



**City of Newton Fiscal Year 2022
Classification Hearing
November 15, 2021
James Shaughnessy, Director
Assessment Administration**

City of Newton
FY2022 Classification Hearing
November 15, 2021

**City of Newton
Fiscal Year 2022
Classification Hearing**

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Ruthanne Fuller
Mayor

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Date: November 12, 2021

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 2022
Property Tax Rate Classification

In anticipation of the public hearing for the FY2022 Tax Rate Classification, scheduled for Monday, November 15, 2021, 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:

Marie Caruso
Valeriya Cherkashyna
Allan Cohen
Alyson Cox
Brian Davis
Syma Donovan
Padraig Doyle
Ken Greenwood
Sarah Haney
Toni McDonald
Curtis Ross
Dave Velluti (retired after 20+ years with us)

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 2021. 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 2022 would be higher or lower than property tax collected for fiscal year 2021.

For fiscal year 2021, the actual levy limit was \$373,675,762 (without Debt Exclusion Payment). For fiscal year 2022, by law, the City Council has the option (but are not required) to increase the fiscal year 2021 Levy Limit by 2.5%. This 2.5% increase is \$9,341,894. Finally, the Council has the option (but are not required) to increase the fiscal year 2021 tax levy by the amount of "new growth" in the City for calendar year 2020. 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 2022 is \$6,163,891.

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 2022 tax levy can be (with this debt exclusion debt service added) is:

Fiscal Year 2021 Tax Levy Limit:	\$373,675,672
2.5% Increase:	\$ 9,341,894
New Growth:	\$ 6,163,891
Debt Exclusion Debt Service:	\$ 3,129,345
Fiscal Year 2022 Tax Levy Limit:	\$392,310,892

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Therefore, when the City Council opted to increase the tax levy by the 2.5% maximum, apply all the new growth as new revenue, and add the debt service to the tax levy, the City Council approved a tax increase of \$15,495,364 (including Debt Exclusion payment) for fiscal year 2022. This is an increase of 4.11% from last year's actual tax levy limit. This means citywide, the average tax increase is 4.11%, because the City Council is asking for 4.11% 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 \$392,310,892 (including debt exclusion) without the approval of a majority of voters in the City of Newton. This can be accomplished by either override or debt exclusion.

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

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

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

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

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

The Assessors determine the value, based on use, of all taxable property in the City. These assessed values represent the value of the property as of January 1, 2021 for fiscal year 2022. 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 2022 numbers. If there was no “shift”, there would be a single tax rate and the following table would apply:

<u>Class</u>	<u>FY2022 Value</u>	<u>%Value</u>	<u>%Tax</u>
Residential	\$31,078,907,345	90.47%	90.47%
Commercial	\$2,591,419,555	7.54%	7.54%
Industrial	\$199,872,600	0.58%	0.58%
Personal	\$484,176,000	1.41%	1.41%
Total	\$34,354,375,500	100.00%	100.00%

This means the residential property makes up 90.47% of the overall value in the City and therefore would pay 90.47% of the overall tax levy. The commercial property makes up 7.54% of the overall value in the City and therefore would pay 7.54% 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 172% last fiscal year). If the Council decides to shift 172% again this year, the process would be to multiply the (%Value) of the commercial, industrial, and personal property classes by 172% (1.72) 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 6.87%. The table below illustrates this (percentages rounded to two digits).

<u>Class</u>	<u>FY2022 Value</u>	<u>%Value</u>	<u>Shift</u>	<u>%Tax</u>
Residential	\$31,078,907,345	90.47%	-	83.60%
Commercial	\$2,591,419,555	7.54%	172%	12.98%
Industrial	\$199,872,600	0.58%	172%	1.00%
Personal	\$484,176,000	1.41%	172%	2.42%
Total	\$34,354,375,500	100.00%		100.00%

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Put another way, once the factor of 172% (1.72) is applied to commercial, industrial, and personal property, those classes then become responsible for 16.40 % of the tax levy. That number then is subtracted from 100% to arrive at the residential proportion of 83.60% of the tax levy.

So, if the City Council decides to shift 172%, the owners of commercial, industrial, and personal property, which represent 9.53% of the taxable value, become responsible for 16.40% of the property tax levy. The result of this vote is that the residential property owners, whose property represents 90.47% of the taxable value, become responsible for 83.60% of the property tax levy.

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

That is the ultimate purpose of the classification hearing.

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

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

7. What are the components of Proposition 2 ½?

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

8. What is "personal property"?

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

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 Real Estate Value Changes FY2021 to FY2022

<u>Property Class</u>	<u>FY2021 Base Values</u>	<u>FY2022 Values</u>	<u>Percent Change</u>
<u>Residential Classes</u>			
Single Family	\$21,076,120,800	\$22,581,704,800	7.14%
Two and Three Family	\$2,731,173,000	\$2,938,480,900	7.59%
Condominium	\$3,769,187,900	\$4,099,468,400	8.76%
Apartments	\$864,986,900	\$962,808,200	11.31%
Vacant Land	\$143,802,700	\$151,314,100	5.22%
<u>Commercial Classes</u>			
Commercial	\$2,404,130,000	\$2,454,962,400	2.11%
Industrial	\$211,686,700	\$199,872,600	-5.58%
<u>Mixed Use Classes</u>			
Mixed Use	\$401,420,100	\$366,247,700	-8.76%

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).
 Industrial values decreased due to a large parcel leaving Industrial category and entering mixed-use category.
 Mixed use values decreased due to Washington Place converted to apartments and commercial uses.

