?
10. Why did my assessed value increase when I did not do anything to the property in 5 years and I am not selling the property?
11. Why could my assessment change every year?
12. The taxes are too high. Soon I will not be able to afford to live in Newton. Why are you raising my taxes every year?

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13. What percentage of market value are the assessed values?
14. Why did my assessment change a different percentage than the assessment on my neighbors' house?
15. My assessment increased 20%. Does that mean my taxes will increase 20%?
16. I think my assessment is out of line with my neighbors' property, whose property is assessed lower. I want my assessment to be as low as theirs.

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17. Do I have to apply for an abatement every year if I received one in the past?
18. What is the difference between an abatement and an elderly exemption?
19. My neighbors' house assessment used to be higher than mine, now my assessment is higher than theirs. Why?
20. My neighbors have a two-family property and I have a single-family property. Why is my single-family property assessed higher than their two-family property?

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21. A house three times larger than mine sold up the street from me for \$2,000,000. Will that make my assessment go up?
22. What will happen to my assessment if I put an addition on my property?
23. Why is the previous owner's name still appearing on the tax bill?
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25. There is an item on my tax bill called "CPA Charge". What is that?
26. What are the median assessed values of single families, two and three families, condominiums, and apartment buildings for Fiscal Year 2017?
27. My next door neighbors have done work on their house – a new kitchen, new bathroom and an addition. How come their assessment has not gone up?

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28. I have a new house and recently I received a supplemental tax bill for the same fiscal year. Why did I receive more than one tax bill for the same property for the same fiscal year?

City of Newton
Department of Assessment Administration
Frequently Asked Questions

1. What do the assessors look at when determining an assessment?

The assessors look at a property the same way a potential buyer looks at a property. The assessors consider the factors that a potential buyer considers. Examples of important factors are the following: location, interior condition, house size, kitchen quality, and bath quality. The assessors examine many qualities and conditions and then look for comparable properties that have sold in the neighborhood. Since no two houses are identical, adjustments are made for differing characteristics to determine the assessment. Thus the assessment is an estimate of market value.

2. What does my assessment represent?

The assessment is an estimate of market value. The definition of market value is the price a willing buyer would pay a willing seller in an open, competitive market, without any undue influences. The assessment represents the estimate of market value as of January 1, 2016 for Fiscal Year 2017. This estimate of market value is determined by examining sales of properties from late calendar year 2014, calendar year 2015, and early calendar year 2016 sales. Although the majority of properties are not for sale, Massachusetts General Laws requires an assessment, or an estimate of market value, on every property. Sales of similar or comparable properties within a neighborhood are the best indicator of market value.

3. My tax bill has gone up more than 2.5%. Doesn't Proposition 2 ½ limit the tax increase?

Proposition 2 ½ limits the City of Newton, and all other Massachusetts communities, the amount of citywide taxes that can be raised. Proposition 2 ½ limits a community to raising citywide taxes by 2.5% from the previous year's levy limit. Allowing for new growth can then increase this levy limit. New growth consists of property tax increases caused by new construction, renovations or land use changes. Proposition 2 ½ does not limit any individual property tax increase or decrease. For example, in Fiscal Year 2017, the Mayor and the City Council approved a budget that included a tax levy of \$318,009,858. The levy limit for Fiscal Year 2016 was \$304,054,763 (before debt exclusion payment). So, the maximum amount of taxes that can be budgeted by the Mayor and the City Council for Fiscal Year 2017 is $\$304,054,763 \times 102.5\% = \$311,656,132$ plus certified new growth plus a voter approved debt exclusion payment of \$1,554,028. (The 102.5% number is increasing the previous year's limit by 2.5%). The new growth, which was certified by the Massachusetts Department of Revenue, is \$4,799,698. Therefore, the maximum amount of taxes which can be levied for Fiscal Year 2017 is $\$311,656,132 + \$4,799,698 + \$1,554,028 = \$318,009,858$. This figure is the levy limit, which will be used to determine next year's maximum tax levy. A community may increase the property tax levy less than 2.5%, but that is a determination made by the budgetary requirements of the city as determined by the Mayor and the City Council. A community may not increase the tax levy greater than 2.5% without approval of the voters. The Mayor and the City Council increased the tax levy by \$12,658,512 from last year's actual tax levy of \$305,351,346. This is what causes a tax increase, not an increase or decrease in assessed values.

