



**City of Newton Fiscal Year 2021
Classification Hearing
November 16, 2020
James Shaughnessy, Director
Assessment Administration**

City of Newton
FY2021 Classification Hearing
November 16, 2020

**City of Newton
Fiscal Year 2021
Classification Hearing**

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Ruthanne Fuller
Mayor

ASSESSMENT ADMINISTRATION

James Shaughnessy, Director
Allan Cohen, Assessor
Brian Davis, Assessor
Padraig Doyle, Associate Assessor

Telephone
(617) 796-1160
Telefax
(617) 796-1179
For Telecommunication Relay
Service Dial 711
Email
assessing@newtonma.gov

Date: November 13, 2020

To: The Honorable Ruthanne Fuller, Mayor
Rebecca Walker Grossman, Chair, Finance Committee
City Council Members

From: Jim Shaughnessy, Director of Assessing

Subject: Support Information Relative to the Fiscal Year 2021
Property Tax Rate Classification

In anticipation of the public hearing for the FY2021 Tax Rate Classification, scheduled for Monday, November 16, 2020, 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.

I would also like to commend the entire staff of our Assessing Office. Their dedication, hard work and professionalism should be recognized and is greatly appreciated. Our staff members are:

Anika Bieg
Marie Caruso
Valeriya Cherkashyna
Allan Cohen
Brian Davis
Padraig Doyle
Ken Greenwood
Sarah Haney
Toni McDonald
Curtis Ross
Dave Velluti

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.

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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 the Mayor's determination of the financial needs of the City, the Mayor presented a budget to the City Council in the spring of 2020. 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 2021 would be higher or lower than property tax collected for fiscal year 2020.

For fiscal year 2020, the actual levy limit was \$358,256,799 (without Debt Exclusion Payment). For fiscal year 2021, by law, the City Council has the option (but are not required) to increase the fiscal year 2020 Levy Limit by 2.5%. This 2.5% increase is \$8,956,420. Finally, the Council has the option (but are not required) to increase the fiscal year 2020 tax levy by the amount of "new growth" in the City for calendar year 2019. 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 2021 is \$6,462,543.

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 2013 election.

Therefore, the maximum amount the fiscal year 2021 tax levy can be (with this debt exclusion debt service added) is:

Fiscal Year 2020 Tax Levy Limit:	\$358,256,799
2.5% Increase:	\$ 8,956,420
New Growth:	\$ 6,462,543
Debt Exclusion Debt Service:	\$ 3,139,766
Fiscal Year 2021 Tax Levy Limit:	\$376,815,528

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Therefore, when the City Council opted to increase the tax levy by the 2.5% maximum, apply all the new growth as new revenue, and add the debt service to the tax levy, the City Council approved a tax increase of \$15,323,357 (including Debt Exclusion payment) for fiscal year 2021. This is an increase of 4.24% from last year's actual tax levy limit. This means citywide, the average tax increase is 4.24%, because the City Council is asking for 4.24% 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 \$376,815,528 (including debt exclusion) 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, 2020 for fiscal year 2021. 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 2021 numbers. If there was no “shift”, there would be a single tax rate and the following table would apply:

<u>Class</u>	<u>FY2021 Value</u>	<u>%Value</u>	<u>%Tax</u>
Residential	\$28,953,587,172	89.94%	89.94%
Commercial	\$2,544,595,728	7.90%	7.90%
Industrial	\$211,686,700	0.66%	0.66%
Personal	\$483,291,200	1.50%	1.50%
Total	\$32,193,160,800	100.00%	100.00%

This means the residential property makes up 89.94% of the overall value in the City and therefore would pay 89.94% of the overall tax levy. The commercial property makes up 7.90% of the overall value in the City and therefore would pay 7.90% 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 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 7.55%. The table below illustrates this (percentages rounded to two digits).

<u>Class</u>	<u>FY2021 Value</u>	<u>%Value</u>	<u>Shift</u>	<u>%Tax</u>
Residential	\$28,953,587,172	89.94	-	82.39%
Commercial	2,544,595,728	7.90%	175%	13.83%
Industrial	\$211,686,700	0.66%	175%	1.15%
Personal	\$483,291,200	1.50%	175%	2.63%
Total	\$32,193,160,800	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 17.61 % of the tax levy. That number then is subtracted from 100% to arrive at the residential proportion of 82.39% of the tax levy.

So, if the City Council decides to shift 175%, the owners of commercial, industrial and personal property, which represent 10.06% of the taxable value, become responsible for 17.61% of the property tax levy. The result of this vote is that the residential property owners, whose property represents 89.94% of the taxable value, become responsible for 82.39% 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?

Not this year. The City Clerk must sign the electronic 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 FY2020 to FY2021

<u>Property Class</u>	<u>FY2020 Base Values</u>	<u>FY2021 Values</u>	<u>Percent Change</u>
<u>Residential Classes</u>			
Single Family	\$20,864,898,500	\$21,076,120,800	1.01%
Two and Three Family	\$2,723,090,700	\$2,731,173,000	0.30%
Condominium	\$3,691,249,600	\$3,769,187,900	2.11%
Apartments	\$804,950,600	\$864,986,900	7.46%
Vacant Land	\$140,343,300	\$143,802,700	2.46%
<u>Commercial Classes</u>			
Commercial	\$2,361,509,400	\$2,404,130,000	1.80%
Industrial	\$203,293,600	\$211,686,700	4.13%
<u>Mixed Use Classes</u>			
Mixed Use	\$372,622,250	\$401,420,100	7.73%

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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 Property Values by Class

RESIDENTIAL PROPERTY CLASSES

<u>Property Type</u>	<u>Count</u>	<u>Value</u>	<u>Percent of Value</u>
Single Family	16,941	\$21,076,120,800	65.47%
Condominium	5,314	\$3,769,187,900	11.71%
Miscellaneous	171	\$81,109,600	0.25%
Two Family	2,678	\$2,461,593,800	7.65%
Three Family	265	\$269,579,200	0.84%
Apartments	153	\$864,986,900	2.69%
Vacant Land	818	\$143,802,700	0.45%
Mixed Use Residential	227	\$287,206,272	0.89%
Total Residential	26,567	\$28,953,587,172	89.94%

COMMERCIAL/INDUSTRIAL/PERSONAL PROPERTY CLASSES

<u>Property Type</u>	<u>Count</u>	<u>Value</u>	<u>Percent of Value</u>
Commercial	722	\$2,404,130,000	7.47%
Industrial	75	\$211,686,700	0.66%
Forest (Ch. 61)	0	\$0	0.00%
Golf Courses (Ch. 61B)	19	\$26,251,900	0.08%
Mixed Use Commercial	227	\$114,213,828	0.35%
Personal Property	1,070	\$90,793,900	0.28%
Personal Property	1,012	\$47,007,000	0.15%
Personal Property	2	\$278,959,200	0.87%
Personal Property	11	\$53,200,400	0.17%
Personal Property	1	\$2,415,800	0.01%
Personal Property	4	\$10,914,900	0.03%
Total CIP	3,143	\$3,239,573,628	10.06%
Total Value		\$32,193,160,800	100.00%
Exempt Property		\$4,622,960,600	

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Tax Base Analysis

	Prior Year	2.50%					
FY	Levy Limit	Increase	New Growth	Debt Service	Levy Limit	Actual Levy	Reserve
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	\$318,006,048	\$3,810
2018	\$316,455,830	\$7,911,396	\$5,573,023	\$1,960,280	\$331,900,529	\$331,872,472	\$28,057
2019	\$329,940,249	\$8,248,506	\$5,762,382	\$3,000,495	\$346,951,632	\$346,936,564	\$15,068
2020	\$343,951,137	\$8,598,778	\$5,605,861	\$3,336,395	\$361,492,171	\$361,460,788	\$31,383
2021	\$358,256,799	\$8,956,420	\$6,462,543	\$3,139,766	\$376,815,528	\$376,815,528	\$0

Estimated

FY2021 Construction Growth Has Been 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.

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

Fiscal Year 2021 had a \$3,139,766 voter-approved debt exclusion debt service.

Fiscal Year 2021 had amended new growth of additional \$101,023.

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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>
FY2020 Value	\$1,230,750	\$907,876	\$3,204,219	\$2,747,211
FY2020 Tax Rate	\$10.44	\$10.44	\$19.92	\$19.92
FY2020 Tax Bill	\$12,849.03	\$9,478.23	\$63,828.04	\$54,724.44
FY2021 Value	\$1,244,090	\$919,191	\$3,329,820	\$2,822,489

<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%	\$735.26	\$558.47	-\$1,468.23	-\$1,865.75	\$10.92	\$18.73
161%	\$718.96	\$546.43	-\$1,078.48	-\$1,535.38	\$10.91	\$18.84
162%	\$702.67	\$534.39	-\$688.73	-\$1,205.02	\$10.89	\$18.96
163%	\$686.38	\$522.36	-\$298.98	-\$874.65	\$10.88	\$19.08
164%	\$670.08	\$510.32	\$90.77	-\$544.28	\$10.87	\$19.20
165%	\$653.79	\$498.28	\$480.52	-\$213.92	\$10.85	\$19.31
166%	\$637.50	\$486.24	\$870.27	\$116.45	\$10.84	\$19.43
167%	\$621.21	\$474.20	\$1,260.02	\$446.82	\$10.83	\$19.55
168%	\$604.91	\$462.17	\$1,649.76	\$777.18	\$10.81	\$19.66
169%	\$588.62	\$450.13	\$2,039.51	\$1,107.55	\$10.80	\$19.78
170%	\$572.33	\$438.09	\$2,429.26	\$1,437.92	\$10.79	\$19.90
171%	\$556.03	\$426.05	\$2,819.01	\$1,768.28	\$10.77	\$20.02
172%	\$539.74	\$414.01	\$3,208.76	\$2,098.65	\$10.76	\$20.13
173%	\$523.45	\$401.98	\$3,598.51	\$2,429.02	\$10.75	\$20.25
174%	\$507.15	\$389.94	\$3,988.26	\$2,759.38	\$10.74	\$20.37
175%	\$490.86	\$377.90	\$4,378.01	\$3,089.75	\$10.72	\$20.48

