



City of Newton Fiscal Year 2024
Classification Hearing
November 20, 2023
James Shaughnessy, Director
Assessment Administration

City of Newton
FY2024 Classification Hearing
November 20, 2023

*****Special Thanks to the students in the Newton
North Graphic Arts Design and Visual
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assembling this packet for distribution*****

**City of Newton
Fiscal Year 2024
Classification Hearing**

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City of Newton
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November 20, 2023



Ruthanne Fuller
Mayor

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Date: November 17, 2023

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 2024
Property Tax Rate Classification

In anticipation of the public hearing for the FY2024 Tax Rate Classification, scheduled for Monday, November 20, 2023, 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:

Julie Acheson
Marie Caruso
Valeriya Cherkashyna
Allan Cohen
Alyson Cox
Brian Davis
Syma Donovan
Padraig Doyle
Sarah Haney
Toni McDonald
Loretta Morrell

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 2023. 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 2024 would be higher or lower than property tax collected for fiscal year 2023.

For fiscal year 2023, the actual levy limit was \$404,500,255 (without Debt Exclusion Payment). For fiscal year 2024, by law, the City Council has the option (but are not required) to increase the fiscal year 2023 Levy Limit by 2.5%. This 2.5% increase is \$10,112,506. Finally, the Council has the option (but are not required) to increase the fiscal year 2023 tax levy by the amount of “new growth” in the City for calendar year 2022. 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 2024 is \$6,255,724.

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 2024 tax levy can be (with this debt exclusion debt service added) is:

Fiscal Year 2023 Tax Levy Limit:	\$404,500,255
2.5% Increase:	\$ 10,112,506
New Growth:	\$ 6,255,724
Debt Exclusion Debt Service:	\$ 3,222,266
Fiscal Year 2024 Tax Levy Limit:	\$424,090,751

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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 \$16,365,137 (including Debt Exclusion payment) for fiscal year 2024. This is an increase of 4.01% from last year's actual tax levy limit. This means citywide, the average tax increase is 4.01%, because the City Council is asking for 4.01% 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 \$424,090,751 (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 not to 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, 2023 for fiscal year 2024. 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 2024 numbers. If there was no “shift”, there would be a single tax rate and the following table would apply:

<u>Class</u>	<u>FY2024 Value</u>	<u>%Value</u>	<u>%Tax</u>
Residential	\$37,057,496,400	91.59%	91.59%
Commercial	\$2,590,674,300	6.40%	6.40%
Industrial	\$231,568,200	0.57%	0.57%
Personal	\$581,984,900	1.44%	1.44%
Total	\$40,461,723,800	100.00%	100.00%

This means the residential property makes up 91.59% of the overall value in the City and therefore would pay 91.59% of the overall tax levy. The commercial property makes up 6.40% of the overall value in the City and therefore would pay 6.40% 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 174% last fiscal year). If the Council decides to shift 175% 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 6.31%. The table below illustrates this (percentages rounded to two digits).

<u>Class</u>	<u>FY2024 Value</u>	<u>%Value</u>	<u>Shift</u>	<u>%Tax</u>
Residential	\$37,057,496,400	91.59%	-	85.28%
Commercial	\$2,590,674,300	6.40%	175%	11.20%
Industrial	\$231,568,200	0.57%	175%	1.00%
Personal	\$581,984,900	1.44%	175%	2.52%
Total	\$40,461,723,800	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 14.72% of the tax levy. That number then is subtracted from 100% to arrive at the residential proportion of 85.28% of the tax levy.

So, if the City Council decides to shift 175%, the owners of commercial, industrial, and personal property, which represent 8.41% of the taxable value, become responsible for 14.72% of the property tax levy. The result of this vote is that the residential property owners, whose property represents 91.59% of the taxable value, become responsible for 85.28% 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 this classification hearing.

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

No. The City Clerk must sign the electronic form LA5 on behalf of the Council. 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 FY2023 to FY2024

<u>Property Class</u>	<u>FY2023 Base Values</u>	<u>FY2024 Values</u>	<u>Percent Change</u>
<u>Residential Classes</u>			
Single Family	\$24,621,907,400	\$27,146,581,000	10.25%
Two and Three Family	\$3,121,331,600	\$3,370,923,800	8.00%
Condominium	\$4,408,205,600	\$4,795,042,900	8.78%
Apartments	\$1,021,018,100	\$1,099,609,800	7.70%
Vacant Land	\$167,375,600	\$163,257,200	-2.46%
<u>Commercial Classes</u>			
Commercial	\$2,508,801,400	\$2,425,789,000	-3.31%
Industrial	\$215,141,400	\$231,568,200	7.64%
<u>Mixed Use Classes</u>			
Mixed Use	\$420,147,300	\$523,898,800	24.69%

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).

Mixed use values increased due to Dunstan Street and Los Angeles Street converting to mixed use properties.

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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	16,938	\$27,146,581,000	67.09%
Condominium	5,640	\$4,795,042,900	11.85%
Miscellaneous	172	\$90,702,800	0.22%
Two Family	2,566	\$3,027,216,300	7.48%
Three Family	257	\$343,707,500	0.85%
Apartments	152	\$1,099,609,800	2.72%
Vacant Land	787	\$163,257,200	0.40%
Mixed Use Residential	243	\$391,378,900	0.97%
Total Residential	26,755	\$37,057,496,400	91.59%

COMMERCIAL/INDUSTRIAL/PERSONAL PROPERTY CLASSES

<u>Property Type</u>	<u>Count</u>	<u>Value</u>	<u>Percent of Value</u>
Commercial	698	\$2,425,789,000	6.00%
Industrial	71	\$231,568,200	0.57%
Forest (Ch. 61)	0	\$0	0.00%
Golf Courses (Ch. 61B)	19	\$32,365,400	0.08%
Mixed Use Commercial	243	\$132,519,900	0.33%
Personal Property	1,001	\$74,138,700	0.18%
Personal Property	926	\$43,561,500	0.11%
Personal Property	2	\$398,532,400	0.98%
Personal Property	11	\$55,163,400	0.14%
Personal Property	1	\$2,826,600	0.01%
Personal Property	4	\$7,762,300	0.02%
Total CIP	2,976	\$3,404,227,400	8.41%
Total Value		\$40,461,723,800	100.00%
Exempt Property		\$5,254,658,000	

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Tax Base Analysis

	Prior Year	2.50%					
FY	<u>Levy Limit</u>	<u>Increase</u>	<u>New Growth</u>	<u>Debt Service</u>	<u>Levy Limit</u>	<u>Actual Levy</u>	<u>Reserve</u>
1990	\$100,745,902	\$2,518,648	\$2,148,683		\$105,413,233	\$105,205,222	\$208,011
1991	\$105,413,233	\$2,635,331	\$806,319		\$108,854,883	\$108,838,759	\$16,124
1992	\$108,854,883	\$2,721,372	\$1,179,709		\$112,755,964	\$112,689,184	\$66,780
1993	\$112,755,964	\$2,818,899	\$1,417,235		\$116,992,098	\$116,941,920	\$50,178
1994	\$116,992,098	\$2,924,802	\$1,280,054		\$121,198,833	\$121,079,222	\$119,611
1995	\$121,198,833	\$3,030,062	\$1,109,665		\$125,342,219	\$125,293,531	\$48,688
1996	\$125,338,470	\$3,133,462	\$1,227,029		\$129,698,961	\$129,682,983	\$15,978
1997	\$129,698,961	\$3,242,474	\$1,220,214		\$134,161,649	\$134,082,167	\$79,482
1998	\$134,161,649	\$3,354,041	\$1,493,092		\$139,008,782	\$138,934,388	\$74,394
1999	\$139,008,782	\$3,475,220	\$1,627,559		\$144,111,561	\$144,105,992	\$5,569
2000	\$144,111,561	\$3,602,789	\$1,761,734		\$149,476,084	\$149,411,520	\$64,564
2001	\$149,476,084	\$3,736,902	\$2,931,316		\$156,144,302	\$156,140,737	\$3,565
2002	\$156,144,302	\$3,903,608	\$2,335,800		\$162,383,709	\$162,278,416	\$105,293
2003	\$162,383,709	\$4,059,593	\$2,231,188		\$180,174,490	\$180,170,220	\$4,270
2004	\$180,174,491	\$4,504,362	\$2,720,067		\$187,398,920	\$187,384,724	\$14,196
2005	\$187,398,920	\$4,684,973	\$2,152,049		\$194,235,942	\$194,189,921	\$46,021
2006	\$194,235,942	\$4,855,899	\$2,150,663		\$201,242,504	\$201,238,041	\$4,462
2007	\$201,242,504	\$5,031,063	\$2,242,123		\$208,515,689	\$208,504,128	\$11,562
2008	\$208,515,689	\$5,212,892	\$2,100,302		\$215,828,884	\$215,772,425	\$56,459
2009	\$215,828,884	\$5,395,722	\$3,711,998		\$224,936,604	\$224,896,509	\$40,095
2010	\$224,936,604	\$5,623,415	\$2,828,806		\$233,388,825	\$233,300,284	\$88,541
2011	\$233,388,825	\$5,834,721	\$2,501,206		\$241,724,752	\$241,707,854	\$16,898
2012	\$241,724,752	\$6,043,119	\$3,030,583		\$250,798,454	\$250,781,839	\$16,615
2013	\$250,798,454	\$6,269,961	\$3,121,321		\$260,189,736	\$260,175,335	\$14,401
2014	\$260,189,736	\$6,504,743	\$4,147,309		\$279,241,788	\$279,224,275	\$17,513
2015	\$279,241,788	\$6,981,045	\$5,404,599	\$283,962	\$291,911,394	\$291,889,879	\$21,515
2016	\$291,627,432	\$7,290,686	\$5,136,645	\$1,296,583	\$305,351,346	\$305,327,821	\$23,525
2017	\$304,054,763	\$7,601,369	\$4,799,698	\$1,554,028	\$318,009,858	\$318,006,048	\$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	\$376,720,819	\$94,709
2022	\$373,675,762	\$9,341,894	\$6,163,891	\$3,129,345	\$392,310,892	\$392,295,695	\$15,197
2023	\$389,181,547	\$9,729,539	\$5,589,169	\$3,225,359	\$407,725,614	\$407,707,263	\$18,351
2024	\$404,500,255	\$10,112,506	\$6,255,724	\$3,222,266	\$424,090,751	\$424,090,751	\$0

Estimated

FY2024 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 amended new growth of additional \$101,023.