4. My assessment increased more than 2.5%. Doesn't Proposition 2 ½ limit the amount my assessment can increase?

Proposition 2 ½ limits the amount of taxes a community can raise from property tax. The assessment is an estimate of market value. Since the real estate market changes are based upon the buyers' and sellers' needs, there is no limit to the amount an assessment can increase or decrease. Assessment changes are always based on the real estate market. For example, if a property sells for \$500,000 in calendar year 2015, there is no limit or minimum price it would sell for in calendar year 2016 or beyond. It could sell for \$600,000, \$700,000, \$1,000,000 or \$400,000. The sale price would be based on the real estate market at that time. The assessments do not predict market value. The assessments reflect (or report) market value.

5. I am elderly and cannot afford this tax bill. Can't the assessors lower this assessment because I am elderly?

The assessment is an estimate of market value. The selling price of a property is not related to the age of the owner. The assessment cannot be lowered or raised based on the age of the owner. The assessments are a reflection of the real estate market. Elderly owners do not sell their properties for any lower or higher prices than the market will allow. If property owners throughout the city sell their homes for less, the assessments will decrease. If property owners sell their homes for more, the assessments will increase.

6. I am a young person who grew up in Newton and cannot afford this tax bill. Can't the assessors lower this assessment because I can't afford to live in Newton?

The assessment is an estimate of market value. The selling price of a property is not related to the age of the owner. The assessment cannot be lowered or raised based on the age of the owner. The assessments are a reflection of the real estate market. Young owners do not sell their properties for any lower or higher prices than the market will allow. If property owners throughout the city sell their homes for less, the assessments will decrease. If property owners sell their homes for more, the assessments will increase.

7. My neighbor told me not to let a representative from the assessors' office into my house. Do I have to let the assessors into my house?

You do not have to allow the assessors into your home. We only request the inspection in order to be as fair and accurate as possible. However, if an assessor is denied entrance, property owners give up their ability to challenge the assessed value. It is impossible to question an assessment if a property owner refuses to allow the assessors a view of the entire property. In instances where the assessors do not get into a property, estimates are made about the condition of the interior of the property, the kitchen and bath qualities, and whether there is finished attic space and finished basement space.

8. My neighbor does not allow the assessors in and I do. Am I being penalized?

As stated in Question 7, you do not have to allow the assessors into your home. We only request the inspection so we can be as fair and accurate as possible. Accurate assessments are based on accurate information. By allowing the assessors to view the interior and exterior of your property, your assessed value is based on accurate information. If a person does not allow the assessors to view the interior and exterior of a property, estimates are made about the condition of the interior of the property, the kitchen and bath qualities, and whether there is finished attic space and finished basement space. If the estimates are overstated, property owners may contact the assessor's office to arrange an interior and exterior inspection of their property.

9. Why do the assessors want to see the interior and exterior of my property?

Just as a potential buyer wants to see the interior and exterior of the property before determining a purchase price, the assessors want to see the interior and exterior of the property to make an accurate determination about the market value of the property. The interior information of a property is essential in determining the estimate of market value. Without the actual information, estimates of the interior information have to be made.

10. Why did my assessed value increase when I did not do anything to the property in 5 years and I am not selling the property?

The assessed value represents the estimate of market value of the property. The real estate market changes constantly. The assessment for Fiscal Year 2017 represents the estimate of market value as of January 1, 2016. This estimate of market value is determined by examining sales of properties from late calendar year 2014, calendar year 2015, and early calendar year 2016. Although there may not have been any physical changes to the property, buyers may be paying more or less for properties than they were in previous years. The assessment changes reflect the changes in the purchase prices of similar homes in the neighborhood. The assessments do not predict market value. The assessments reflect (or report) market value. The real estate market can change dramatically from year to year. It is not limited to 1, 5, 10 or 25-year intervals. The buyers and sellers determine the market value of properties. The assessments reflect what the buyers and sellers are doing as of the assessment date.