<u>MEDIANS</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2020 Value	\$1,043,900	\$865,000	\$997,800	\$945,350
FY2020 Tax Rate	\$10.44	\$10.44	\$19.92	\$19.92
FY2020 Tax Bill	\$10,898.32	\$9,030.60	\$19,876.18	\$18,831.37
FY2021 Value	\$1,055,600	\$869,100	\$1,016,850	\$971,300

<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%	\$627.84	\$459.15	-\$832.93	-\$641.17	\$10.92	\$18.73
161%	\$614.01	\$447.77	-\$713.91	-\$527.48	\$10.91	\$18.84
162%	\$600.19	\$436.39	-\$594.89	-\$413.79	\$10.89	\$18.96
163%	\$586.37	\$425.00	-\$475.87	-\$300.11	\$10.88	\$19.08
164%	\$572.54	\$413.62	-\$356.85	-\$186.42	\$10.87	\$19.20
165%	\$558.72	\$402.24	-\$237.83	-\$72.73	\$10.85	\$19.31
166%	\$544.89	\$390.86	-\$118.81	\$40.96	\$10.84	\$19.43
167%	\$531.07	\$379.48	\$0.21	\$154.65	\$10.83	\$19.55
168%	\$517.24	\$368.09	\$119.23	\$268.34	\$10.81	\$19.66
169%	\$503.42	\$356.71	\$238.25	\$382.03	\$10.80	\$19.78
170%	\$489.59	\$345.33	\$357.27	\$495.72	\$10.79	\$19.90
171%	\$475.77	\$333.95	\$476.29	\$609.40	\$10.77	\$20.02
172%	\$461.94	\$322.57	\$595.31	\$723.09	\$10.76	\$20.13
173%	\$448.12	\$311.18	\$714.33	\$836.78	\$10.75	\$20.25
174%	\$434.30	\$299.80	\$833.35	\$950.47	\$10.74	\$20.37
175%	\$420.47	\$288.42	\$952.37	\$1,064.16	\$10.72	\$20.48

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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>
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FY2021 Value	\$1,244,090	\$919,191	\$3,329,820	\$2,822,489

<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%	5.72%	5.89%	-2.30%	-3.41%	\$10.92	\$18.73
161%	5.60%	5.77%	-1.69%	-2.81%	\$10.91	\$18.84
162%	5.47%	5.64%	-1.08%	-2.20%	\$10.89	\$18.96
163%	5.34%	5.51%	-0.47%	-1.60%	\$10.88	\$19.08
164%	5.22%	5.38%	0.14%	-0.99%	\$10.87	\$19.20
165%	5.09%	5.26%	0.75%	-0.39%	\$10.85	\$19.31
166%	4.96%	5.13%	1.36%	0.21%	\$10.84	\$19.43
167%	4.83%	5.00%	1.97%	0.82%	\$10.83	\$19.55
168%	4.71%	4.88%	2.58%	1.42%	\$10.81	\$19.66
169%	4.58%	4.75%	3.20%	2.02%	\$10.80	\$19.78
170%	4.45%	4.62%	3.81%	2.63%	\$10.79	\$19.90
171%	4.33%	4.50%	4.42%	3.23%	\$10.77	\$20.02
172%	4.20%	4.37%	5.03%	3.83%	\$10.76	\$20.13
173%	4.07%	4.24%	5.64%	4.44%	\$10.75	\$20.25
174%	3.95%	4.11%	6.25%	5.04%	\$10.74	\$20.37
175%	3.82%	3.99%	6.86%	5.65%	\$10.72	\$20.48

<u>MEDIANS</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2020 Value	\$1,043,900	\$865,000	\$997,800	\$945,350
FY2020 Tax Rate	\$10.44	\$10.44	\$19.92	\$19.92
FY2020 Tax Bill	\$10,898.32	\$9,030.60	\$19,876.18	\$18,831.37
FY2021 Value	\$1,055,600	\$869,100	\$1,016,850	\$971,300

<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%	5.76%	5.08%	-4.19%	-3.40%	\$10.92	\$18.73
161%	5.63%	4.96%	-3.59%	-2.80%	\$10.91	\$18.84
162%	5.51%	4.83%	-2.99%	-2.20%	\$10.89	\$18.96
163%	5.38%	4.71%	-2.39%	-1.59%	\$10.88	\$19.08
164%	5.25%	4.58%	-1.80%	-0.99%	\$10.87	\$19.20
165%	5.13%	4.45%	-1.20%	-0.39%	\$10.85	\$19.31
166%	5.00%	4.33%	-0.60%	0.22%	\$10.84	\$19.43
167%	4.87%	4.20%	0.00%	0.82%	\$10.83	\$19.55
168%	4.75%	4.08%	0.60%	1.42%	\$10.81	\$19.66
169%	4.62%	3.95%	1.20%	2.03%	\$10.80	\$19.78
170%	4.49%	3.82%	1.80%	2.63%	\$10.79	\$19.90
171%	4.37%	3.70%	2.40%	3.24%	\$10.77	\$20.02
172%	4.24%	3.57%	3.00%	3.84%	\$10.76	\$20.13
173%	4.11%	3.45%	3.59%	4.44%	\$10.75	\$20.25
174%	3.98%	3.32%	4.19%	5.05%	\$10.74	\$20.37
175%	3.86%	3.19%	4.79%	5.65%	\$10.72	\$20.48

City of Newton
Fiscal Year 2021
Classification Hearing
Historical Levy Amounts and Levy Increases

<u>Fiscal Year</u>	<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	10.07%	72.3140%	27.6860%
1991	\$108,838,759	\$3,633,537	3.45%	72.5684%	27.4316%
1992	\$112,689,184	\$3,850,425	3.54%	72.7117%	27.2883%
1993	\$116,941,920	\$4,252,736	3.77%	74.9205%	25.0795%
1994	\$121,079,222	\$4,137,302	3.54%	75.0179%	24.9821%
1995	\$125,293,531	\$4,214,309	3.48%	75.6575%	24.3425%
1996	\$129,682,983	\$4,389,452	3.50%	76.9124%	23.0876%
1997	\$134,082,167	\$4,399,184	3.39%	77.7435%	22.2565%
1998	\$138,934,388	\$4,852,221	3.62%	78.4214%	21.5786%
1999	\$144,105,992	\$5,171,604	3.72%	78.8086%	21.1914%
2000	\$149,411,520	\$5,305,528	3.68%	79.7915%	20.2085%
2001	\$156,140,737	\$6,729,217	4.50%	80.4603%	19.5397%
2002	\$162,278,416	\$6,137,679	3.93%	81.0536%	18.9464%
2003	\$180,174,491	\$17,896,075	11.03%	80.9189%	19.0811%
2004	\$187,384,724	\$7,210,233	4.00%	82.2193%	17.7807%
2005	\$194,189,921	\$6,805,197	3.63%	83.2145%	16.7855%
2006	\$201,238,041	\$7,048,120	3.63%	83.8966%	16.1034%
2007	\$208,504,128	\$7,266,087	3.61%	84.0340%	15.9660%
2008	\$215,828,884	\$7,324,756	3.51%	83.0740%	16.9260%
2009	\$224,896,509	\$9,067,625	4.20%	82.6368%	17.3632%
2010	\$233,300,284	\$8,403,775	3.74%	82.0356%	17.9644%
2011	\$241,707,854	\$8,407,570	3.60%	81.6880%	18.3120%
2012	\$250,781,839	\$9,073,985	3.75%	81.4038%	18.5962%
2013	\$260,175,335	\$9,393,496	3.75%	81.4641%	18.5359%
2014	\$279,224,275	\$19,048,940	7.32%	81.1152%	18.8848%
2015	\$291,627,432	\$12,403,157	4.44%	79.5308%	20.4692%
2016	\$305,327,821	\$13,700,389	4.70%	80.5768%	19.4232%
2017	\$318,006,048	\$12,678,227	4.15%	82.0007%	17.9993%
2018	\$331,872,472	\$13,866,424	4.36%	82.3859%	17.6141%
2019	\$346,936,564	\$15,064,092	4.54%	82.4350%	17.5650%
2020	\$361,460,789	\$14,524,225	4.19%	82.5074%	17.4926%
Estimate	2021	\$376,815,528	\$15,354,739	4.43%	

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 2021 had a \$3,139,766 voter-approved debt exclusion debt payment.

Fiscal Year 2020 Levy Limit was \$358,256,799 before voter approved debt exclusion payment of \$3,336,395.

**City of Newton
Fiscal Year 2021
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 2021, the valuation date is January 1, 2020. 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 2021 proposed valuations, there is approximately an **1.01% increase** in residential single-family valuations. Assuming a 175% shift selected by the City Council, the result is a tax **increase** of \$490.86, or 3.82% 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 2021	Increase in %Tax for Fiscal Year 2021
Increase of 1%	\$490.86	3.82%
Increase of 50%	\$490.86	3.82%
Increase of 100%	\$490.86	3.82%
Decrease of 50%	\$490.86	3.82%
Decrease of 99%	\$490.86	3.82%

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 \$490.86 (assuming the shift of 175%) because of the budget approved by the Newton City Council.