Fiscal Year 2024 had a \$3,222,266 voter-approved debt exclusion debt service.

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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>
FY2023 Value	\$1,453,134	\$1,079,495	\$3,563,638	\$2,988,075
FY2023 Tax Rate	\$10.18	\$10.18	\$19.07	\$19.07
FY2023 Tax Bill	\$14,792.90	\$10,989.26	\$67,958.58	\$56,982.59
FY2024 Value	\$1,602,703	\$1,179,741	\$3,475,342	\$3,261,524

<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%	\$1,079.57	\$694.39	-\$9,676.57	-\$2,286.35	\$9.90	\$16.77
161%	\$1,064.14	\$683.03	-\$9,312.30	-\$1,944.50	\$9.89	\$16.87
162%	\$1,048.71	\$671.67	-\$8,948.04	-\$1,602.64	\$9.88	\$16.98
163%	\$1,033.27	\$660.31	-\$8,583.78	-\$1,260.79	\$9.87	\$17.08
164%	\$1,017.84	\$648.95	-\$8,219.52	-\$918.94	\$9.87	\$17.19
165%	\$1,002.41	\$637.59	-\$7,855.25	-\$577.09	\$9.86	\$17.29
166%	\$986.98	\$626.23	-\$7,490.99	-\$235.24	\$9.85	\$17.40
167%	\$971.55	\$614.87	-\$7,126.73	\$106.61	\$9.84	\$17.50
168%	\$956.12	\$603.51	-\$6,762.47	\$448.46	\$9.83	\$17.61
169%	\$940.68	\$592.15	-\$6,398.20	\$790.32	\$9.82	\$17.71
170%	\$925.25	\$580.80	-\$6,033.94	\$1,132.17	\$9.81	\$17.82
171%	\$909.82	\$569.44	-\$5,669.68	\$1,474.02	\$9.80	\$17.92
172%	\$894.39	\$558.08	-\$5,305.42	\$1,815.87	\$9.79	\$18.03
173%	\$878.96	\$546.72	-\$4,941.15	\$2,157.72	\$9.78	\$18.13
174%	\$863.53	\$535.36	-\$4,576.89	\$2,499.57	\$9.77	\$18.24
175%	\$848.09	\$524.00	-\$4,212.63	\$2,841.42	\$9.76	\$18.34

<u>MEDIANS</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2023 Value	\$1,232,750	\$1,025,800	\$1,128,300	\$980,950
FY2023 Tax Rate	\$10.18	\$10.18	\$19.07	\$19.07
FY2023 Tax Bill	\$12,549.40	\$10,442.64	\$21,516.68	\$18,706.72
FY2024 Value	\$1,366,950	\$1,121,700	\$1,123,750	\$1,115,200

<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%	\$988.28	\$666.19	-\$2,671.23	-\$4.65	\$9.90	\$16.77
161%	\$975.12	\$655.39	-\$2,553.44	\$112.24	\$9.89	\$16.87
162%	\$961.96	\$644.59	-\$2,435.66	\$229.13	\$9.88	\$16.98
163%	\$948.80	\$633.78	-\$2,317.87	\$346.02	\$9.87	\$17.08
164%	\$935.64	\$622.98	-\$2,200.09	\$462.91	\$9.87	\$17.19
165%	\$922.48	\$612.18	-\$2,082.31	\$579.79	\$9.86	\$17.29
166%	\$909.31	\$601.38	-\$1,964.52	\$696.68	\$9.85	\$17.40
167%	\$896.15	\$590.58	-\$1,846.74	\$813.57	\$9.84	\$17.50
168%	\$882.99	\$579.78	-\$1,728.95	\$930.46	\$9.83	\$17.61
169%	\$869.83	\$568.98	-\$1,611.17	\$1,047.35	\$9.82	\$17.71
170%	\$856.67	\$558.18	-\$1,493.39	\$1,164.23	\$9.81	\$17.82
171%	\$843.51	\$547.38	-\$1,375.60	\$1,281.12	\$9.80	\$17.92
172%	\$830.34	\$536.58	-\$1,257.82	\$1,398.01	\$9.79	\$18.03
173%	\$817.18	\$525.78	-\$1,140.03	\$1,514.90	\$9.78	\$18.13
174%	\$804.02	\$514.98	-\$1,022.25	\$1,631.78	\$9.77	\$18.24
175%	\$790.86	\$504.18	-\$904.46	\$1,748.67	\$9.76	\$18.34

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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>
FY2023 Value	\$1,453,134	\$1,079,495	\$3,563,638	\$2,988,075
FY2023 Tax Rate	\$10.18	\$10.18	\$19.07	\$19.07
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FY2024 Value	\$1,602,703	\$1,179,741	\$3,475,342	\$3,261,524

<u>Shift Selected</u>	<u>% Change Single Family</u>	<u>% Change Two Family</u>	<u>% Change Commercial</u>	<u>% Change Industrial</u>	<u>Residential Tax Rate</u>	<u>Commercial Tax Rate</u>
160%	7.30%	6.32%	-14.24%	-4.01%	\$9.90	\$16.77
161%	7.19%	6.22%	-13.70%	-3.41%	\$9.89	\$16.87
162%	7.09%	6.11%	-13.17%	-2.81%	\$9.88	\$16.98
163%	6.98%	6.01%	-12.63%	-2.21%	\$9.87	\$17.08
164%	6.88%	5.91%	-12.09%	-1.61%	\$9.87	\$17.19
165%	6.78%	5.80%	-11.56%	-1.01%	\$9.86	\$17.29
166%	6.67%	5.70%	-11.02%	-0.41%	\$9.85	\$17.40
167%	6.57%	5.60%	-10.49%	0.19%	\$9.84	\$17.50
168%	6.46%	5.49%	-9.95%	0.79%	\$9.83	\$17.61
169%	6.36%	5.39%	-9.41%	1.39%	\$9.82	\$17.71
170%	6.25%	5.29%	-8.88%	1.99%	\$9.81	\$17.82
171%	6.15%	5.18%	-8.34%	2.59%	\$9.80	\$17.92
172%	6.05%	5.08%	-7.81%	3.19%	\$9.79	\$18.03
173%	5.94%	4.98%	-7.27%	3.79%	\$9.78	\$18.13
174%	5.84%	4.87%	-6.73%	4.39%	\$9.77	\$18.24
175%	5.73%	4.77%	-6.20%	4.99%	\$9.76	\$18.34

<u>MEDIANS</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2023 Value	\$1,232,750	\$1,025,800	\$1,128,300	\$980,950
FY2023 Tax Rate	\$10.18	\$10.18	\$19.07	\$19.07
FY2023 Tax Bill	\$12,549.40	\$10,442.64	\$21,516.68	\$18,706.72
FY2024 Value	\$1,366,950	\$1,121,700	\$1,123,750	\$1,115,200

<u>Shift Selected</u>	<u>% Change Single Family</u>	<u>% Change Two Family</u>	<u>% Change Commercial</u>	<u>% Change Industrial</u>	<u>Residential Tax Rate</u>	<u>Commercial Tax Rate</u>
160%	7.88%	6.38%	-12.41%	-0.02%	\$9.90	\$16.77
161%	7.77%	6.28%	-11.87%	0.60%	\$9.89	\$16.87
162%	7.67%	6.17%	-11.32%	1.22%	\$9.88	\$16.98
163%	7.56%	6.07%	-10.77%	1.85%	\$9.87	\$17.08
164%	7.46%	5.97%	-10.23%	2.47%	\$9.87	\$17.19
165%	7.35%	5.86%	-9.68%	3.10%	\$9.86	\$17.29
166%	7.25%	5.76%	-9.13%	3.72%	\$9.85	\$17.40
167%	7.14%	5.66%	-8.58%	4.35%	\$9.84	\$17.50
168%	7.04%	5.55%	-8.04%	4.97%	\$9.83	\$17.61
169%	6.93%	5.45%	-7.49%	5.60%	\$9.82	\$17.71
170%	6.83%	5.35%	-6.94%	6.22%	\$9.81	\$17.82
171%	6.72%	5.24%	-6.39%	6.85%	\$9.80	\$17.92
172%	6.62%	5.14%	-5.85%	7.47%	\$9.79	\$18.03
173%	6.51%	5.03%	-5.30%	8.10%	\$9.78	\$18.13
174%	6.41%	4.93%	-4.75%	8.72%	\$9.77	\$18.24
175%	6.30%	4.83%	-4.20%	9.35%	\$9.76	\$18.34

City of Newton
Fiscal Year 2024
Classification Hearing
Historical Levy Amounts and Levy Increases