11. Why could my assessment change every year?

The assessed value represents the estimate of market value of the property. The real estate market changes constantly. The assessments change based upon these changes in the real estate market. The assessments do not automatically go up or down every year. The assessed values in the early 1990's went down because the buyers were paying less for properties than they were in previous years. In Newton, the assessed values went down from Fiscal Year 1992 to Fiscal Year 1993 because the sales prices went down during this period. The assessed values then remained relatively constant from Fiscal Year 1993 to Fiscal Year 1994 because the purchase prices remained constant in this period. The assessments have increased recently because of the increase in the real estate market. The assessed values decreased from Fiscal Year 2007 to Fiscal Year 2008 due to a small decrease in sale prices. The changes in the assessment reflect the real estate sales from the appropriate time period. For Fiscal Year 2017, it is the market value as of January 1, 2016. This Fiscal Year 2017 assessment is determined by examining sales of properties from late calendar year 2014, calendar year 2015, and early calendar year 2016.

12. The taxes are too high. Soon I will not be able to afford to live in Newton. Why are you raising my taxes every year?

The assessors do not raise or lower taxes. The assessors reflect (or report) market value. The tax increase or decrease is determined by the budgetary requirements of the Mayor and the City Council to run the city. Rising or falling assessed values do not mean rising or falling tax bills. The increase or decrease in taxes seen by the property owner is a direct result of the increase or decrease in the budget. The budget increase or decrease determines the tax increase or decrease. Individual property owners may see an increase in their assessments due to renovations, additions or improvements that would cause an increase in their tax liability. There may also be some shifting of tax liability among classes of property (residential, commercial, industrial, personal) based upon the overall increase or decrease in value of the particular class. The primary reason for a tax increase or decrease is based on the budget requirements of the Mayor and the City Council to fund city operations.

13. What percentage of market value are the assessed values?

Assessments represent 100% of market value as required by Massachusetts General Laws. The assessments for Fiscal Year 2017 represent the estimate of market value as of January 1, 2016.

14. Why did my assessment change a different percentage than the assessment on my neighbor's house?

Market value changes occur in many forms. Buyers have different requirements and these requirements sometimes change from year to year. Also, sometimes renovations have been performed on a property that would cause a change in assessed value different from a similar property that did not undergo renovations. A recent inspection by the assessor's office also may have contributed to a change in assessed value. Perhaps the property had not been inspected in several years and the property information has now been updated to more accurately reflect the condition of the property.

15. My assessment increased 20%. Does that mean my taxes will increase 20%?

No. The valuation change will not be indicative of the tax change. There are two components that help determine the tax rate. The first is the budgetary requirements of the Mayor and the City Council to run the city. The second is the overall value of the property within the city. For example, if the budget increases 5%, then the tax increase throughout the city would be approximately 5%, regardless of what happened to the overall assessed values. For example, if the budget increased 5% and all the assessments in the city went up 20%, the average tax increase would still be 5%. The tax rate, which is calculated simply by dividing the budget by the value of property, would decrease approximately 15%. In another example, if the budget increased 5% and all the assessments went down 20%, the average tax increase would still be 5%. The tax rate, which is calculated simply by dividing the budget by the value of property, would increase approximately 25%.

16. I think my assessment is out of line with my neighbors' property, whose property is assessed lower. I want my assessment to be as low as theirs.

The first step in comparing properties is to examine the factual components of each property. Many times properties that appear larger are in fact much smaller than people think. Quality characteristics should also be examined when making comparisons. For example, a property with a newer kitchen would sell for more than a property with a much older, unimproved kitchen with all other factors being comparable. Ultimately, the assessors have to determine if the assessment represents market value on the subject property and also if the assessed value on the neighbors' property represents market value. If a neighboring property is too low in relation to surrounding properties, the assessors cannot compound their low assessment by also lowering surrounding properties. The resolution may be that the assessors have to raise the neighboring property's assessed value to make it more in line with the surrounding properties. The most important criterion the assessors examine in an abatement request is the market value of the property of the person filing the abatement and the market value of any property that the person filing the abatement mentions on the application. For example, if there were 5 identical houses on a street and 4 were assessed for \$500,000 and one was assessed for \$100,000, and there were three sales on the street at \$500,000 each, then the assessors could not lower the 4 properties to \$100,000. Based upon the sales, the market value would be very close to \$500,000. The correct action for the assessors would be to raise the property assessed for \$100,000 to \$500,000.