City of Newton
 Fiscal Year 2021
 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>
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
2017	175%	5.74%	\$615.48	5.88%	\$530.91
2018	175%	4.23%	\$479.99	3.92%	\$375.42
2019	175%	4.74%	\$560.83	5.52%	\$548.92
2020	175%	3.69%	\$456.73	3.83%	\$401.51
Last 5 Years			Increase	\$2,748.13	\$2,361.03
Last 10 Years			Increase	\$4,516.97	\$3,747.80

Commercial Property

<u>Fiscal Year</u>	<u>Shift Selected</u>	<u>Mean %%</u>	<u>Mean \$\$</u>	<u>Median %%</u>	<u>Median \$\$</u>
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
2017	175%	-2.70%	-\$1,563.98	-3.02%	-\$537.67
2018	175%	1.87%	\$1,053.97	2.95%	\$508.90
2019	175%	6.83%	\$3,906.54	8.89%	\$1,575.28
2020	175%	4.62%	\$2,821.74	3.19%	\$614.10
Last 5 Years			Increase	\$5,628.63	\$1,837.54
Last 10 Years			Increase	\$22,559.56	\$5,508.58

Please note for Fiscal Year 2014 there was a voter-approved \$8,400,000 override.
 Please note there was a debt exclusion override passed starting in Fiscal Year 2015.

City of Newton
 Fiscal Year 2021
 Classification Hearing
 Historical Tax Rates Fiscal Year 1980 to Present

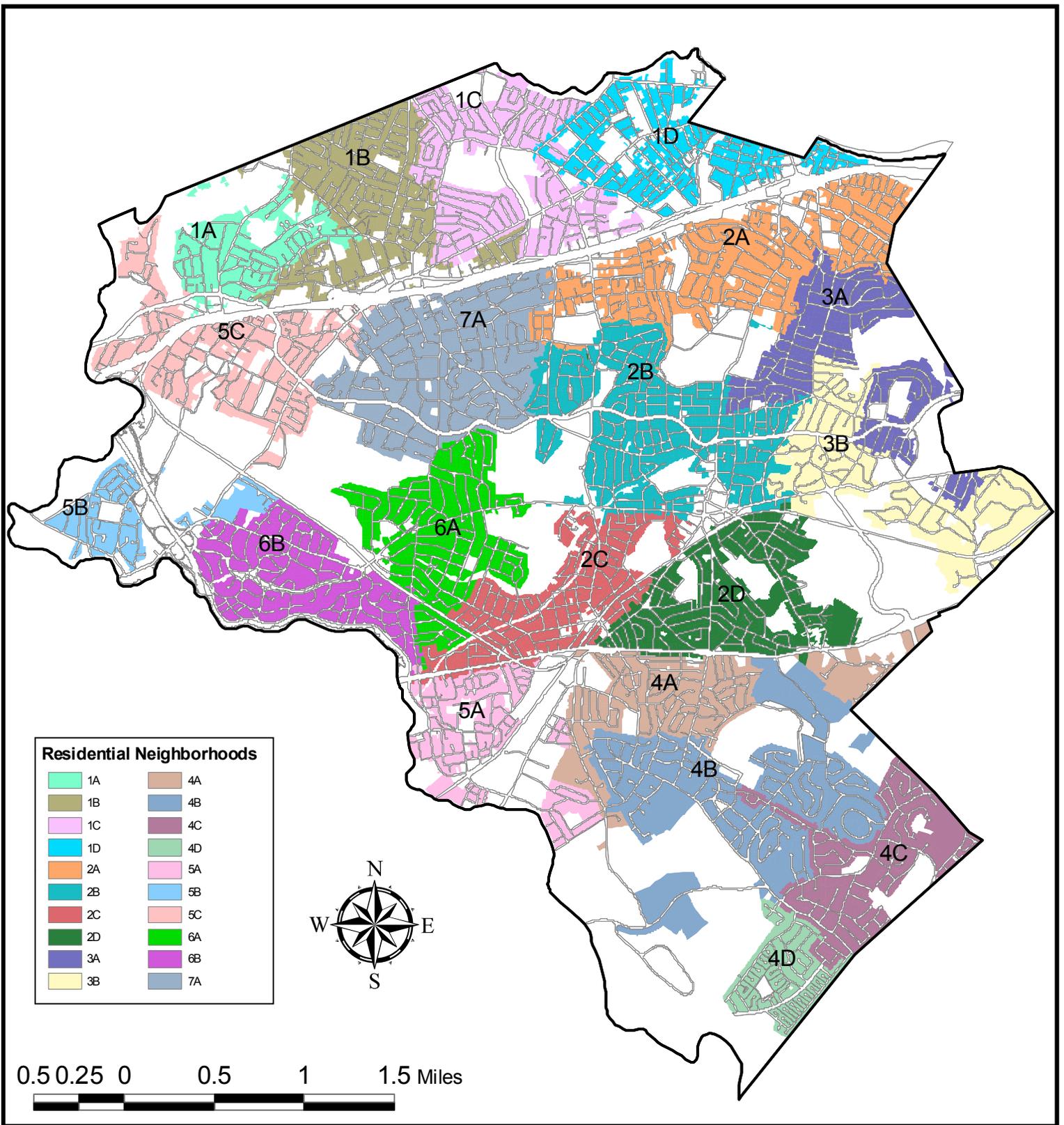
<u>Fiscal Year</u>	<u>Residential</u>	<u>Commercial</u>
1980	\$169.20	\$169.20
1981	\$177.00	\$177.00
1982	\$21.88	\$36.29
1983	\$21.84	\$35.90
1984	\$19.93	\$33.51
1985	\$20.34	\$34.12
1986	\$20.53	\$34.55
1987	\$11.49	\$19.31
1988	\$11.76	\$19.84
1989	\$12.35	\$20.90
1990	\$10.35	\$18.94
1991	\$10.79	\$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
2017	\$11.12	\$21.27
2018	\$10.82	\$20.62
2019	\$10.45	\$19.94
2020	\$10.44	\$19.92

City of Newton
Fiscal Year 2021
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%	\$11.70	89.9371%	\$11.70	10.0629%	100.0000
105%	\$11.64	89.4340%	\$12.29	10.5660%	99.4406
110%	\$11.57	88.9308%	\$12.88	11.0692%	98.8811
115%	\$11.51	88.4277%	\$13.46	11.5723%	98.3217
120%	\$11.44	87.9245%	\$14.05	12.0755%	97.7622
125%	\$11.38	87.4214%	\$14.63	12.5786%	97.2028
130%	\$11.31	86.9182%	\$15.22	13.0818%	96.6433
135%	\$11.25	86.4151%	\$15.80	13.5849%	96.0839
140%	\$11.18	85.9119%	\$16.39	14.0881%	95.5245
145%	\$11.12	85.4088%	\$16.97	14.5912%	94.9650
150%	\$11.05	84.9057%	\$17.56	15.0944%	94.4056
155%	\$10.98	84.4025%	\$18.14	15.5975%	93.8461
160%	\$10.92	83.8994%	\$18.73	16.1006%	93.2867
165%	\$10.85	83.3962%	\$19.31	16.6038%	92.7272
166%	\$10.84	83.2956%	\$19.43	16.7044%	92.6154
167%	\$10.83	83.1950%	\$19.55	16.8050%	92.5035
168%	\$10.81	83.0943%	\$19.66	16.9057%	92.3916
169%	\$10.80	82.9937%	\$19.78	17.0063%	92.2797
170%	\$10.79	82.8931%	\$19.90	17.1069%	92.1678
171%	\$10.77	82.7924%	\$20.02	17.2076%	92.0559
172%	\$10.76	82.6918%	\$20.13	17.3082%	91.9440
173%	\$10.75	82.5912%	\$20.25	17.4088%	91.8321
174%	\$10.74	82.4906%	\$20.37	17.5094%	91.7203
175%	\$10.72	82.3899%	\$20.48	17.6101%	91.6084

City of Newton
Fiscal Year 2021
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)	\$920,000	\$984,750
1B	West Newton/Newtonville (North of Mass. Pike)	\$750,000	\$822,598
1C	Newtonville (North of Mass. Pike)	\$910,000	\$967,203
1D	Nonantum	\$835,000	\$811,593
2A	Newtonville (South of Mass. Pike)	\$1,237,500	\$1,268,602
2B	Newton Centre (North of Beacon Street)	\$1,422,500	\$1,497,050
2C	South of Beacon Street to Route 9	\$1,350,000	\$1,452,629
2D	Newton Highlands (North of Route 9)	\$1,117,500	\$1,229,517
3A	Farlow Hill/North Chestnut Hill	\$1,515,000	\$1,686,379
3B	Chestnut Hill	\$2,387,500	\$2,743,625
4A	South of Route 9	\$900,000	\$1,012,525
4B	Old Oak Hill	\$1,700,000	\$1,880,611
4C	South Side/Abutting West Roxbury and Brookline	\$2,055,000	\$1,899,722
4D	Oak Hill Park	\$1,278,000	\$1,279,929
5A	Upper Falls	\$725,000	\$816,179
5B	Lower Falls	\$855,000	\$959,333
5C	Auburndale (Islington and South of Commonwealth Avenue)	\$1,050,000	\$1,240,297
6A	Northeast Waban	\$1,600,000	\$1,791,243
6B	Southwest Waban	\$1,362,500	\$1,535,788
7A	West Newton Hill	\$2,075,000	\$2,307,756
	CITYWIDE CALENDAR YEAR 2019 SALES Single Family Homes	\$1,250,000	\$1,449,838



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 2021
Classification Hearing
Summary of Calendar Year 2019 Single Family Sales**

**Calendar Year 2019
Single Family Sales**

Number of Sales 653

Median Sale Price \$1,250,000
(Half the Single Family Homes sold for more than this median sale price)

Average Sale Price \$1,449,838

Summary of Sale Prices

<u>Less than</u>	<u>Sales</u>	<u>Percent</u>	<u>More than</u>	<u>Sales</u>	<u>Percent</u>
\$400,000	2	0.31%	\$600,000	636	97.40%
<u>Less than</u>	<u>Sales</u>	<u>Percent</u>	<u>More than</u>	<u>Sales</u>	<u>Percent</u>
\$600,000	17	2.60%	\$750,000	574	87.90%
			<u>More than</u>	<u>Sales</u>	<u>Percent</u>
			\$1,000,000	428	65.54%
			<u>More than</u>	<u>Sales</u>	<u>Percent</u>
			\$1,500,000	233	35.68%
			<u>More than</u>	<u>Sales</u>	<u>Percent</u>
			\$2,000,000	131	20.06%