Fiscal Year	Actual Levy	Amount of Increase	Percent Increase	Residential Value%	CIP Value%	Residential Tax Share	CIP Tax Share
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%	88.98%	11.02%	81.0536%	18.9464%
2003	\$180,174,491	\$17,896,075	11.03%	88.90%	11.10%	80.9189%	19.0811%
2004	\$187,384,724	\$7,210,233	4.00%	89.78%	10.22%	82.2193%	17.7807%
2005	\$194,189,921	\$6,805,197	3.63%	90.41%	9.59%	83.2145%	16.7855%
2006	\$201,238,041	\$7,048,120	3.63%	90.80%	9.20%	83.8966%	16.1034%
2007	\$208,504,128	\$7,266,087	3.61%	90.87%	9.13%	84.0340%	15.9660%
2008	\$215,828,884	\$7,324,756	3.51%	90.33%	9.67%	83.0740%	16.9260%
2009	\$224,896,509	\$9,067,625	4.20%	90.08%	9.92%	82.6368%	17.3632%
2010	\$233,300,284	\$8,403,775	3.74%	89.73%	10.27%	82.0356%	17.9644%
2011	\$241,707,854	\$8,407,570	3.60%	89.53%	10.47%	81.6880%	18.3120%
2012	\$250,781,839	\$9,073,985	3.75%	89.31%	10.69%	81.4038%	18.5962%
2013	\$260,175,335	\$9,393,496	3.75%	89.35%	10.65%	81.4641%	18.5359%
2014	\$279,224,275	\$19,048,940	7.32%	89.15%	10.85%	81.1152%	18.8848%
2015	\$291,627,432	\$12,403,157	4.44%	88.22%	11.78%	79.5308%	20.4692%
2016	\$305,327,821	\$13,700,389	4.70%	88.89%	11.11%	80.5768%	19.4232%
2017	\$318,006,048	\$12,678,227	4.15%	89.71%	10.29%	82.0007%	17.9993%
2018	\$331,872,472	\$13,866,424	4.36%	89.91%	10.09%	82.3859%	17.6141%
2019	\$346,936,564	\$15,064,092	4.54%	89.96%	10.04%	82.4350%	17.5650%
2020	\$361,460,789	\$14,524,225	4.19%	90.00%	10.00%	82.5074%	17.4926%
2021	\$376,720,919	\$15,260,131	4.22%	89.94%	10.06%	82.6968%	17.3032%
2022	\$392,295,695	\$15,574,776	4.13%	90.47%	9.53%	83.3434%	16.6566%
2023	\$407,725,614	\$15,429,919	3.93%	90.91%	9.09%	84.2159%	15.7841%
Estimate 2024	\$424,090,751	\$16,365,137	4.01%	91.59%	8.41%		

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 2024 had a \$3,222,266 voter-approved debt exclusion debt payment.

Fiscal Year 2023 Levy Limit was \$404,500,255 before voter approved debt exclusion payment of \$3,225,359.

**City of Newton
Fiscal Year 2024
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 2024, the valuation date is January 1, 2023. 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 2024 proposed valuations, there is approximately a **10.25% increase** in residential single-family valuations. Assuming a 175% shift selected by the City Council, the result is a tax **increase** of \$848.09, or 5.73% 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 2024	Increase in %Tax for Fiscal Year 2024
Increase of 1%	\$848.09	5.73%
Increase of 50%	\$848.09	5.73%
Increase of 100%	\$848.09	5.73%
Decrease of 50%	\$848.09	5.73%
Decrease of 99%	\$848.09	5.73%

The assessed values do not increase or decrease the overall amount of taxes raised by the City. The assessed values distribute the taxes approved 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 \$848.09 (assuming the shift of 175%) because of the budget approved by the Newton City Council.

City of Newton
 Fiscal Year 2024
 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>
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
2021	172%	4.20%	\$539.74	4.24%	\$461.94
2022	175%	4.73%	\$633.01	4.87%	\$553.68
2023	174%	5.44%	\$762.74	5.27%	\$628.34
Last 5 Years	Increase		\$2,953.05		\$2,594.39
Last 10 Years	Increase		\$5,514.51		\$4,651.29

Commercial Property

<u>Fiscal Year</u>	<u>Shift Selected</u>	<u>Mean %%</u>	<u>Mean \$\$</u>	<u>Median %%</u>	<u>Median \$\$</u>
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
2021	172%	5.03%	\$3,208.76	3.00%	\$595.31
2022	175%	1.29%	\$861.07	1.33%	\$272.67
2023	174%	0.59%	\$398.54	4.24%	\$877.74
Last 5 Years	Increase		\$11,196.65		\$3,935.10
Last 10 Years	Increase		\$22,404.24		\$5,208.38

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 2024
 Classification Hearing
 Historical Tax Rates Fiscal Year 1980 to Present

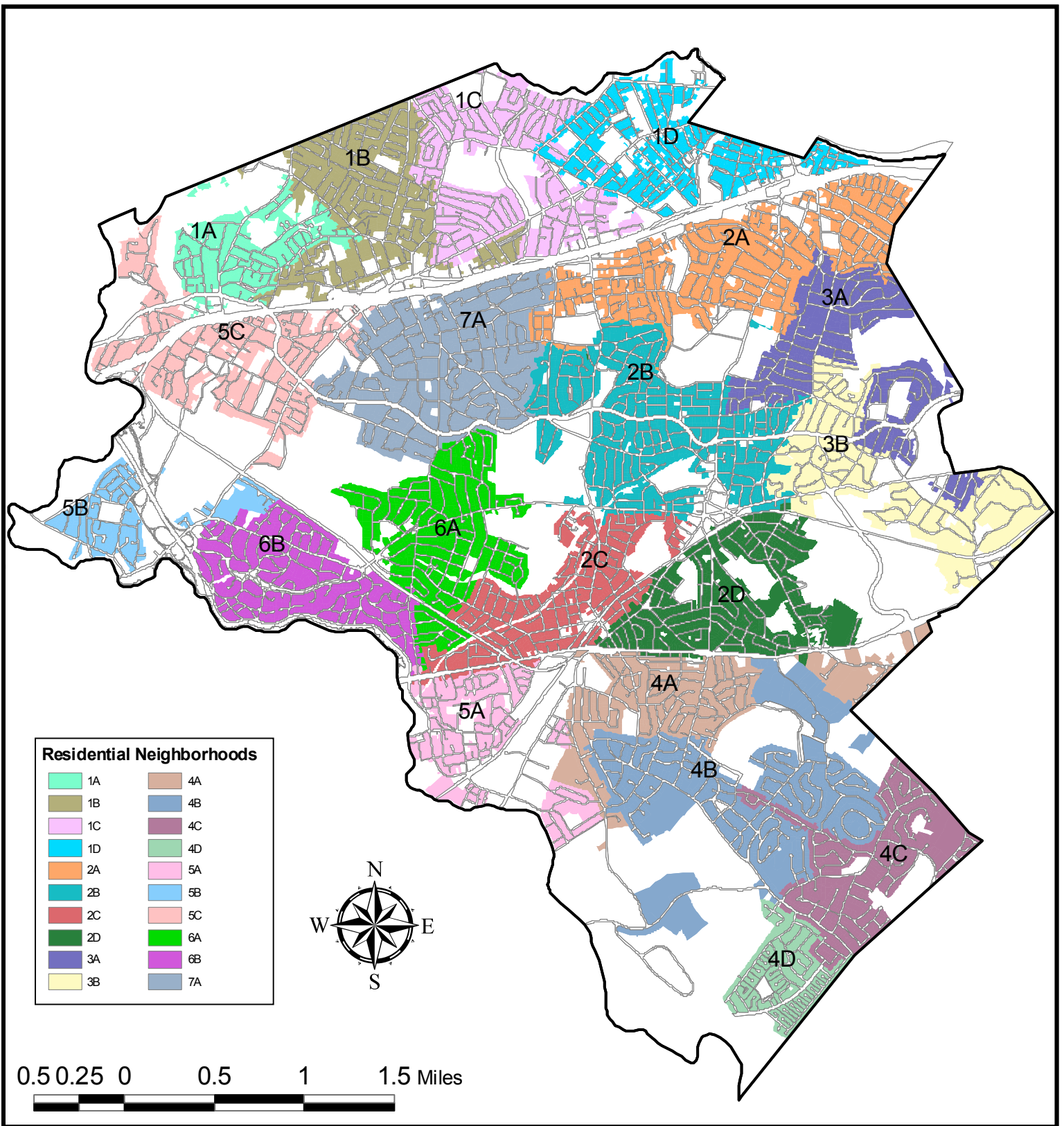
<u>Fiscal Year</u>	<u>Residential</u>	<u>Commercial</u>
1980	\$169.20	\$169.20
1981	\$177.00	\$177.00
1982	\$21.88	\$36.29
1983	\$21.84	\$35.90
1984	\$19.93	\$33.51
1985	\$20.34	\$34.12
1986	\$20.53	\$34.55
1987	\$11.49	\$19.31
1988	\$11.76	\$19.84
1989	\$12.35	\$20.90
1990	\$10.35	\$18.94
1991	\$10.79	\$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
2021	\$10.76	\$20.12
2022	\$10.52	\$19.95
2023	\$10.18	\$19.07

City of Newton
 Fiscal Year 2024
 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%	\$10.48	91.5865%	\$10.48	8.4135%	100.0000
105%	\$10.43	91.1658%	\$11.01	8.8342%	99.5407
110%	\$10.38	90.7452%	\$11.53	9.2549%	99.0814
115%	\$10.34	90.3245%	\$12.05	9.6755%	98.6220
120%	\$10.29	89.9038%	\$12.58	10.0962%	98.1627
125%	\$10.24	89.4831%	\$13.10	10.5169%	97.7034
130%	\$10.19	89.0625%	\$13.63	10.9376%	97.2441
135%	\$10.14	88.6418%	\$14.15	11.3582%	96.7848
140%	\$10.10	88.2211%	\$14.67	11.7789%	96.3255
145%	\$10.05	87.8004%	\$15.20	12.1996%	95.8661
150%	\$10.00	87.3798%	\$15.72	12.6203%	95.4068
155%	\$9.95	86.9591%	\$16.25	13.0409%	94.9475
160%	\$9.90	86.5384%	\$16.77	13.4616%	94.4882
165%	\$9.86	86.1177%	\$17.29	13.8823%	94.0289
166%	\$9.85	86.0336%	\$17.40	13.9664%	93.9370
167%	\$9.84	85.9495%	\$17.50	14.0505%	93.8452
168%	\$9.83	85.8653%	\$17.61	14.1347%	93.7533
169%	\$9.82	85.7812%	\$17.71	14.2188%	93.6614
170%	\$9.81	85.6971%	\$17.82	14.3030%	93.5696
171%	\$9.80	85.6129%	\$17.92	14.3871%	93.4777
172%	\$9.79	85.5288%	\$18.03	14.4712%	93.3858
173%	\$9.78	85.4446%	\$18.13	14.5554%	93.2940
174%	\$9.77	85.3605%	\$18.24	14.6395%	93.2021
175%	\$9.76	85.2764%	\$18.34	14.7236%	93.1102