17. Do I have to apply for an abatement every year if I received one in the past?

No. If there was a specific problem or circumstance about your property which warranted an abatement in the past, that information would remain on the property record until the issue was corrected. All subsequent assessments would be calculated based on the information that originally warranted the abatement. Many times people will file an abatement every year telling us they are located next to, for example, a gas station. We know the gas station is there every year and will take it into consideration when calculating new assessed values. You need not file every year.

18. What is the difference between an abatement and an elderly exemption?

An abatement is a reduction in a real estate valuation based on a correction to the assessed valuation. The assessed value has nothing to do with the age of the owner, the income of the owner or any other financial information about the owner. The assessment represents an estimate of market value. An elderly exemption is a reduction in a real estate tax due based on certain age and income requirements set forth by the Commonwealth of Massachusetts. An individual who files for an abatement of real estate valuation because of age and/or income has filed the wrong form. Instead, that individual should file for an elderly exemption. The only factor the assessors examine on an abatement application is the market value of the property. Age and/or income do not factor into assessment determination. (Please refer to Questions 5 and 6)

19. My neighbors' house assessment used to be higher than mine, now my assessment is higher than theirs. Why?

Market value changes occur in many forms. Buyers have different requirements and these requirements sometimes change from year to year. Also, sometimes renovations have been performed on a property that would cause a change in assessed value different from a similar property that did not have renovations. A recent inspection by the assessor's office also may have contributed to a change in assessed value. Perhaps the property had not been inspected in several years and the property information has now been updated to more accurately reflect the condition of the property. Historical trends are just historical information. Properties change over time, as do market values. Just because a property was assessed less than a neighboring property in 1973 does not mean the property will always be assessed less than the neighboring property. Renovations, additions, disrepair, fire and other factors can also change historical relationships.

20. My neighbors have a two-family property and I have a single-family property. Why is my single-family property assessed higher than their two-family property?

Assessments reflect what has occurred in the real estate market. In Newton, single-family properties in the past 5-10 years have sold for more than similarly sized two-family properties in the same neighborhood. Most buyers in Newton do not want to be landlords. The typical buyer in Newton prefers a single-family and the sales prices over the past 5-10 years bear out this fact. A single-family property cannot be compared to a two-family any more than it can be compared to a condominium. Comparisons should be made between similar uses of properties. The difference in selling prices between a single-family and a two-family property has closed significantly in the last 5 calendar years, with the sale price of two-family dwellings increasing at a much faster rate than the single-family property. Two-family properties have become more popular with new homebuyers because of the ability of a tenant to contribute to the owner's mortgage obligation. The two-family property is also priced slightly less than a comparable single-family property.

21. A house three times larger than mine sold up the street from me for \$2,000,000. Will that make my assessment go up?

No. If the property is three times larger than your property, it would not be considered comparable to yours. For example, if your property is a 1,500 square foot home, assessed for \$500,000 and up the street a 4,500 square foot home sold for \$2,000,000, it would not be considered comparable to your property and this sale would not impact your assessment. Assessments are based on comparable sales. Even if a 1,500 square foot home sold next door for \$2,000,000, one sale would not impact your assessment. However, for example, if a few sales of 1,500 square foot homes sold for \$2,000,000, then the market value of a 1,500 square foot home in that neighborhood would be close to \$2,000,000. You should expect a change in future assessments because of the apparent change in market value. In this example where there were multiple sales of 1,500 square foot homes for \$2,000,000, it appears the market value of the 1,500 square foot home is no longer \$500,000.