2019 Single Family Sales



Median Sale Price: \$1,250,000

Average Sale Price: \$1,449,838



**> \$750,000-574 Sales
(87.90%)**



**> \$1,000,000-428 Sales
(65.54%)**



**> \$1,500,000-233 Sales
(35.68%)**

City of Newton
 Fiscal Year 2021
 Classification Hearing
 Fiscal Year 2020 (Last Year)
 Massachusetts Communities with Top 20 Highest Tax Levies Statewide

<u>Community</u>	<u>Residential</u>	<u>CIP</u>	<u>Total</u>	<u>RES%</u>	<u>CIP%</u>
Boston	\$1,004,077,566	\$1,504,689,484	\$2,508,767,050	40.02%	59.98%
Cambridge	\$151,395,663	\$286,733,030	\$438,128,694	34.56%	65.44%
<u>Newton</u>	<u>\$298,224,916</u>	<u>\$63,235,872</u>	<u>\$361,460,789</u>	<u>82.51%</u>	<u>17.49%</u>
Worcester	\$186,132,493	\$129,993,372	\$316,125,865	58.88%	41.12%
Quincy	\$181,693,149	\$60,257,519	\$241,950,668	75.10%	24.90%
Brookline	\$196,322,386	\$42,165,357	\$238,487,743	82.32%	17.68%
Springfield	\$125,034,858	\$91,323,795	\$216,358,653	57.79%	42.21%
Framingham	\$122,127,437	\$74,025,707	\$196,153,144	62.26%	37.74%
Lexington	\$156,798,072	\$39,151,696	\$195,949,768	80.02%	19.98%
Waltham	\$79,350,996	\$112,316,489	\$191,667,486	41.40%	58.60%
Plymouth	\$150,309,515	\$33,153,783	\$183,463,298	81.93%	18.07%
Somerville	\$127,171,782	\$40,640,481	\$167,812,263	75.78%	24.22%
Andover	\$107,701,659	\$44,066,737	\$151,768,397	70.96%	29.04%
Needham	\$117,736,018	\$33,813,719	\$151,549,737	77.69%	22.31%
Brockton	\$106,509,165	\$42,451,573	\$148,960,737	71.50%	28.50%
Wellesley	\$126,104,318	\$18,792,588	\$144,896,906	87.03%	12.97%
Lowell	\$103,371,258	\$34,960,386	\$138,331,643	74.73%	25.27%
Lynn	\$109,919,327	\$26,480,139	\$136,399,466	80.59%	19.41%
Arlington	\$126,086,159	\$7,263,996	\$133,350,155	94.55%	5.45%
Billerica	\$74,117,822	\$55,508,411	\$129,626,232	57.18%	42.82%

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 FY2020 (last fiscal year).

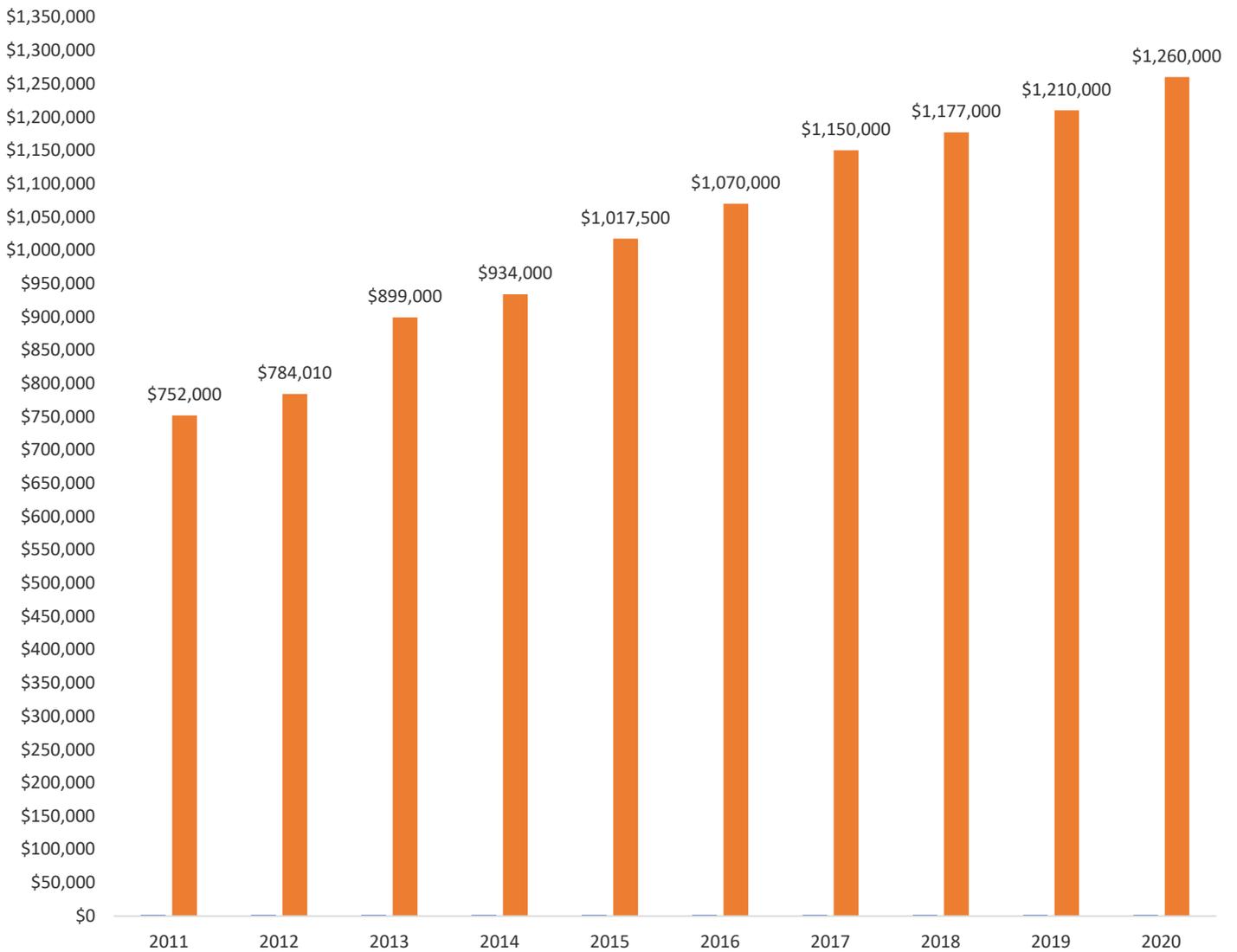
The breakdown between Residential and Commercial, Industrial, and Personal (CIP) classes is determined by the classification selected by the Aldermen, Selectmen or City Council.

City of Newton
 Fiscal Year 2021
 Classification Hearing
 10 Year Median Single Family Sale Price

<u>Calendar Year</u>	<u>Median Sale Price</u>
2011	\$752,000
2012	\$784,010
2013	\$899,000
2014	\$934,000
2015	\$1,017,500
2016	\$1,070,000
2017	\$1,150,000
2018	\$1,177,000
2019	\$1,210,000
2020	\$1,260,000

Thru September 2020

Median Single Family Sale Price 2011-2020



City of Newton
Fiscal Year 2021
Classification Hearing
Summary Sheet

FY2020 Levy Limit	\$358,256,799					
2.5% Increase	\$8,956,420					
New Growth	\$6,462,543					
Voter Approved Debt Exclusion	\$3,139,766					
FY2021 Levy Limit	\$376,815,528					
FY2020 Levy Limit	\$361,492,171	Including DE				
Tax Increase Approved	\$15,323,357	4.24%	Overall Tax Levy Increase			

Shift Selected	<u>175%</u>	<u>174%</u>	<u>173%</u>	<u>172%</u>	<u>171%</u>	<u>170%</u>
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Rounded Tax Rates (Estimated)

Residential Tax Rate	\$10.72	\$10.74	\$10.75	\$10.76	\$10.77	\$10.79
Commercial Tax Rate	\$20.48	\$20.37	\$20.25	\$20.13	\$20.02	\$19.90

Tax Dollar Increases

Median Single Family Tax Increase	\$420.47	\$434.30	\$448.12	\$461.94	\$475.77	\$489.59
Median Two Family Tax Increase	\$288.42	\$299.80	\$311.18	\$322.57	\$333.95	\$345.33
Median Commercial Tax Increase	\$952.37	\$833.35	\$714.33	\$595.31	\$476.29	\$357.27
Median Industrial Tax Increase	\$1,064.16	\$950.47	\$836.78	\$723.09	\$609.40	\$495.72

Tax Dollar % Increases

Median Single Family Tax Increase %	3.86%	3.98%	4.11%	4.24%	4.37%	4.49%
Median Two Family Tax Increase %	3.19%	3.32%	3.45%	3.57%	3.70%	3.82%
Median Commercial Tax Increase %	4.79%	4.19%	3.59%	3.00%	2.40%	1.80%
Median Industrial Tax Increase %	5.65%	5.05%	4.44%	3.84%	3.24%	2.63%

Shift Selected (ROUNDED)	<u>175%</u>	<u>174%</u>	<u>173%</u>	<u>172%</u>	<u>171%</u>	<u>170%</u>
Shift Selected (ACTUAL)	175.000%	173.520%	172.720%	171.950%	170.500%	169.750%
Residential Factor	0.916084	0.917740	0.918635	0.919496	0.921119	0.921958
Excess Levy Capacity	\$86,605.61	\$90,657.12	\$92,682.88	\$94,708.63	\$66,364.41	\$68,390.16