City of Newton
Fiscal Year 2024
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)	\$1,104,000	\$1,242,444
1B	West Newton/Newtonville (North of Mass. Pike)	\$989,500	\$1,120,402
1C	Newtonville (North of Mass. Pike)	\$1,243,750	\$1,309,671
1D	Nonantum	\$1,004,500	\$1,054,675
2A	Newtonville (South of Mass. Pike)	\$1,600,000	\$2,015,486
2B	Newton Centre (North of Beacon Street)	\$1,750,000	\$1,961,796
2C	South of Beacon Street to Route 9	\$1,600,000	\$1,842,618
2D	Newton Highlands (North of Route 9)	\$1,300,000	\$1,418,276
3A	Farlow Hill/North Chestnut Hill	\$2,291,250	\$2,454,519
3B	Chestnut Hill	\$3,330,000	\$4,083,468
4A	South of Route 9	\$1,125,000	\$1,328,802
4B	Old Oak Hill	\$2,320,000	\$2,306,934
4C	South Side/Abutting West Roxbury and Brookline	\$1,757,500	\$2,097,058
4D	Oak Hill Park	\$1,310,000	\$1,642,155
5A	Upper Falls	\$911,625	\$1,016,191
5B	Lower Falls	\$979,400	\$1,247,053
5C	Auburndale (Islington and South of Commonwealth Avenue)	\$1,302,500	\$1,466,679
6A	Northeast Waban	\$2,200,000	\$2,374,485
6B	Southwest Waban	\$1,905,000	\$2,078,808
7A	West Newton Hill	\$2,765,000	\$3,077,072
	CITYWIDE CALENDAR YEAR 2022 SALES Single Family Homes	\$1,587,291	\$1,902,407



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 2024
Classification Hearing
Summary of Calendar Year 2022 Single Family, Condominium, and Multi-family Sales**

**Calendar Year 2022
Single Family, Multi-family (2 and 3 units) and Condominium Sales**

	<u>Single Families</u>	<u>Multi-Families</u>	<u>Condominiums</u>
Number of Sales	690	80	389
Median Sale Price	\$1,587,291	\$1,287,500	\$915,000
Average Sale Price	\$1,902,407	\$1,278,674	\$1,067,920

Summary of Single Family Sale Prices

<u>Less than</u> \$400,000	<u>Sales</u> 1	<u>Percent</u> 0.14%	<u>More than</u> \$600,000	<u>Sales</u> 683	<u>Percent</u> 98.99%
<u>Less than</u> \$600,000	<u>Sales</u> 7	<u>Percent</u> 1.01%	<u>More than</u> \$750,000	<u>Sales</u> 663	<u>Percent</u> 96.09%
			<u>More than</u> \$1,000,000	<u>Sales</u> 566	<u>Percent</u> 82.03%
			<u>More than</u> \$1,500,000	<u>Sales</u> 370	<u>Percent</u> 53.62%
			<u>More than</u> \$2,000,000	<u>Sales</u> 234	<u>Percent</u> 33.91%

2022 Single Family Sales



Median Sale Price: \$1,587,291

Average Sale Price: \$1,902,407

**> \$750,000-663 Sales
(96.09%)**



**> \$1,000,000-566 Sales
(82.03%)**



**> \$1,500,000-370 Sales
(53.62%)**

City of Newton
 Fiscal Year 2024
 Classification Hearing
 Fiscal Year 2023 (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	\$1,248,863,019	\$1,744,281,067	\$2,993,144,086	41.72%	58.28%
Cambridge	\$181,899,087	\$349,529,484	\$531,428,571	34.23%	65.77%
<u>Newton</u>	<u>\$343,362,985</u>	<u>\$64,344,278</u>	<u>\$407,707,263</u>	<u>84.22%</u>	<u>15.78%</u>
Worcester	\$230,568,851	\$132,387,544	\$362,956,395	63.53%	36.47%
Brookline	\$234,930,909	\$46,447,253	\$281,378,162	83.49%	16.51%
Quincy	\$199,732,945	\$64,601,079	\$264,334,023	75.56%	24.44%
Springfield	\$147,911,878	\$94,623,438	\$242,535,316	60.99%	39.01%
Lexington	\$177,391,333	\$54,004,274	\$231,395,607	76.66%	23.34%
Somerville	\$156,646,254	\$64,447,156	\$221,093,410	70.85%	29.15%
Waltham	\$84,737,285	\$131,113,239	\$215,850,524	39.26%	60.74%
Framingham	\$134,332,528	\$73,577,199	\$207,909,727	64.61%	35.39%
Plymouth	\$174,938,718	\$30,110,967	\$205,049,685	85.32%	14.68%
Needham	\$139,734,849	\$39,158,065	\$178,892,914	78.11%	21.89%
Andover	\$123,889,333	\$50,888,920	\$174,778,254	70.88%	29.12%
Wellesley	\$146,836,231	\$21,296,987	\$168,133,219	87.33%	12.67%
Brockton	\$124,555,604	\$42,288,149	\$166,843,753	74.65%	25.35%
Lowell	\$128,230,547	\$36,201,508	\$164,432,055	77.98%	22.02%
Lynn	\$126,690,323	\$27,885,677	\$154,576,000	81.96%	18.04%
Arlington	\$141,006,845	\$8,163,004	\$149,169,849	94.53%	5.47%
New Bedford	\$100,938,712	\$45,922,372	\$146,861,084	68.73%	31.27%

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 FY2023 (last fiscal year).

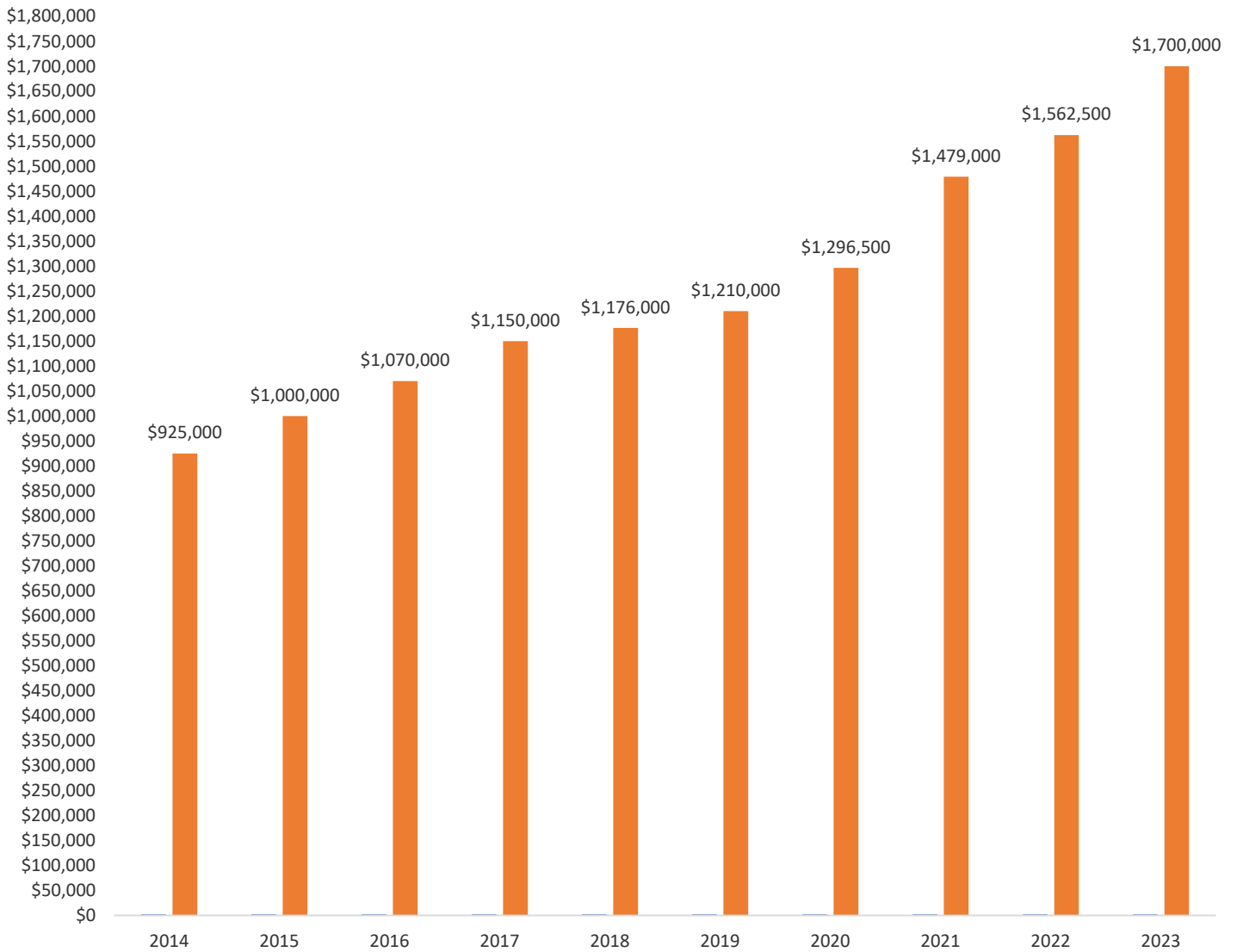
The breakdown between Residential and Commercial, Industrial, and Personal (CIP) classes is determined by the classification selected by the Aldermen, Selectmen or City Council.