22. What will happen to my assessment if I put an addition on my property?

Typically, larger properties sell for more than smaller properties with all other factors being equal. If an addition is put on a home, the house becomes larger and generally the market value of the property increases. The assessors would then have to see what similarly sized properties were selling for in the neighborhood. Historical sales have indicated that larger homes sell for more than smaller homes with all other factors being equal. Since the assessed value is an estimate of market value, it is highly likely that the assessed value of your property will increase once the addition is put on the property.

23. Why is the previous owner's name still appearing on the tax bill?

Legally, the assessors must retain the owner of record as of January 1, 2016 for Fiscal Year 2017. If you purchased the property after January 1, 2016, by law we will carry both your name and the legal owner as of January 1, 2016. For Fiscal Year 2018, the legal owner as of January 1, 2017 will be maintained. This is when the prior owner would be removed and your name would be the only name appearing on the ownership record.

24. My assessment went up 25%, is that good news or bad news?

Typically, the home is the single largest investment most people make. The assessment reflects the market value of this asset. People often associate rising assessments with rising taxes. However, this is not the case. Rising budgets cause rising taxes. If the budget increases, typically taxes increase. If the budget decreases, typically taxes decrease. The assessed value represents the market value of the property. If all the assessments went down 25% and the budget increased, taxes would still increase. The budget is the driving force behind rising taxes. If the assessed value of a property increases, this generally increases the property owner's equity in the property. Although many property owners are not selling their homes, an increased asset value is usually received as welcome news. Most people understand tax increases are not caused by assessment increases. They understand that increased spending causes rising tax bills. The majority of property owners are glad to hear their home is increasing in value, even if they are not currently selling their property.

25. There is an item on my tax bill called “CPA Charge”. What is that?

The term “CPA Charge” refers to The Community Preservation Act surcharge approved by the voters of the City of Newton beginning in Fiscal Year 2002. This surcharge is 1% of the total property tax due for the parcel. This surcharge, approved by a majority of City of Newton voters, is for the acquisition and preservation of open space, recreational land, affordable housing, and historic properties. The Commonwealth of Massachusetts will match the amount collected by the City of Newton up to but not to exceed 100% of the total surcharge money collected. There is a committee set up to review requests for use of the Community Preservation Act money collected. The Committee name is the Community Preservation Committee. This committee then makes recommendations to the Newton City Council. The Newton City Council has the final say as to how the Community Preservation Act funds are distributed and utilized. For more information on the Community Preservation Act, please visit Newton’s Community Preservation Program website (www.newtonma.gov/cpa).

26. What are the median assessed values of single families, two and three families, condominiums, and apartment buildings for Fiscal Year 2017?

The median assessed values for Fiscal Year 2017 are as follows:

Single Family	\$860,400
Two-Family	\$707,050
Three-Family	\$774,700
Condominium	\$517,800
Apartments	\$991,050

27. My next door neighbors have done work on their house – a new kitchen, new bathroom and an addition. How come their assessment has not gone up?

Assessments reflect the property condition and market value of the property on January 1 of the prior year. If, for example, your neighbors took out a building permit in December, and the construction work was not started until after January 1, the change in the market value of the property would not be reflected in the assessment until the following fiscal year. Sometimes, when there is a large construction project, it can take several years for the entire project’s market value to be reflected in the assessment. Each year the assessors would determine how much the market value of your neighbor’s home increased, based on how far along the construction was on January 1.

- 28. I have a new house and recently I received a supplemental tax bill for the same fiscal year. Why did I receive more than one tax bill for the same property for the same fiscal year?**

The Newton City Council (formerly Board of Aldermen) complied with a directive from the Commonwealth of Massachusetts to issue a supplemental tax bill to property owners whose property had construction resulting in an increase in market value (assessment) of more than 50%. This provision is triggered by the issuance of an occupancy permit and an increase in market value of more than 50%. The assessors analyze all properties with occupancy permits to determine if the construction added more than 50% to the fair market value of the property. If the construction added more than 50% to the fair market value of the property, then a supplemental tax bill is issued. The supplemental tax is based on the difference between the original market value and the new market value, multiplied by the tax rate and prorated from the date of the occupancy permit to the end of the fiscal year. In certain instances, a property owner could receive a supplemental tax bill for the prior fiscal year as well as the current fiscal year, depending on the date of the occupancy permit.