Tax Rates - Pending DOR Approval

Residential Tax Rate	\$10.72	\$10.74	\$10.75	\$10.76	\$10.78	\$10.79
Commercial Tax Rate	\$20.48	\$20.30	\$20.21	\$20.12	\$19.95	\$19.86

<u>Historical Shift Prior 5 Years</u>	<u>Shift</u>	Median Single Family Change	Median Commercial Change
2016	175%	\$504.27	-\$323.07
2017	175%	\$530.91	-\$537.67
2018	175%	\$375.42	\$508.90
2019	175%	\$548.92	\$1,575.28
2020	175%	\$401.51	\$614.10

City of Newton
 Fiscal Year 2021
 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%	169.7500%	0.921958	\$68,390.16
171%	170.5000%	0.921119	\$66,364.41
172%	171.9500%	0.919496	\$94,708.63
173%	172.7200%	0.918635	\$92,682.88
174%	173.5200%	0.917740	\$90,657.12
175%	175.0000%	0.916084	\$86,605.61

<u>Shift Selected (Rounded)</u>	<u>Shift Selected (Actual)</u>	<u>Residential Tax Rate</u>	<u>Commercial Tax Rate</u>
170%	169.7500%	\$10.79	\$19.86
171%	170.5000%	\$10.78	\$19.95
172%	171.9500%	\$10.76	\$20.12
173%	172.7200%	\$10.75	\$20.21
174%	173.5200%	\$10.74	\$20.30
175%	175.0000%	\$10.72	\$20.48

City of Newton
FY2021 Classification Hearing
November 16, 2020

City of Newton
Fiscal Year 2021
Classification Hearing
November 16, 2020

Supplement 1

Statewide Average Single Family Tax Bills

And

Statewide Residential Tax Rates

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

FY2020 (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>	<u>Note</u>
Weston	\$5,483,958,100	3,363	\$1,630,674	\$12.83	\$20,922	1	
Brookline	\$9,333,714,900	4,570	\$2,042,388	\$9.45	\$19,301	2	*
Lincoln	\$1,796,784,300	1,525	\$1,178,219	\$15.36	\$18,097	3	
Sherborn	\$1,107,888,400	1,326	\$835,512	\$19.46	\$16,259	4	
Wellesley	\$9,949,832,000	7,298	\$1,363,364	\$11.56	\$15,760	5	
Concord	\$5,083,284,560	4,597	\$1,105,783	\$14.23	\$15,735	6	
Dover	\$2,239,528,200	1,834	\$1,221,117	\$12.84	\$15,679	7	
Lexington	\$10,011,844,000	9,048	\$1,106,526	\$14.05	\$15,547	8	
Carlisle	\$1,443,984,400	1,719	\$840,014	\$18.36	\$15,423	9	
Winchester	\$6,534,944,900	5,663	\$1,153,972	\$12.39	\$14,298	10	
Wayland	\$3,261,277,800	4,075	\$800,314	\$17.76	\$14,214	11	
Belmont	\$5,824,334,000	4,534	\$1,284,591	\$11.00	\$14,130	12	
Manchester By The Sea	\$1,884,522,800	1,599	\$1,178,563	\$11.70	\$13,789	13	
Sudbury	\$4,062,640,634	5,444	\$746,260	\$18.45	\$13,769	14	
Cohasset	\$2,409,663,500	2,397	\$1,005,283	\$12.97	\$13,039	15	
Newton	\$20,864,898,500	16,953	\$1,230,750	\$10.44	\$12,849	16	
Wenham	\$747,497,700	1,112	\$672,210	\$18.94	\$12,732	17	
Needham	\$8,260,422,800	8,407	\$982,565	\$12.49	\$12,272	18	
Medfield	\$2,385,437,500	3,526	\$676,528	\$17.83	\$12,062	19	
Acton	\$3,048,615,400	4,975	\$612,787	\$19.24	\$11,790	20	
Westwood	\$3,682,031,331	4,532	\$812,452	\$14.51	\$11,789	21	
Harvard	\$1,070,814,080	1,692	\$632,869	\$18.47	\$11,689	22	
Bolton	\$936,396,700	1,706	\$548,884	\$20.39	\$11,192	23	
Sharon	\$3,094,604,000	5,333	\$580,275	\$19.00	\$11,025	24	
Duxbury	\$3,654,575,462	4,896	\$746,441	\$14.66	\$10,943	25	
Norwell	\$2,221,966,700	3,417	\$650,268	\$16.63	\$10,814	26	
Boxford	\$1,767,232,700	2,644	\$668,394	\$16.17	\$10,808	27	
Hopkinton	\$2,814,957,600	4,450	\$632,575	\$16.82	\$10,640	28	
Topsfield	\$1,144,261,100	1,878	\$609,298	\$17.42	\$10,614	29	
Southborough	\$1,819,514,200	2,868	\$634,419	\$16.66	\$10,569	30	
Hamilton	\$1,455,012,600	2,372	\$613,412	\$16.98	\$10,416	31	
Cambridge	\$6,980,759,462	3,891	\$1,794,079	\$5.75	\$10,316	32	*
Andover	\$5,928,243,700	8,704	\$681,094	\$15.01	\$10,223	33	
Stow	\$1,043,085,500	2,104	\$495,763	\$20.61	\$10,218	34	
Boxborough	\$732,362,600	1,203	\$608,780	\$16.72	\$10,179	35	

FY2020 (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>	<u>Note</u>
Hingham	\$5,391,362,700	6,224	\$866,222	\$11.53	\$9,988	36	
Westborough	\$2,075,152,800	3,889	\$533,595	\$18.32	\$9,775	37	
Bedford	\$2,559,989,144	3,454	\$741,167	\$13.18	\$9,769	38	
Milton	\$5,297,964,100	7,180	\$737,878	\$13.12	\$9,681	39	
Essex	\$582,069,210	992	\$586,763	\$16.29	\$9,558	40	
Tisbury	\$2,128,839,834	2,114	\$1,007,020	\$9.33	\$9,395	41	*
North Reading	\$2,572,505,700	4,278	\$601,334	\$15.60	\$9,381	42	
Westford	\$3,640,804,400	6,436	\$565,694	\$16.33	\$9,238	43	
Norfolk	\$1,536,782,650	3,121	\$492,401	\$18.64	\$9,178	44	
Arlington	\$6,600,332,900	7,999	\$825,145	\$11.06	\$9,126	45	
Marblehead	\$5,430,562,589	6,222	\$872,800	\$10.39	\$9,068	46	
Lynnfield	\$2,516,121,950	3,868	\$650,497	\$13.92	\$9,055	47	
Longmeadow	\$2,036,166,800	5,446	\$373,883	\$24.21	\$9,052	48	
Aquinnah	\$532,059,073	402	\$1,323,530	\$6.81	\$9,013	49	
Swampscott	\$2,178,519,500	3,462	\$629,266	\$14.30	\$8,999	50	
Holliston	\$2,105,818,300	4,475	\$470,574	\$18.85	\$8,870	51	
Reading	\$4,117,586,400	6,566	\$627,107	\$13.95	\$8,748	52	
Hanover	\$2,254,317,145	4,211	\$535,340	\$16.31	\$8,731	53	
Groton	\$1,606,642,900	3,225	\$498,184	\$17.38	\$8,658	54	
Somerville	\$1,992,135,100	2,330	\$854,994	\$10.09	\$8,627	55	*
Middleton	\$1,317,940,900	2,091	\$630,292	\$13.62	\$8,585	56	
Natick	\$5,274,909,200	8,536	\$617,960	\$13.61	\$8,410	57	
West Newbury	\$804,428,300	1,389	\$579,142	\$14.42	\$8,351	58	
Millis	\$917,370,200	2,218	\$413,602	\$20.14	\$8,330	59	
Watertown	\$1,963,370,600	2,873	\$683,387	\$12.14	\$8,296	60	*
Littleton	\$1,409,649,400	3,029	\$465,384	\$17.77	\$8,270	61	
Maynard	\$1,052,908,400	2,675	\$393,611	\$20.64	\$8,124	62	
Scituate	\$4,096,778,800	6,809	\$601,671	\$13.50	\$8,123	63	
Amherst	\$1,540,313,100	4,110	\$374,772	\$21.32	\$7,990	64	
Walpole	\$3,505,876,200	6,591	\$531,919	\$14.99	\$7,973	65	
Northborough	\$1,874,216,900	4,059	\$461,744	\$17.25	\$7,965	66	
Newburyport	\$2,715,319,600	4,397	\$617,539	\$12.84	\$7,929	67	
Dunstable	\$513,293,600	1,091	\$470,480	\$16.84	\$7,923	68	
Ipswich	\$2,014,007,000	3,618	\$556,663	\$14.02	\$7,804	69	
Nahant	\$793,719,200	1,132	\$701,165	\$10.97	\$7,692	70	