City of Newton
 Fiscal Year 2024
 Classification Hearing
 10 Year Median Single Family Sale Price

<u>Calendar Year</u>	<u>Median Sale Price</u>
2014	\$925,000
2015	\$1,000,000
2016	\$1,070,000
2017	\$1,150,000
2018	\$1,176,000
2019	\$1,210,000
2020	\$1,296,500
2021	\$1,479,000
2022	\$1,562,500
2023	\$1,700,000

Thru September 2023

Median Single Family Sale Price 2014-2023



City of Newton
Fiscal Year 2024
Classification Hearing
Summary Sheet

FY2023 Levy Limit	\$404,500,255					
2.5% Increase	\$10,112,506					
New Growth	\$6,255,724					
Voter Approved Debt Exclusion	\$3,222,266					
FY2024 Levy Limit	\$424,090,751					
FY2023 Levy Limit	\$407,725,614	Including DE				
Tax Increase Approved	\$16,365,137	4.01%	Overall Tax Levy Increase			

Rounded Tax Rates (Estimated)

Residential Tax Rate	\$9.76	\$9.77	\$9.78	\$9.79	\$9.80	\$9.81
Commercial Tax Rate	\$18.34	\$18.24	\$18.13	\$18.03	\$17.92	\$17.82

ACTUAL Residential Tax Rate	\$9.76	\$9.77	\$9.78	\$9.79	\$9.80	\$9.81
ACTUAL Commercial Tax Rate	\$18.33	\$18.21	\$18.11	\$18.00	\$17.89	\$17.78

Tax Dollar Increases

Median Single Family Tax Increase	\$790.86	\$804.02	\$817.18	\$830.34	\$843.51	\$856.67
Median Two Family Tax Increase	\$504.18	\$514.98	\$525.78	\$536.58	\$547.38	\$558.18
Median Commercial Tax Increase	-\$904.46	-\$1,022.25	-\$1,140.03	-\$1,257.82	-\$1,375.60	-\$1,493.39
Median Industrial Tax Increase	\$1,748.67	\$1,631.78	\$1,514.90	\$1,398.01	\$1,281.12	\$1,164.23

Tax Dollar % Increases

Median Single Family Tax Increase %	6.30%	6.41%	6.51%	6.62%	6.72%	6.83%
Median Two Family Tax Increase %	4.83%	4.93%	5.03%	5.14%	5.24%	5.35%
Median Commercial Tax Increase %	-4.20%	-4.75%	-5.30%	-5.85%	-6.39%	-6.94%
Median Industrial Tax Increase %	9.35%	8.72%	8.10%	7.47%	6.85%	6.22%

Shift Selected (ROUNDED)	175%	174%	173%	172%	171%	170%
Shift Selected (ACTUAL)	174.920%	173.750%	172.800%	171.750%	170.650%	169.650%
Residential Factor	0.931176	0.932251	0.933123	0.934088	0.935099	0.936017
Excess Levy Capacity	\$10,097.89	\$48,030.22	\$17,877.99	\$21,768.04	\$25,658.09	\$29,548.14

Tax Rates - Pending DOR Approval

Residential Tax Rate	\$9.76	\$9.77	\$9.78	\$9.79	\$9.80	\$9.81
Commercial Tax Rate	\$18.33	\$18.21	\$18.11	\$18.00	\$17.89	\$17.78

<u>Historical Shift Prior 5 Years</u>	<u>Shift</u>	<u>Median Single Family Change</u>	<u>Median Commercial Change</u>
2019	175%	\$548.92	\$1,575.28
2020	175%	\$401.51	\$614.10
2021	172%	\$461.94	\$595.31
2022	175%	\$553.68	\$272.67
2023	174%	\$628.34	\$877.74

City of Newton
 Fiscal Year 2024
 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%	169.6500%	0.936017	\$29,548.14
171%	170.6500%	0.935099	\$25,658.09
172%	171.7500%	0.934088	\$21,768.04
173%	172.8000%	0.933123	\$17,877.99
174%	173.7500%	0.932251	\$48,030.22
175%	174.9200%	0.931176	\$10,097.89

<u>Shift Selected (Rounded)</u>	<u>Shift Selected (Actual)</u>	<u>Residential Tax Rate</u>	<u>Commercial Tax Rate</u>
170%	169.6500%	\$9.81	\$17.78
171%	170.6500%	\$9.80	\$17.89
172%	171.7500%	\$9.79	\$18.00
173%	172.8000%	\$9.78	\$18.11
174%	173.7500%	\$9.77	\$18.21
175%	174.9200%	\$9.76	\$18.33

City of Newton
FY2024 Classification Hearing
November 20, 2023

City of Newton
Fiscal Year 2024
Classification Hearing
November 20, 2023

Supplement 1

Statewide Average Single Family Tax Bills

And

Statewide Residential Tax Rates

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

FY2023 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Weston	\$6,802,575,200	3,371	\$2,017,970	\$11.84	\$23,893	1
Brookline	\$9,799,124,981	4,582	\$2,138,613	\$9.97	\$21,322	2
Lincoln	\$2,134,917,700	1,534	\$1,391,733	\$13.92	\$19,373	3
Wellesley	\$11,541,048,000	7,306	\$1,579,667	\$11.45	\$18,087	4
Sherborn	\$1,316,591,200	1,329	\$990,663	\$18.01	\$17,842	5
Lexington	\$12,203,384,000	9,058	\$1,347,249	\$13.00	\$17,514	6
Concord	\$6,226,365,918	4,616	\$1,348,866	\$12.96	\$17,481	7
Dover	\$2,533,109,700	1,845	\$1,372,959	\$12.19	\$16,736	8
Belmont	\$6,644,255,000	4,540	\$1,463,492	\$11.24	\$16,450	9
Winchester	\$7,806,640,521	5,681	\$1,374,167	\$11.80	\$16,215	10
Wayland	\$3,910,535,200	4,080	\$958,465	\$16.65	\$15,958	11
Carlisle	\$1,961,193,700	1,742	\$1,125,829	\$14.15	\$15,930	12
Sudbury	\$5,191,473,440	5,445	\$953,439	\$15.77	\$15,036	13
<u>Newton</u>	<u>\$24,621,907,400</u>	<u>16,944</u>	<u>\$1,453,134</u>	<u>\$10.18</u>	<u>\$14,793</u>	<u>14</u>
Wenham	\$948,531,900	1,119	\$847,660	\$17.35	\$14,707	15
Manchester By The Sea	\$2,255,626,800	1,611	\$1,400,141	\$10.43	\$14,603	16
Needham	\$9,372,786,800	8,413	\$1,114,084	\$13.04	\$14,528	17
Cohasset	\$2,954,038,800	2,424	\$1,218,663	\$11.80	\$14,380	18
Acton	\$3,891,018,800	5,010	\$776,650	\$17.56	\$13,638	19
Westwood	\$4,225,900,015	4,554	\$927,953	\$14.30	\$13,270	20
Medfield	\$2,971,089,900	3,538	\$839,765	\$15.43	\$12,958	21
Harvard	\$1,319,622,858	1,708	\$772,613	\$16.61	\$12,833	22
Sharon	\$3,638,981,500	5,345	\$680,820	\$18.59	\$12,656	23
Bolton	\$1,241,316,900	1,743	\$712,173	\$17.50	\$12,463	24
Norwell	\$2,758,070,100	3,456	\$798,053	\$15.29	\$12,202	25
Hopkinton	\$3,366,540,102	4,472	\$752,804	\$15.81	\$11,902	26
Boxborough	\$929,864,800	1,216	\$764,691	\$15.52	\$11,868	27
Southborough	\$2,327,077,100	2,896	\$803,549	\$14.76	\$11,860	28
Andover	\$7,495,003,931	8,725	\$859,026	\$13.66	\$11,734	29
Duxbury	\$5,385,277,500	4,935	\$1,091,242	\$10.69	\$11,665	30
Hamilton	\$1,697,245,700	2,378	\$713,728	\$16.34	\$11,662	31
Topsfield	\$1,446,438,300	1,886	\$766,934	\$15.20	\$11,657	32
Boxford	\$2,228,293,900	2,650	\$840,866	\$13.84	\$11,638	33
Stow	\$1,355,848,600	2,116	\$640,760	\$18.13	\$11,617	34
Hingham	\$6,975,257,600	6,241	\$1,117,651	\$10.00	\$11,177	35

FY2023 (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>
Westborough	\$2,578,353,728	3,926	\$656,738	\$16.84	\$11,059	36
Aquinnah	\$704,100,354	394	\$1,787,057	\$6.10	\$10,901	37
Milton	\$6,752,343,200	7,215	\$935,876	\$11.40	\$10,669	38
Essex	\$768,515,900	1,000	\$768,516	\$13.88	\$10,667	39
Tisbury	\$3,070,117,226	2,138	\$1,435,976	\$7.32	\$10,511	40
Bedford	\$2,899,928,282	3,462	\$837,645	\$12.48	\$10,454	41
North Reading	\$3,212,324,100	4,310	\$745,319	\$13.99	\$10,427	42
Middleton	\$1,703,184,200	2,107	\$808,346	\$12.87	\$10,403	43
Cambridge	\$6,922,051,948	3,910	\$1,770,346	\$5.86	\$10,374	44
Marblehead	\$6,430,108,657	6,240	\$1,030,466	\$10.00	\$10,305	45
Norfolk	\$1,973,565,342	3,152	\$626,131	\$16.41	\$10,275	46
Arlington	\$7,306,385,400	8,008	\$912,386	\$11.21	\$10,228	47
Lynnfield	\$3,484,909,600	3,874	\$899,564	\$11.30	\$10,165	48
Westford	\$4,422,396,200	6,450	\$685,643	\$14.76	\$10,120	49
Longmeadow	\$2,380,367,000	5,444	\$437,246	\$22.92	\$10,022	50
Groton	\$2,057,915,300	3,246	\$633,985	\$15.64	\$9,916	51
Swampscott	\$2,857,657,400	3,467	\$824,245	\$11.74	\$9,677	52
Reading	\$5,053,434,378	6,590	\$766,834	\$12.59	\$9,654	53
Littleton	\$1,842,800,600	3,102	\$594,069	\$16.25	\$9,654	54
Natick	\$6,491,586,500	8,550	\$759,250	\$12.64	\$9,597	55
Holliston	\$2,738,211,900	4,533	\$604,062	\$15.40	\$9,303	56
Walpole	\$4,391,705,300	6,618	\$663,600	\$13.89	\$9,217	57
Hanover	\$2,864,871,441	4,221	\$678,719	\$13.49	\$9,156	58
Scituate	\$5,628,829,900	6,847	\$822,087	\$11.13	\$9,150	59
West Newbury	\$1,140,364,400	1,399	\$815,128	\$11.03	\$8,991	60
Amherst	\$1,837,872,122	4,112	\$446,953	\$20.10	\$8,984	61
Millis	\$1,146,361,887	2,244	\$510,856	\$17.49	\$8,935	62
Newburyport	\$3,693,325,900	4,447	\$830,521	\$10.74	\$8,920	63
Dunstable	\$656,614,600	1,110	\$591,545	\$14.97	\$8,855	64
Maynard	\$1,253,563,400	2,695	\$465,144	\$18.97	\$8,824	65
Medway	\$2,010,359,400	3,714	\$541,292	\$15.94	\$8,628	66
Ipswich	\$2,576,167,400	3,655	\$704,834	\$12.23	\$8,620	67
Provincetown	\$1,248,998,620	868	\$1,438,939	\$5.98	\$8,605	68
Dedham	\$4,435,996,000	6,638	\$668,273	\$12.84	\$8,581	69
Northborough	\$2,363,259,900	4,076	\$579,799	\$14.79	\$8,575	70

FY2023 (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>
Amesbury	\$1,829,169,000	3,515	\$520,389	\$16.34	\$8,503	71
North Andover	\$4,393,857,000	6,341	\$692,928	\$12.24	\$8,481	72
Gloucester	\$5,779,292,400	7,231	\$799,238	\$10.59	\$8,464	73
Nahant	\$1,060,347,300	1,140	\$930,129	\$9.09	\$8,455	74
Upton	\$1,410,511,600	2,333	\$604,591	\$13.87	\$8,386	75
Easton	\$3,283,422,000	5,760	\$570,039	\$14.59	\$8,317	76
Chelmsford	\$5,194,797,997	9,065	\$573,061	\$14.37	\$8,235	77
Wakefield	\$4,369,557,458	6,255	\$698,570	\$11.73	\$8,194	78
Ashland	\$2,274,515,800	3,823	\$594,956	\$13.77	\$8,193	79
Mendon	\$1,092,664,700	1,972	\$554,090	\$14.60	\$8,090	80
Rowley	\$1,064,194,600	1,720	\$618,718	\$13.02	\$8,056	81
Grafton	\$2,335,501,693	4,598	\$507,939	\$15.71	\$7,980	82
Mansfield	\$3,083,908,350	5,446	\$566,270	\$14.09	\$7,979	83
Marion	\$1,919,732,186	2,272	\$844,953	\$9.44	\$7,976	84
Merrimac	\$884,391,400	1,659	\$533,087	\$14.77	\$7,874	85
Foxborough	\$2,424,280,420	4,387	\$552,606	\$14.21	\$7,853	86
Lancaster	\$959,864,000	2,104	\$456,209	\$17.19	\$7,842	87
Tewksbury	\$4,366,425,400	7,894	\$553,132	\$14.10	\$7,799	88
Shrewsbury	\$5,588,987,200	9,405	\$594,257	\$13.12	\$7,797	89
Georgetown	\$1,490,933,760	2,498	\$596,851	\$12.98	\$7,747	90
Berlin	\$467,981,380	838	\$558,450	\$13.84	\$7,729	91
Boylston	\$797,995,000	1,489	\$535,927	\$14.40	\$7,717	92
Beverly	\$5,846,122,600	8,557	\$683,198	\$11.26	\$7,693	93
Canton	\$4,008,636,100	5,513	\$727,124	\$10.57	\$7,686	94
Nantucket	\$13,413,005,600	5,605	\$2,393,043	\$3.21	\$7,682	95
Melrose	\$4,675,840,436	6,375	\$733,465	\$10.42	\$7,643	96
West Tisbury	\$2,594,930,690	1,489	\$1,742,734	\$4.36	\$7,598	97
Groveland	\$1,111,100,300	1,922	\$578,096	\$13.13	\$7,590	98
Wrentham	\$2,189,616,000	3,646	\$600,553	\$12.62	\$7,579	99
Watertown	\$1,580,951,852	2,852	\$554,331	\$13.58	\$7,528	100
Somerville	\$1,665,092,310	2,303	\$723,010	\$10.34	\$7,476	101
Franklin	\$4,609,680,600	7,763	\$593,801	\$12.58	\$7,470	102
Rockport	\$1,925,158,100	2,431	\$791,920	\$9.43	\$7,468	103
Wilmington	\$4,443,239,500	7,142	\$622,128	\$11.94	\$7,428	104
Mattapoisett	\$2,007,423,868	3,048	\$658,604	\$11.25	\$7,409	105

FY2023 (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>
Pelham	\$194,236,000	473	\$410,647	\$17.86	\$7,334	106
Williamstown	\$840,463,400	1,865	\$450,651	\$16.17	\$7,287	107
Stoneham	\$3,366,830,400	5,133	\$655,919	\$11.10	\$7,281	108
Hudson	\$2,224,947,600	4,466	\$498,197	\$14.60	\$7,274	109
Orleans	\$4,479,560,800	3,842	\$1,165,945	\$6.23	\$7,264	110
Paxton	\$636,196,600	1,542	\$412,579	\$17.58	\$7,253	111
Hopedale	\$661,946,100	1,477	\$448,169	\$16.15	\$7,238	112
Wilbraham	\$1,801,282,770	4,676	\$385,219	\$18.70	\$7,204	113
Kingston	\$2,202,752,433	4,098	\$537,519	\$13.36	\$7,181	114
Plympton	\$443,018,300	929	\$476,877	\$15.05	\$7,177	115
Danvers	\$3,742,953,800	6,179	\$605,754	\$11.75	\$7,118	116
Framingham	\$7,353,300,500	13,533	\$543,361	\$13.09	\$7,113	117
Tyngsborough	\$1,607,434,400	3,205	\$501,540	\$14.14	\$7,092	118
Abington	\$1,915,222,600	3,846	\$497,978	\$14.21	\$7,076	119
Great Barrington	\$1,088,445,300	2,173	\$500,895	\$14.07	\$7,048	120
Marshfield	\$5,702,614,600	9,215	\$618,840	\$11.32	\$7,005	121
Hull	\$2,180,985,200	3,801	\$573,792	\$12.17	\$6,983	122
Princeton	\$570,679,423	1,246	\$458,009	\$15.14	\$6,934	123
Sandwich	\$5,135,611,300	8,589	\$597,929	\$11.50	\$6,876	124
Lunenburg	\$1,689,301,700	3,593	\$470,165	\$14.62	\$6,874	125
Sturbridge	\$1,168,803,250	3,086	\$378,744	\$18.07	\$6,844	126
Pembroke	\$2,868,099,100	5,344	\$536,695	\$12.72	\$6,827	127
East Bridgewater	\$1,822,008,600	3,860	\$472,023	\$14.45	\$6,821	128
Halifax	\$1,020,416,400	2,227	\$458,202	\$14.88	\$6,818	129
West Boylston	\$873,938,693	2,000	\$436,969	\$15.58	\$6,808	130
Sutton	\$1,464,094,038	2,981	\$491,142	\$13.85	\$6,802	131
Rockland	\$1,703,253,900	3,811	\$446,931	\$15.22	\$6,802	132
Plymouth	\$9,762,813,700	19,687	\$495,902	\$13.71	\$6,799	133
Truro	\$2,203,438,160	2,127	\$1,035,937	\$6.54	\$6,775	134
Northampton	\$2,432,540,683	5,730	\$424,527	\$15.84	\$6,725	135
Quincy	\$8,240,145,386	13,679	\$602,394	\$11.13	\$6,705	136
Bridgewater	\$2,972,687,400	5,700	\$521,524	\$12.84	\$6,696	137
Pepperell	\$1,425,875,100	3,225	\$442,132	\$15.14	\$6,694	138
Winthrop	\$1,438,709,335	2,302	\$624,982	\$10.70	\$6,687	139
Leverett	\$272,365,000	655	\$415,824	\$16.02	\$6,662	140

FY2023 (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>
Sterling	\$1,188,048,300	2,553	\$465,354	\$14.30	\$6,655	141
Holden	\$2,679,661,600	6,056	\$442,480	\$14.99	\$6,633	142
West Bridgewater	\$914,597,400	2,136	\$428,182	\$15.37	\$6,581	143
Raynham	\$1,890,710,600	3,915	\$482,940	\$13.60	\$6,568	144
Carver	\$1,419,763,100	3,166	\$448,441	\$14.59	\$6,543	145
East Longmeadow	\$1,880,853,900	5,535	\$339,811	\$19.20	\$6,524	146
Billerica	\$6,040,282,600	10,996	\$549,316	\$11.87	\$6,520	147
Newbury	\$1,793,893,400	2,407	\$745,282	\$8.67	\$6,462	148
Hanson	\$1,453,437,100	3,190	\$455,623	\$14.18	\$6,461	149
Salem	\$2,590,163,009	5,018	\$516,174	\$12.51	\$6,457	150
Oak Bluffs	\$4,179,755,468	3,418	\$1,222,866	\$5.28	\$6,457	151
Holbrook	\$1,348,273,000	3,217	\$419,109	\$15.38	\$6,446	152
Westhampton	\$207,097,700	647	\$320,089	\$20.13	\$6,443	153
Stoughton	\$3,182,075,600	6,706	\$474,512	\$13.55	\$6,430	154
Chilmark	\$2,669,841,400	1,099	\$2,429,337	\$2.63	\$6,389	155
Saugus	\$4,085,928,400	7,231	\$565,057	\$11.26	\$6,363	156
North Attleborough	\$3,451,192,200	6,942	\$497,147	\$12.79	\$6,359	157
Plainville	\$1,015,946,500	2,024	\$501,950	\$12.48	\$6,264	158
Norton	\$2,151,113,540	4,467	\$481,557	\$12.99	\$6,255	159
Norwood	\$3,528,241,300	5,851	\$603,015	\$10.32	\$6,223	160
Medford	\$5,649,954,600	7,864	\$718,458	\$8.65	\$6,215	161
Burlington	\$4,345,721,600	6,592	\$659,242	\$9.40	\$6,197	162
Rochester	\$951,373,400	1,823	\$521,872	\$11.87	\$6,195	163
Middleborough	\$2,472,570,300	5,727	\$431,739	\$14.24	\$6,148	164
Blackstone	\$828,809,300	2,188	\$378,798	\$16.18	\$6,129	165
Milford	\$2,494,387,100	5,912	\$421,919	\$14.45	\$6,097	166
Shutesbury	\$247,688,460	750	\$330,251	\$18.44	\$6,090	167
Wellfleet	\$2,728,440,640	3,119	\$874,781	\$6.96	\$6,088	168
Avon	\$576,140,100	1,294	\$445,240	\$13.62	\$6,064	169
Williamsburg	\$223,363,860	727	\$307,241	\$19.64	\$6,034	170
Rehoboth	\$2,105,137,700	4,064	\$517,996	\$11.58	\$5,998	171
Braintree	\$5,589,680,800	9,105	\$613,913	\$9.76	\$5,992	172
Berkley	\$963,626,500	2,145	\$449,243	\$13.22	\$5,939	173
Douglas	\$1,155,080,900	2,800	\$412,529	\$14.36	\$5,924	174
West Stockbridge	\$406,195,100	707	\$574,533	\$10.31	\$5,923	175