FY2020 (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>	<u>Note</u>
Gloucester	\$4,456,671,900	7,205	\$618,553	\$12.33	\$7,627	71	
Ashland	\$1,792,970,000	3,805	\$471,214	\$16.16	\$7,615	72	
Medway	\$1,599,807,100	3,680	\$434,730	\$17.50	\$7,608	73	
North Andover	\$3,502,903,400	6,326	\$553,731	\$13.74	\$7,608	73	
Upton	\$1,004,212,100	2,293	\$437,947	\$17.22	\$7,541	75	
Rowley	\$803,659,200	1,675	\$479,797	\$15.58	\$7,475	76	
Dedham	\$3,580,975,600	6,623	\$540,688	\$13.72	\$7,418	77	
Marion	\$1,426,932,100	2,265	\$629,992	\$11.70	\$7,371	78	
Chelmsford	\$4,054,830,177	9,060	\$447,553	\$16.45	\$7,362	79	
Easton	\$2,705,521,800	5,669	\$477,249	\$15.38	\$7,340	80	
Provincetown	\$952,381,100	863	\$1,103,570	\$6.62	\$7,306	81	*
Mansfield	\$2,536,148,950	5,429	\$467,148	\$15.36	\$7,175	82	
Lancaster	\$746,077,600	2,071	\$360,250	\$19.85	\$7,151	83	
Georgetown	\$1,118,405,260	2,493	\$448,618	\$15.92	\$7,142	84	
Wakefield	\$3,477,332,200	6,255	\$555,928	\$12.77	\$7,099	85	
Mendon	\$818,208,700	1,931	\$423,723	\$16.75	\$7,097	86	
Melrose	\$4,040,402,220	6,364	\$634,884	\$11.05	\$7,015	87	
Beverly	\$4,626,584,100	8,528	\$542,517	\$12.83	\$6,960	88	
Kingston	\$1,719,526,480	4,031	\$426,576	\$16.28	\$6,945	89	
Nantucket	\$11,317,151,986	5,637	\$2,007,655	\$3.45	\$6,926	90	*
Tewksbury	\$3,401,022,700	7,848	\$433,362	\$15.97	\$6,921	91	
Grafton	\$1,884,312,400	4,493	\$419,388	\$16.50	\$6,920	92	
Amesbury	\$1,405,132,700	3,489	\$402,732	\$17.18	\$6,919	93	
Canton	\$3,074,645,300	5,440	\$565,192	\$12.23	\$6,912	94	
Foxborough	\$2,061,877,800	4,359	\$473,016	\$14.57	\$6,892	95	
Boylston	\$604,037,300	1,453	\$415,717	\$16.54	\$6,876	96	
Wilmington	\$3,593,904,870	7,101	\$506,113	\$13.58	\$6,873	97	
Pelham	\$147,521,500	472	\$312,546	\$21.89	\$6,842	98	
Waltham	\$4,974,265,600	8,730	\$569,790	\$11.95	\$6,809	99	*
Berlin	\$346,268,280	805	\$430,147	\$15.79	\$6,792	100	
Wrentham	\$1,679,824,519	3,550	\$473,190	\$14.25	\$6,743	101	
Boston	\$19,417,579,099	30,524	\$636,141	\$10.56	\$6,718	102	*
Rockport	\$1,597,873,250	2,410	\$663,018	\$10.10	\$6,696	103	
West Tisbury	\$1,624,053,741	1,474	\$1,101,800	\$6.07	\$6,688	104	
Franklin	\$3,564,773,500	7,743	\$460,387	\$14.51	\$6,680	105	

FY2020 (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>	<u>Note</u>
Wilbraham	\$1,387,247,300	4,650	\$298,333	\$22.38	\$6,677	106	
Williamstown	\$705,158,800	1,862	\$378,710	\$17.60	\$6,665	107	
Paxton	\$514,531,000	1,531	\$336,075	\$19.73	\$6,631	108	
Mattapoissett	\$1,445,469,751	2,942	\$491,322	\$13.49	\$6,628	109	
Framingham	\$5,938,069,000	13,507	\$439,629	\$14.98	\$6,586	110	
Hudson	\$1,745,636,300	4,422	\$394,762	\$16.61	\$6,557	111	
Abington	\$1,471,809,600	3,824	\$384,887	\$17.00	\$6,543	112	
Plympton	\$343,585,650	927	\$370,643	\$17.62	\$6,531	113	
Tyngsborough	\$1,278,446,300	3,192	\$400,516	\$16.25	\$6,508	114	
Leverett	\$206,619,100	653	\$316,415	\$20.49	\$6,483	115	
Hopedale	\$547,940,500	1,476	\$371,233	\$17.41	\$6,463	116	
Danvers	\$3,039,048,400	6,153	\$493,913	\$13.06	\$6,451	117	
Merrimac	\$708,201,000	1,653	\$428,434	\$14.88	\$6,375	118	
Winthrop	\$1,146,454,600	2,302	\$498,025	\$12.62	\$6,285	119	
Great Barrington	\$855,726,300	2,146	\$398,754	\$15.75	\$6,280	120	
Orleans	\$3,157,316,800	3,810	\$828,692	\$7.56	\$6,265	121	
Groveland	\$848,649,900	1,904	\$445,719	\$14.05	\$6,262	122	
Sandwich	\$3,695,595,100	8,504	\$434,571	\$14.31	\$6,219	123	
East Bridgewater	\$1,373,562,600	3,822	\$359,383	\$17.29	\$6,214	124	
Sutton	\$1,150,574,100	2,945	\$390,687	\$15.86	\$6,196	125	
Marshfield	\$4,230,383,700	9,158	\$461,933	\$13.33	\$6,158	126	
Quincy	\$6,741,315,812	13,678	\$492,858	\$12.43	\$6,126	127	
Plymouth	\$7,089,028,600	18,970	\$373,697	\$16.35	\$6,110	128	
Sterling	\$922,945,100	2,540	\$363,364	\$16.81	\$6,108	129	
Stoneham	\$2,904,770,300	5,140	\$565,130	\$10.79	\$6,098	130	
Princeton	\$470,941,800	1,225	\$384,442	\$15.85	\$6,093	131	
Hull	\$1,792,873,200	3,791	\$472,929	\$12.82	\$6,063	132	
Pepperell	\$1,129,976,600	3,169	\$356,572	\$16.98	\$6,055	133	
Lunenburg	\$1,177,859,800	3,543	\$332,447	\$18.12	\$6,024	134	
Halifax	\$761,929,100	2,212	\$344,453	\$17.44	\$6,007	135	
Truro	\$1,724,110,780	2,111	\$816,727	\$7.33	\$5,987	136	*
West Boylston	\$638,599,419	1,982	\$322,200	\$18.58	\$5,986	137	
Pembroke	\$2,186,199,200	5,298	\$412,646	\$14.49	\$5,979	138	
Holbrook	\$1,041,410,000	3,203	\$325,136	\$18.37	\$5,973	139	
Shutesbury	\$185,094,000	745	\$248,448	\$24.04	\$5,973	139	

FY2020 (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>	<u>Note</u>
Shrewsbury	\$4,481,636,842	9,364	\$478,603	\$12.47	\$5,968	141	
Sturbridge	\$951,803,850	3,042	\$312,888	\$19.02	\$5,951	142	
Westhampton	\$187,542,600	641	\$292,578	\$20.32	\$5,945	143	
Salem	\$2,032,201,200	4,954	\$410,214	\$14.45	\$5,928	144	
Holden	\$2,084,772,200	6,016	\$346,538	\$17.00	\$5,891	145	
Newbury	\$1,271,543,100	2,378	\$534,711	\$10.99	\$5,876	146	
West Bridgewater	\$752,158,800	2,102	\$357,830	\$16.37	\$5,858	147	
East Longmeadow	\$1,538,069,200	5,474	\$280,977	\$20.84	\$5,856	148	
Avon	\$427,960,700	1,294	\$330,727	\$17.70	\$5,854	149	
Bridgewater	\$2,191,056,300	5,516	\$397,218	\$14.73	\$5,851	150	
Rockland	\$1,270,764,200	3,806	\$333,884	\$17.50	\$5,843	151	
Malden	\$2,608,544,500	5,668	\$460,223	\$12.65	\$5,822	152	*
Raynham	\$1,536,243,400	3,825	\$401,632	\$14.41	\$5,788	153	
Plainville	\$783,528,600	2,001	\$391,569	\$14.70	\$5,756	154	
North Attleborough	\$2,754,085,400	6,900	\$399,143	\$14.35	\$5,728	155	
Stoughton	\$2,555,347,900	6,650	\$384,263	\$14.89	\$5,722	156	
Williamsburg	\$202,102,200	729	\$277,232	\$20.62	\$5,717	157	
Chilmark	\$2,164,918,300	1,093	\$1,980,712	\$2.86	\$5,665	158	
Carver	\$1,031,803,400	3,133	\$329,334	\$17.19	\$5,661	159	
Medford	\$4,838,284,900	7,867	\$615,010	\$9.18	\$5,646	160	
Oak Bluffs	\$2,558,872,700	3,382	\$756,615	\$7.44	\$5,629	161	
Blackstone	\$640,479,300	2,154	\$297,344	\$18.86	\$5,608	162	
Rochester	\$736,676,800	1,782	\$413,399	\$13.48	\$5,573	163	
Northampton	\$1,877,388,160	5,661	\$331,635	\$16.80	\$5,571	164	
Douglas	\$890,194,600	2,737	\$325,245	\$16.98	\$5,523	165	
Billerica	\$4,630,405,000	10,893	\$425,081	\$12.99	\$5,522	166	
Norton	\$1,653,198,740	4,443	\$372,091	\$14.80	\$5,507	167	
Uxbridge	\$1,137,710,027	3,461	\$328,723	\$16.74	\$5,503	168	
Berkley	\$800,872,500	2,116	\$378,484	\$14.53	\$5,499	169	
Townsend	\$814,870,800	2,901	\$280,893	\$19.52	\$5,483	170	
Burlington	\$3,730,803,800	6,580	\$566,991	\$9.64	\$5,466	171	
Milford	\$2,003,705,900	5,870	\$341,347	\$15.96	\$5,448	172	
Marlborough	\$2,710,805,300	7,061	\$383,912	\$14.18	\$5,444	173	
Hampden	\$475,363,500	1,760	\$270,093	\$20.15	\$5,442	174	
West Stockbridge	\$293,263,700	708	\$414,214	\$13.12	\$5,434	175	