FY2023 (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>
Townsend	\$1,131,674,700	2,916	\$388,091	\$15.26	\$5,922	176
Richmond	\$412,125,400	747	\$551,707	\$10.66	\$5,881	177
Marlborough	\$3,586,832,800	7,068	\$507,475	\$11.54	\$5,856	178
Hampden	\$610,456,600	1,766	\$345,672	\$16.87	\$5,831	179
Conway	\$201,444,700	593	\$339,704	\$17.15	\$5,826	180
Granby	\$706,056,975	2,074	\$340,432	\$17.11	\$5,825	181
Seekonk	\$2,246,602,700	5,058	\$444,168	\$13.11	\$5,823	182
Dighton	\$1,031,418,300	2,475	\$416,735	\$13.94	\$5,809	183
Leominster	\$3,082,060,220	8,292	\$371,691	\$15.54	\$5,776	184
Auburn	\$1,856,412,600	5,105	\$363,646	\$15.88	\$5,775	185
Rutland	\$1,186,860,075	2,827	\$419,830	\$13.72	\$5,760	186
Shirley	\$640,124,670	1,580	\$405,142	\$14.18	\$5,745	187
Uxbridge	\$1,435,128,239	3,491	\$411,094	\$13.95	\$5,735	188
Whitman	\$1,430,221,700	3,401	\$420,530	\$13.57	\$5,707	189
Boston	\$16,160,607,335	30,442	\$530,865	\$10.74	\$5,701	190
Randolph	\$3,413,444,598	7,246	\$471,080	\$12.08	\$5,691	191
Stockbridge	\$765,712,900	1,099	\$696,736	\$8.14	\$5,671	192
Ashburnham	\$841,753,474	2,464	\$341,621	\$16.55	\$5,654	193
Belchertown	\$1,578,028,900	4,567	\$345,529	\$16.32	\$5,639	194
Southampton	\$852,866,600	2,172	\$392,664	\$14.33	\$5,627	195
Lakeville	\$1,976,177,200	3,953	\$499,918	\$11.15	\$5,574	196
Ayer	\$765,349,700	1,712	\$447,050	\$12.42	\$5,552	197
Bourne	\$4,914,039,640	7,830	\$627,591	\$8.81	\$5,529	198
Attleboro	\$3,996,046,300	9,936	\$402,179	\$13.69	\$5,506	199
Edgartown	\$7,722,490,310	3,539	\$2,182,111	\$2.52	\$5,499	200
Weymouth	\$7,061,668,370	13,463	\$524,524	\$10.45	\$5,481	201
Northbridge	\$1,516,860,500	3,590	\$422,524	\$12.96	\$5,476	202
Ashby	\$374,649,400	1,126	\$332,726	\$16.42	\$5,463	203
Southwick	\$1,050,454,038	3,137	\$334,859	\$16.11	\$5,395	204
Brewster	\$4,359,949,150	5,651	\$771,536	\$6.99	\$5,393	205
Westminster	\$1,182,417,000	2,865	\$412,711	\$13.06	\$5,390	206
Deerfield	\$513,955,860	1,429	\$359,661	\$14.97	\$5,384	207
Methuen	\$5,009,504,020	10,892	\$459,925	\$11.70	\$5,381	208
Ludlow	\$1,673,718,100	6,088	\$274,921	\$19.51	\$5,364	209
Salisbury	\$1,051,500,593	2,121	\$495,757	\$10.80	\$5,354	210

FY2023 (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>
Mashpee	\$5,501,953,232	7,204	\$763,736	\$7.01	\$5,354	211
Lynn	\$5,568,195,500	11,657	\$477,670	\$11.15	\$5,326	212
Woburn	\$4,952,854,700	8,099	\$611,539	\$8.70	\$5,320	213
Lanesborough	\$367,160,600	1,221	\$300,705	\$17.67	\$5,313	214
Dracut	\$3,626,134,144	7,903	\$458,830	\$11.58	\$5,313	215
Peabody	\$6,106,074,400	11,020	\$554,090	\$9.52	\$5,275	216
Lenox	\$929,304,900	1,614	\$575,778	\$9.16	\$5,274	217
Falmouth	\$14,157,326,600	18,582	\$761,884	\$6.92	\$5,272	218
Millbury	\$1,327,257,385	3,649	\$363,732	\$14.45	\$5,256	219
Chatham	\$7,981,200,500	5,894	\$1,354,123	\$3.88	\$5,254	220
Millville	\$315,809,600	837	\$377,311	\$13.89	\$5,241	221
Harwich	\$6,810,124,500	8,636	\$788,574	\$6.64	\$5,236	222
Westfield	\$2,909,281,242	9,443	\$308,089	\$16.98	\$5,231	223
New Braintree	\$104,758,900	294	\$356,323	\$14.68	\$5,231	224
Whately	\$207,673,612	564	\$368,216	\$14.20	\$5,229	225
Bellingham	\$1,927,632,540	4,813	\$400,505	\$13.05	\$5,227	226
Eastham	\$3,711,584,000	5,175	\$717,214	\$7.24	\$5,193	227
Russell	\$147,279,352	529	\$278,411	\$18.60	\$5,178	228
Sheffield	\$599,524,700	1,335	\$449,082	\$11.52	\$5,173	229
Haverhill	\$4,873,204,000	10,541	\$462,309	\$11.15	\$5,155	230
South Hadley	\$1,466,861,600	4,405	\$332,999	\$15.42	\$5,135	231
Lowell	\$4,874,898,283	11,899	\$409,690	\$12.42	\$5,088	232
Barnstable	\$15,153,023,466	21,104	\$718,017	\$7.07	\$5,076	233
Greenfield	\$1,004,337,807	3,888	\$258,317	\$19.65	\$5,076	234
Petersham	\$144,269,100	449	\$321,312	\$15.79	\$5,074	235
Freetown	\$1,398,439,300	2,953	\$473,566	\$10.71	\$5,072	236
Brockton	\$6,525,430,300	16,757	\$389,415	\$12.98	\$5,055	237
Easthampton	\$1,387,990,000	4,055	\$342,291	\$14.65	\$5,015	238
Chesterfield	\$166,542,700	529	\$314,826	\$15.92	\$5,012	239
Ashfield	\$171,591,900	604	\$284,093	\$17.61	\$5,003	240
Dalton	\$539,778,200	1,985	\$271,929	\$18.37	\$4,995	241
Hatfield	\$378,979,300	1,023	\$370,459	\$13.48	\$4,994	242
Brimfield	\$428,327,200	1,309	\$327,217	\$15.21	\$4,977	243
Somerset	\$2,375,102,400	6,064	\$391,673	\$12.68	\$4,966	244
Revere	\$2,351,546,600	4,515	\$520,830	\$9.51	\$4,953	245

FY2023 (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>
Clinton	\$901,873,370	2,438	\$369,923	\$13.37	\$4,946	246
Buckland	\$171,140,700	589	\$290,561	\$16.94	\$4,922	247
Worcester	\$8,738,402,317	25,533	\$342,240	\$14.34	\$4,908	248
Sunderland	\$297,585,400	780	\$381,520	\$12.80	\$4,883	249
Egremont	\$547,037,900	789	\$693,331	\$7.00	\$4,853	250
Bernardston	\$225,990,300	745	\$303,343	\$15.99	\$4,850	251
Hadley	\$706,450,400	1,687	\$418,761	\$11.54	\$4,833	252
Brookfield	\$278,921,220	924	\$301,863	\$15.98	\$4,824	253
Oxford	\$1,315,357,200	3,729	\$352,737	\$13.64	\$4,811	254
Charlton	\$1,669,391,000	4,239	\$393,817	\$12.17	\$4,793	255
Monson	\$802,339,453	2,686	\$298,712	\$15.86	\$4,738	256
Swansea	\$2,409,133,698	6,130	\$393,007	\$12.05	\$4,736	257
Acushnet	\$1,341,985,800	3,406	\$394,006	\$12.00	\$4,728	258
Fitchburg	\$1,952,602,000	6,637	\$294,199	\$16.02	\$4,713	259
Everett	\$1,077,009,557	2,696	\$399,484	\$11.78	\$4,706	260
New Salem	\$132,445,977	433	\$305,880	\$15.35	\$4,695	261
Taunton	\$4,199,169,099	10,892	\$385,528	\$12.05	\$4,646	262
Charlemont	\$90,242,700	401	\$225,044	\$20.63	\$4,643	263
Hubbardston	\$515,361,490	1,452	\$354,932	\$13.03	\$4,625	264
Gardner	\$1,156,307,700	4,034	\$286,640	\$16.13	\$4,624	265
Washington	\$75,689,900	249	\$303,976	\$15.21	\$4,623	266
Agawam	\$2,267,444,255	7,746	\$292,725	\$15.78	\$4,619	267
Waltham	\$3,906,414,470	8,743	\$446,805	\$10.32	\$4,611	268
Dartmouth	\$5,310,559,600	10,117	\$524,914	\$8.78	\$4,609	269
Worthington	\$148,978,200	484	\$307,806	\$14.91	\$4,589	270
Webster	\$1,422,040,800	3,891	\$365,469	\$12.50	\$4,568	271
Heath	\$67,583,000	340	\$198,774	\$22.88	\$4,548	272
Pittsfield	\$2,807,286,800	11,314	\$248,125	\$18.32	\$4,546	273
Leyden	\$78,379,300	263	\$298,020	\$15.18	\$4,524	274
Southbridge	\$784,208,700	2,753	\$284,856	\$15.84	\$4,512	275
Wendell	\$68,903,800	327	\$210,715	\$21.41	\$4,511	276
Huntington	\$201,379,400	763	\$263,931	\$17.05	\$4,500	277
West Springfield	\$1,874,454,000	6,505	\$288,156	\$15.54	\$4,478	278
Malden	\$2,084,408,228	5,675	\$367,297	\$12.19	\$4,477	279
Barre	\$431,836,431	1,535	\$281,327	\$15.86	\$4,462	280

FY2023 (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>
Shelburne	\$160,402,500	492	\$326,021	\$13.65	\$4,450	281
New Marlborough	\$467,741,100	880	\$531,524	\$8.37	\$4,449	282
Palmer	\$794,856,600	3,204	\$248,083	\$17.93	\$4,448	283
Westport	\$3,316,567,100	6,093	\$544,324	\$8.16	\$4,442	284
New Bedford	\$3,907,580,400	12,593	\$310,298	\$14.29	\$4,434	285
Holyoke	\$1,258,802,500	5,328	\$236,262	\$18.76	\$4,432	286
Yarmouth	\$7,038,873,470	12,889	\$546,115	\$8.11	\$4,429	287
Goshen	\$145,983,100	496	\$294,321	\$14.79	\$4,353	288
Plainfield	\$55,878,500	267	\$209,283	\$20.72	\$4,336	289
Granville	\$170,909,500	559	\$305,742	\$14.18	\$4,335	290
Ware	\$654,164,000	2,608	\$250,830	\$17.26	\$4,329	291
Leicester	\$1,067,548,900	3,197	\$333,922	\$12.86	\$4,294	292
Hardwick	\$224,333,400	696	\$322,318	\$13.30	\$4,287	293
Hawley	\$36,670,400	143	\$256,436	\$16.66	\$4,272	294
Montgomery	\$95,004,400	331	\$287,022	\$14.85	\$4,262	295
Gill	\$112,689,530	449	\$250,979	\$16.91	\$4,244	296
Colrain	\$129,038,500	597	\$216,145	\$19.63	\$4,243	297
Alford	\$265,365,400	314	\$845,113	\$5.00	\$4,226	298
Phillipston	\$255,842,500	781	\$327,583	\$12.84	\$4,206	299
Holland	\$432,672,500	1,360	\$318,142	\$13.09	\$4,164	300
Warren	\$348,008,100	1,321	\$263,443	\$15.80	\$4,162	301
Templeton	\$802,299,100	2,506	\$320,151	\$12.92	\$4,136	302
Oakham	\$238,621,000	671	\$355,620	\$11.57	\$4,115	303
Cumington	\$99,142,500	339	\$292,456	\$14.06	\$4,112	304
Orange	\$487,782,100	2,139	\$228,042	\$17.96	\$4,096	305
East Brookfield	\$258,871,600	829	\$312,270	\$13.11	\$4,094	306
Lee	\$636,579,000	1,843	\$345,404	\$11.83	\$4,086	307
North Brookfield	\$413,357,700	1,352	\$305,738	\$13.36	\$4,085	308
Wales	\$171,663,900	721	\$238,091	\$17.06	\$4,062	309
Spencer	\$1,061,690,400	3,155	\$336,510	\$12.06	\$4,058	310
Peru	\$80,419,100	347	\$231,755	\$17.50	\$4,056	311
Montague	\$542,231,400	2,095	\$258,822	\$15.65	\$4,051	312
West Brookfield	\$442,719,600	1,316	\$336,413	\$11.99	\$4,034	313
Fall River	\$3,075,893,900	9,378	\$327,990	\$12.27	\$4,024	314
Monterey	\$485,406,500	740	\$655,955	\$6.09	\$3,995	315

FY2023 (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>
Blandford	\$149,503,800	513	\$291,430	\$13.66	\$3,981	316
Chester	\$108,881,900	492	\$221,305	\$17.83	\$3,946	317
Fairhaven	\$2,148,800,900	5,453	\$394,058	\$9.95	\$3,921	318
Warwick	\$66,112,094	341	\$193,877	\$20.11	\$3,899	319
Tyringham	\$145,107,600	250	\$580,430	\$6.58	\$3,819	320
Chicopee	\$2,819,403,900	11,186	\$252,048	\$15.15	\$3,819	321
Lawrence	\$1,611,886,600	4,295	\$375,294	\$10.16	\$3,813	322
Northfield	\$302,147,700	1,087	\$277,965	\$13.58	\$3,775	323
Winchendon	\$817,338,660	2,902	\$281,647	\$13.40	\$3,774	324
Wareham	\$3,587,184,976	9,489	\$378,036	\$9.92	\$3,750	325
Middlefield	\$42,114,000	186	\$226,419	\$16.55	\$3,747	326
Hinsdale	\$234,779,100	853	\$275,239	\$13.49	\$3,713	327
Springfield	\$5,706,364,700	26,461	\$215,652	\$17.05	\$3,677	328
Dudley	\$1,156,820,400	3,205	\$360,942	\$10.16	\$3,667	329
Sandisfield	\$204,324,100	594	\$343,980	\$10.59	\$3,643	330
Chelsea	\$245,317,323	834	\$294,145	\$12.38	\$3,642	331
New Ashford	\$35,405,800	93	\$380,708	\$9.44	\$3,594	332
Adams	\$423,145,200	2,205	\$191,903	\$18.55	\$3,560	333
Athol	\$857,829,075	3,446	\$248,935	\$14.04	\$3,495	334

FY2023 (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>
Dennis	\$8,729,143,050	11,735	\$743,855	\$4.67	\$3,474	335
North Adams	\$515,213,200	2,646	\$194,714	\$17.67	\$3,441	336
Becket	\$531,507,400	1,701	\$312,468	\$10.76	\$3,362	337
Clarksburg	\$132,496,600	614	\$215,793	\$15.46	\$3,336	338
Cheshire	\$309,718,400	1,138	\$272,160	\$11.97	\$3,258	339
Tolland	\$168,884,800	498	\$339,126	\$8.76	\$2,971	340
Windsor	\$100,031,100	452	\$221,308	\$13.11	\$2,901	341
Royalston	\$152,603,400	519	\$294,034	\$9.79	\$2,879	342
Gosnold	\$111,396,970	127	\$877,141	\$3.27	\$2,868	343
Otis	\$659,098,900	1,546	\$426,325	\$6.62	\$2,822	344
Savoy	\$60,961,675	303	\$201,194	\$13.69	\$2,754	345
Mount Washington	\$73,070,800	148	\$493,722	\$5.57	\$2,750	346
Erving	\$122,989,500	516	\$238,352	\$8.00	\$1,907	347
Monroe	\$8,862,800	65	\$136,351	\$11.51	\$1,569	348
Florida	\$54,178,600	296	\$183,036	\$8.46	\$1,548	349
Rowe	\$55,812,600	211	\$264,515	\$5.18	\$1,370	350
Hancock	\$94,115,900	321	\$293,196	\$2.68	\$786	351
Information from Massachusetts Department of Revenue						



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
FY2024 Classification Hearing
November 20, 2023

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 2024?
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 been 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, 2023 for Fiscal Year 2024. This estimate of market value is determined by examining sales of properties from late calendar year 2021, calendar year 2022, and early calendar year 2023 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 2024, the Mayor and the City Council approved a budget that included a tax levy of \$420,868,485 (before Debt Exclusion). The levy limit for Fiscal Year 2023 was \$404,500,255 (before Debt Exclusion payment). So, the maximum amount of taxes that can be budgeted by the Mayor and the City Council for Fiscal Year 2024 is $\$404,500,255 \times 102.5\% = \$414,612,761$ plus certified new growth plus a voter approved debt exclusion payment of \$3,222,266. (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 \$6,255,724. Therefore, the maximum amount of taxes which can be levied for Fiscal Year 2024 is $\$414,612,761 + \$6,255,724 + \$3,222,266 = \$424,090,751$. 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 limit by \$16,365,137 from last year's levy limit of \$407,725,614 (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 2022, there is no limit or minimum price it would sell for in calendar year 2023 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 reflect 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 reflect 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 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 an 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 must 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 2024 represents the estimate of market value as of January 1, 2023. This estimate of market value is determined by examining sales of properties from late calendar year 2021, calendar year 2022, and early calendar year 2023. 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 2024, it is the market value as of January 1, 2023. This Fiscal Year 2024 assessment is determined by examining sales of properties from late calendar year 2021, calendar year 2022, and early calendar year 2023.

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 2024 represent the estimate of market value as of January 1, 2023.

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 may also 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 reflect the condition of the property more accurately.

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 from \$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 may also 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 reflect the condition of the property more accurately. 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 property 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, 2023 for Fiscal Year 2024. If you purchased the property after January 1, 2023, by law we will carry both your name and the legal owner as of January 1, 2023. For Fiscal Year 2025, the legal owner as of January 1, 2024 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, taxes typically increase. If the budget decreases, taxes typically 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 2024?

The median assessed values for Fiscal Year 2024 are as follows:

Single Family	\$1,366,950
Two-Family	\$1,121,700
Three-Family	\$1,267,700
Condominium	\$734,300
Apartments (4+ Units)	\$1,797,500

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.