FY2020 (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>	<u>Note</u>
Rehoboth	\$1,594,795,800	3,852	\$414,018	\$13.12	\$5,432	176	
Hanson	\$1,124,410,700	3,173	\$354,368	\$15.27	\$5,411	177	
Conway	\$175,444,100	610	\$287,613	\$18.76	\$5,396	178	
Stockbridge	\$600,819,300	1,101	\$545,703	\$9.87	\$5,386	179	
Edgartown	\$5,591,909,996	3,483	\$1,605,487	\$3.35	\$5,378	180	
Saugus	\$3,250,380,600	7,218	\$450,316	\$11.92	\$5,368	181	
Norwood	\$2,815,192,230	5,849	\$481,312	\$11.15	\$5,367	182	
Ashburnham	\$640,437,999	2,403	\$266,516	\$20.10	\$5,357	183	
Middleborough	\$1,839,260,372	5,549	\$331,458	\$15.88	\$5,264	184	
Rutland	\$803,055,375	2,690	\$298,534	\$17.61	\$5,257	185	
Whitman	\$1,113,664,200	3,362	\$331,251	\$15.85	\$5,250	186	
Granby	\$540,213,925	2,043	\$264,422	\$19.77	\$5,228	187	
Randolph	\$2,520,606,423	7,216	\$349,308	\$14.91	\$5,208	188	
Dighton	\$827,724,100	2,416	\$342,601	\$14.98	\$5,132	189	
Southampton	\$694,860,055	2,143	\$324,246	\$15.82	\$5,130	190	
Shirley	\$494,539,160	1,554	\$318,236	\$16.11	\$5,127	191	
Barnstable	\$11,490,039,300	21,038	\$546,156	\$9.37	\$5,117	192	*
Westminster	\$803,054,500	2,762	\$290,751	\$17.55	\$5,103	193	
Lakeville	\$1,511,467,200	3,872	\$390,358	\$13.06	\$5,098	194	
Braintree	\$4,682,505,200	9,075	\$515,979	\$9.86	\$5,088	195	
Leominster	\$2,335,777,100	8,257	\$282,884	\$17.98	\$5,086	196	
Belchertown	\$1,250,192,900	4,471	\$279,623	\$18.17	\$5,081	197	
Richmond	\$304,770,700	746	\$408,540	\$12.38	\$5,058	198	
Lenox	\$666,168,700	1,609	\$414,027	\$12.10	\$5,010	199	
Auburn	\$1,412,928,100	5,080	\$278,135	\$17.98	\$5,001	200	
Harwich	\$4,876,257,100	8,583	\$568,130	\$8.73	\$4,960	201	
Bourne	\$3,583,413,830	7,786	\$460,238	\$10.74	\$4,943	202	
Wellfleet	\$1,969,690,630	3,088	\$637,853	\$7.75	\$4,943	202	*
Ayer	\$580,995,200	1,659	\$350,208	\$14.10	\$4,938	204	
Chelsea	\$307,299,200	837	\$367,144	\$13.39	\$4,916	205	*
Russell	\$115,158,320	534	\$215,652	\$22.71	\$4,897	206	
Whately	\$173,723,126	556	\$312,452	\$15.67	\$4,896	207	
Ashby	\$283,568,100	1,094	\$259,203	\$18.83	\$4,881	208	
Dracut	\$2,844,123,600	7,781	\$365,522	\$13.35	\$4,880	209	
Mashpee	\$3,813,339,800	7,036	\$541,976	\$8.96	\$4,856	210	

FY2020 (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>	<u>Note</u>
Chatham	\$5,894,207,100	5,867	\$1,004,637	\$4.82	\$4,842	211	
Southwick	\$847,514,200	3,087	\$274,543	\$17.49	\$4,802	212	
Deerfield	\$434,307,700	1,420	\$305,850	\$15.69	\$4,799	213	
Millville	\$247,613,000	832	\$297,612	\$16.07	\$4,783	214	
Methuen	\$3,855,138,670	10,851	\$355,280	\$13.44	\$4,775	215	
Weymouth	\$5,375,533,680	13,426	\$400,382	\$11.92	\$4,773	216	
Ludlow	\$1,395,270,000	6,036	\$231,158	\$20.62	\$4,766	217	
Seekonk	\$1,797,267,200	4,970	\$361,623	\$13.17	\$4,763	218	
Peabody	\$4,860,105,400	10,987	\$442,351	\$10.74	\$4,751	219	
Lanesborough	\$279,078,800	1,218	\$229,129	\$20.68	\$4,738	220	
Brewster	\$3,082,198,650	5,610	\$549,412	\$8.62	\$4,736	221	
Westfield	\$2,313,361,850	9,410	\$245,841	\$19.25	\$4,732	222	
Chesterfield	\$122,505,500	522	\$234,685	\$20.11	\$4,720	223	
Lynn	\$4,096,347,800	11,629	\$352,253	\$13.40	\$4,720	223	
Easthampton	\$1,073,994,100	4,050	\$265,184	\$17.76	\$4,710	225	
Salisbury	\$855,814,700	2,084	\$410,660	\$11.46	\$4,706	226	
Haverhill	\$3,618,941,900	10,477	\$345,418	\$13.60	\$4,698	227	
New Braintree	\$79,052,500	292	\$270,728	\$17.32	\$4,689	228	
Revere	\$1,875,123,600	4,505	\$416,232	\$11.26	\$4,687	229	
Attleboro	\$3,134,885,300	9,742	\$321,791	\$14.56	\$4,685	230	
Sheffield	\$445,216,000	1,331	\$334,497	\$14.00	\$4,683	231	
Falmouth	\$10,034,829,500	18,411	\$545,045	\$8.59	\$4,682	232	
Woburn	\$4,064,651,200	8,100	\$501,809	\$9.32	\$4,677	233	
South Hadley	\$1,156,872,100	4,369	\$264,791	\$17.58	\$4,655	234	
Millbury	\$1,103,815,045	3,638	\$303,413	\$15.33	\$4,651	235	
Sunderland	\$232,705,200	778	\$299,107	\$15.44	\$4,618	236	
Bellingham	\$1,525,623,095	4,704	\$324,325	\$14.22	\$4,612	237	
Everett	\$1,170,052,300	2,723	\$429,692	\$10.64	\$4,572	238	*
Northbridge	\$1,164,920,700	3,540	\$329,074	\$13.84	\$4,554	239	
Somerset	\$1,805,941,500	6,038	\$299,096	\$15.22	\$4,552	240	*
Freetown	\$1,036,199,900	2,965	\$349,477	\$13.02	\$4,550	241	
Eastham	\$2,632,407,100	5,144	\$511,743	\$8.72	\$4,462	242	
Greenfield	\$754,077,357	3,878	\$194,450	\$22.93	\$4,459	243	
Ashfield	\$162,566,300	608	\$267,379	\$16.66	\$4,455	244	
Hatfield	\$333,494,500	1,015	\$328,566	\$13.53	\$4,445	245	

FY2020 (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>	<u>Note</u>
Brimfield	\$321,715,300	1,288	\$249,779	\$17.67	\$4,414	246	
Brockton	\$4,861,844,700	16,701	\$291,111	\$15.15	\$4,410	247	
Clinton	\$683,620,170	2,419	\$282,604	\$15.49	\$4,378	248	
Dalton	\$426,122,200	1,981	\$215,105	\$20.29	\$4,364	249	
Petersham	\$110,524,000	440	\$251,191	\$17.37	\$4,363	250	
Bernardston	\$171,856,000	739	\$232,552	\$18.59	\$4,323	251	
Acushnet	\$1,034,416,900	3,343	\$309,428	\$13.94	\$4,313	252	
Swansea	\$1,822,300,750	6,010	\$303,211	\$14.18	\$4,300	253	
Monson	\$623,271,205	2,661	\$234,224	\$18.27	\$4,279	254	
Brookfield	\$218,339,600	920	\$237,326	\$18.01	\$4,274	255	
New Marlborough	\$359,231,900	868	\$413,862	\$10.31	\$4,267	256	
Webster	\$1,084,474,000	3,853	\$281,462	\$15.06	\$4,239	257	
Worthington	\$117,720,300	478	\$246,277	\$17.21	\$4,238	258	
Charlton	\$1,172,965,800	4,139	\$283,394	\$14.94	\$4,234	259	
Worcester	\$6,309,199,510	25,369	\$248,697	\$17.00	\$4,228	260	
Buckland	\$133,459,300	585	\$228,136	\$18.52	\$4,225	261	
Monterey	\$418,367,200	737	\$567,662	\$7.43	\$4,218	262	
Dartmouth	\$4,252,100,250	10,012	\$424,700	\$9.93	\$4,217	263	
Hadley	\$546,462,000	1,662	\$328,798	\$12.78	\$4,202	264	
Fitchburg	\$1,396,143,200	6,571	\$212,470	\$19.71	\$4,188	265	
Taunton	\$2,961,642,399	10,706	\$276,634	\$15.14	\$4,188	265	
Lowell	\$3,706,333,500	11,879	\$312,007	\$13.36	\$4,168	267	
Oxford	\$924,557,000	3,706	\$249,476	\$16.66	\$4,156	268	
Hubbardston	\$397,835,300	1,426	\$278,987	\$14.82	\$4,135	269	
Agawam	\$1,888,990,500	7,737	\$244,150	\$16.83	\$4,109	270	
Leyden	\$59,670,800	249	\$239,642	\$17.01	\$4,076	271	
Gardner	\$824,554,400	4,005	\$205,881	\$19.74	\$4,064	272	
Wendell	\$53,822,600	319	\$168,723	\$23.86	\$4,026	273	
Plainfield	\$51,670,600	259	\$199,500	\$20.12	\$4,014	274	
Shelburne	\$140,846,500	491	\$286,856	\$13.98	\$4,010	275	
Charlemont	\$82,441,700	402	\$205,079	\$19.51	\$4,001	276	
Alford	\$221,882,300	306	\$725,106	\$5.50	\$3,988	277	
Egremont	\$325,679,800	776	\$419,690	\$9.49	\$3,983	278	
West Springfield	\$1,514,844,100	6,504	\$232,910	\$16.99	\$3,957	279	
Ware	\$492,808,300	2,577	\$191,233	\$20.63	\$3,945	280	

FY2020 (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>	<u>Note</u>
Southbridge	\$550,129,100	2,730	\$201,512	\$19.48	\$3,925	281	
Barre	\$330,491,700	1,507	\$219,304	\$17.87	\$3,919	282	
Heath	\$59,933,500	341	\$175,758	\$22.25	\$3,911	283	
Blandford	\$112,121,700	510	\$219,846	\$17.76	\$3,904	284	
Palmer	\$586,182,600	3,189	\$183,814	\$21.22	\$3,901	285	
New Salem	\$89,685,900	415	\$216,111	\$18.04	\$3,899	286	
Leicester	\$824,766,800	3,177	\$259,606	\$14.91	\$3,871	287	
Huntington	\$143,534,840	762	\$188,366	\$20.52	\$3,865	288	
Yarmouth	\$4,961,158,710	12,867	\$385,572	\$10.00	\$3,856	289	
New Bedford	\$2,991,714,000	12,540	\$238,574	\$16.16	\$3,855	290	
Phillipston	\$169,913,622	750	\$226,551	\$16.94	\$3,838	291	
Granville	\$138,849,100	558	\$248,834	\$15.40	\$3,832	292	
Pittsfield	\$2,197,985,600	11,313	\$194,288	\$19.71	\$3,829	293	
Templeton	\$550,028,900	2,432	\$226,163	\$16.83	\$3,806	294	
Hardwick	\$162,120,200	685	\$236,672	\$15.98	\$3,782	295	
Holyoke	\$1,051,441,643	5,319	\$197,677	\$19.08	\$3,772	296	
Gill	\$96,604,995	443	\$218,070	\$17.25	\$3,762	297	
Montgomery	\$89,816,700	329	\$272,999	\$13.62	\$3,718	298	
Goshen	\$121,443,395	494	\$245,837	\$15.11	\$3,715	299	
Holland	\$301,922,000	1,352	\$223,315	\$16.62	\$3,711	300	
Colrain	\$109,377,300	589	\$185,700	\$19.93	\$3,701	301	
East Brookfield	\$202,388,700	811	\$249,555	\$14.82	\$3,698	302	
Lee	\$459,167,400	1,824	\$251,737	\$14.68	\$3,695	303	
Hawley	\$32,554,700	143	\$227,655	\$16.22	\$3,693	304	
Oakham	\$177,154,540	652	\$271,709	\$13.55	\$3,682	305	
Washington	\$58,603,000	244	\$240,176	\$15.29	\$3,672	306	
Westport	\$2,593,377,800	5,957	\$435,350	\$8.43	\$3,670	307	
Northfield	\$236,361,900	1,072	\$220,487	\$16.61	\$3,662	308	
Middlefield	\$37,447,600	188	\$199,189	\$18.34	\$3,653	309	
Peru	\$67,884,000	349	\$194,510	\$18.76	\$3,649	310	
North Brookfield	\$313,496,700	1,328	\$236,067	\$15.42	\$3,640	311	
Tyringham	\$130,687,500	251	\$520,667	\$6.99	\$3,639	312	
Wales	\$134,864,100	717	\$188,095	\$19.34	\$3,638	313	
West Brookfield	\$321,970,600	1,304	\$246,910	\$14.70	\$3,630	314	
Orange	\$373,381,800	2,107	\$177,210	\$20.33	\$3,603	315	

FY2020 (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>	<u>Note</u>
Warwick	\$59,113,300	335	\$176,458	\$20.37	\$3,594	316	
Sandisfield	\$161,407,700	598	\$269,913	\$13.30	\$3,590	317	
Montague	\$423,124,900	2,076	\$203,817	\$17.57	\$3,581	318	
Cummington	\$81,394,000	338	\$240,811	\$14.69	\$3,538	319	
Spencer	\$781,344,900	3,125	\$250,030	\$14.12	\$3,530	320	
Fairhaven	\$1,718,182,000	5,428	\$316,541	\$11.06	\$3,501	321	
Dudley	\$834,497,600	3,174	\$262,917	\$13.06	\$3,434	322	
Warren	\$257,350,600	1,294	\$198,880	\$17.16	\$3,413	323	
New Ashford	\$24,603,700	90	\$273,374	\$12.48	\$3,412	324	
Chester	\$79,467,600	488	\$162,843	\$20.70	\$3,371	325	
Fall River	\$2,129,533,000	9,143	\$232,914	\$14.45	\$3,366	326	
Winchendon	\$586,924,360	2,851	\$205,866	\$16.28	\$3,352	327	
Chicopee	\$2,128,141,000	11,114	\$191,483	\$17.46	\$3,343	328	
Lawrence	\$1,133,741,400	4,280	\$264,893	\$12.43	\$3,293	329	
Adams	\$323,930,100	2,193	\$147,711	\$21.88	\$3,232	330	
Wareham	\$2,761,068,694	9,426	\$292,921	\$10.98	\$3,216	331	
Hinsdale	\$201,621,700	844	\$238,888	\$13.21	\$3,156	332	
Springfield	\$4,238,000,600	26,316	\$161,043	\$19.53	\$3,145	333	
Dennis	\$5,816,736,360	11,679	\$498,051	\$6.10	\$3,038	334	
Clarksburg	\$103,711,100	615	\$168,636	\$17.89	\$3,017	335	
Athol	\$589,597,500	3,383	\$174,282	\$17.18	\$2,994	336	
Cheshire	\$245,339,300	1,136	\$215,968	\$13.44	\$2,903	337	

FY2020 (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>	<u>Note</u>
Mount Washington	\$67,013,500	148	\$452,794	\$6.27	\$2,839	338	
Windsor	\$89,297,300	449	\$198,880	\$14.08	\$2,800	339	
North Adams	\$394,602,100	2,643	\$149,301	\$18.62	\$2,780	340	
Becket	\$422,028,984	1,695	\$248,985	\$11.08	\$2,759	341	
Royalston	\$102,972,800	513	\$200,727	\$13.52	\$2,714	342	
Otis	\$494,503,300	1,540	\$321,106	\$8.34	\$2,678	343	
Tolland	\$148,610,500	501	\$296,628	\$8.90	\$2,640	344	
Savoy	\$48,168,125	296	\$162,730	\$14.96	\$2,434	345	
Gosnold	\$116,355,870	135	\$861,895	\$2.59	\$2,232	346	
Monroe	\$7,126,700	65	\$109,642	\$15.08	\$1,653	347	
Erving	\$97,784,900	514	\$190,243	\$7.54	\$1,434	348	
Florida	\$48,331,100	294	\$164,391	\$8.42	\$1,384	349	
Rowe	\$46,016,500	211	\$218,088	\$5.33	\$1,162	350	
Hancock	\$80,631,500	315	\$255,973	\$2.78	\$712	351	
*Information from Massachusetts Department of Revenue							
Chapter 59 Section 5C Residential Exemption FY2019							



Frequently Asked Questions

City of Newton
Department of Assessment Administration
James Shaughnessy, Director
Allan Cohen, Commercial Assessor
Brian Davis, Residential Assessor
Padraig Doyle, Associate Assessor

City of Newton
FY2021 Classification Hearing
November 16, 2020

City of Newton
Department of Assessment Administration
Frequently Asked Questions

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1. What do the assessors look at when determining an assessment?
2. What does my assessment represent?
3. My tax bill has gone up more than 2.5%. Doesn't Proposition 2 ½ limit the tax increase?

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4. My assessment increased more than 2.5%. Doesn't Proposition 2 ½ limit the amount my assessment can increase?
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?
24. My assessment went up 25%, is that good news or bad news?

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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 2021?
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. 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, 2020 for Fiscal Year 2021. This estimate of market value is determined by examining sales of properties from late calendar year 2018, calendar year 2019, and early calendar year 2020 sales. Although most 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 2021, the Mayor and the City Council approved a budget that included a tax levy of \$373,675,762 (before Debt Exclusion). The levy limit for Fiscal Year 2020 was \$358,256,799 (before debt exclusion payment). So, the maximum amount of taxes that can be budgeted by the Mayor and the City Council for Fiscal Year 2021 is $\$358,256,799 \times 102.5\% = \$367,213,219$ plus certified new growth plus a voter approved debt exclusion payment of \$3,139,766. (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 \$6,462,543. Therefore, the maximum amount of taxes which can be levied for Fiscal Year 2021 is $\$367,213,219 + \$6,462,543 + \$3,139,766 = \$376,815,528$. This figure (minus the debt exclusion) 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 \$15,323,357 from last year's tax levy of \$361,492,171 (including Debt Exclusion). 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 2019, there is no limit or minimum price it would sell for in calendar year 2020 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 2021 represents the estimate of market value as of January 1, 2020. This estimate of market value is determined by examining sales of properties from late calendar year 2018, calendar year 2019, and early calendar year 2020. 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 2021, it is the market value as of January 1, 2020. This Fiscal Year 2021 assessment is determined by examining sales of properties from late calendar year 2018, calendar year 2019, and early calendar year 2020.

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 2021 represent the estimate of market value as of January 1, 2020.

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, 2020 for Fiscal Year 2021. If you purchased the property after January 1, 2020, by law we will carry both your name and the legal owner as of January 1, 2020. For Fiscal Year 2022, the legal owner as of January 1, 2021 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. Most 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 2021?

The median assessed values for Fiscal Year 2021 are as follows:

Single Family	\$1,055,600
Two-Family	\$869,100
Three-Family	\$962,300
Condominium	\$635,300
Apartments (4+ Units)	\$1,441,600

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 the building value (assessment) of more than 50%. This provision is triggered by the issuance of an occupancy permit and an increase in the building value (assessment) of more than 50%. The assessors analyze all properties with occupancy permits to determine if the construction added more than 50% to the building value (assessment) of the property. If the construction added more than 50% to the building value (assessment) of the property, then a supplemental tax bill is issued. The supplemental tax is based on the difference between the original building value (assessment) and the new building value (assessment), 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.