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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	16,940	\$22,581,704,800	65.73%
Condominium	5,421	\$4,099,468,400	11.93%
Miscellaneous	171	\$87,002,000	0.25%
Two Family	2,636	\$2,643,657,300	7.70%
Three Family	265	\$294,823,600	0.86%
Apartments	150	\$962,808,200	2.80%
Vacant Land	803	\$151,314,100	0.44%
Mixed Use Residential	223	\$258,128,945	0.75%
Total Residential	26,609	\$31,078,907,345	90.47%

COMMERCIAL/INDUSTRIAL/PERSONAL PROPERTY CLASSES

<u>Property Type</u>	<u>Count</u>	<u>Value</u>	<u>Percent of Value</u>
Commercial	723	\$2,454,962,400	7.15%
Industrial	72	\$199,872,600	0.58%
Forest (Ch. 61)	0	\$0	0.00%
Golf Courses (Ch. 61B)	19	\$28,338,400	0.08%
Mixed Use Commercial	223	\$108,118,755	0.31%
Personal Property	1,041	\$78,790,200	0.23%
Personal Property	961	\$39,761,400	0.12%
Personal Property	2	\$300,101,600	0.87%
Personal Property	12	\$53,051,400	0.15%
Personal Property	1	\$2,663,700	0.01%
Personal Property	4	\$9,807,700	0.03%
Total CIP	3,058	\$3,275,468,155	9.53%
Total Value		\$34,354,375,500	100.00%
Exempt Property		\$4,812,914,800	

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Tax Base Analysis

	Prior Year	2.50%					
FY	Levy Limit	Increase	New Growth	Debt Service	Levy Limit	Actual Levy	Reserve
1990	\$100,745,902	\$2,518,648	\$2,148,683		\$105,413,233	\$105,205,222	\$208,011
1991	\$105,413,233	\$2,635,331	\$806,319		\$108,854,883	\$108,838,759	\$16,124
1992	\$108,854,883	\$2,721,372	\$1,179,709		\$112,755,964	\$112,689,184	\$66,780
1993	\$112,755,964	\$2,818,899	\$1,417,235		\$116,992,098	\$116,941,920	\$50,178
1994	\$116,992,098	\$2,924,802	\$1,280,054		\$121,198,833	\$121,079,222	\$119,611
1995	\$121,198,833	\$3,030,062	\$1,109,665		\$125,342,219	\$125,293,531	\$48,688
1996	\$125,338,470	\$3,133,462	\$1,227,029		\$129,698,961	\$129,682,983	\$15,978
1997	\$129,698,961	\$3,242,474	\$1,220,214		\$134,161,649	\$134,082,167	\$79,482
1998	\$134,161,649	\$3,354,041	\$1,493,092		\$139,008,782	\$138,934,388	\$74,394
1999	\$139,008,782	\$3,475,220	\$1,627,559		\$144,111,561	\$144,105,992	\$5,569
2000	\$144,111,561	\$3,602,789	\$1,761,734		\$149,476,084	\$149,411,520	\$64,564
2001	\$149,476,084	\$3,736,902	\$2,931,316		\$156,144,302	\$156,140,737	\$3,565
2002	\$156,144,302	\$3,903,608	\$2,335,800		\$162,383,709	\$162,278,416	\$105,293
2003	\$162,383,709	\$4,059,593	\$2,231,188		\$180,174,490	\$180,170,220	\$4,270
2004	\$180,174,491	\$4,504,362	\$2,720,067		\$187,398,920	\$187,384,724	\$14,196
2005	\$187,398,920	\$4,684,973	\$2,152,049		\$194,235,942	\$194,189,921	\$46,021
2006	\$194,235,942	\$4,855,899	\$2,150,663		\$201,242,504	\$201,238,041	\$4,462
2007	\$201,242,504	\$5,031,063	\$2,242,123		\$208,515,689	\$208,504,128	\$11,562
2008	\$208,515,689	\$5,212,892	\$2,100,302		\$215,828,884	\$215,772,425	\$56,459
2009	\$215,828,884	\$5,395,722	\$3,711,998		\$224,936,604	\$224,896,509	\$40,095
2010	\$224,936,604	\$5,623,415	\$2,828,806		\$233,388,825	\$233,300,284	\$88,541
2011	\$233,388,825	\$5,834,721	\$2,501,206		\$241,724,752	\$241,707,854	\$16,898
2012	\$241,724,752	\$6,043,119	\$3,030,583		\$250,798,454	\$250,781,839	\$16,615
2013	\$250,798,454	\$6,269,961	\$3,121,321		\$260,189,736	\$260,175,335	\$14,401
2014	\$260,189,736	\$6,504,743	\$4,147,309		\$279,241,788	\$279,224,275	\$17,513
2015	\$279,241,788	\$6,981,045	\$5,404,599	\$283,962	\$291,911,394	\$291,889,879	\$21,515
2016	\$291,627,432	\$7,290,686	\$5,136,645	\$1,296,583	\$305,351,346	\$305,327,821	\$23,525
2017	\$304,054,763	\$7,601,369	\$4,799,698	\$1,554,028	\$318,009,858	\$318,006,048	\$3,810
2018	\$316,455,830	\$7,911,396	\$5,573,023	\$1,960,280	\$331,900,529	\$331,872,472	\$28,057
2019	\$329,940,249	\$8,248,506	\$5,762,382	\$3,000,495	\$346,951,632	\$346,936,564	\$15,068
2020	\$343,951,137	\$8,598,778	\$5,605,861	\$3,336,395	\$361,492,171	\$361,460,788	\$31,383
2021	\$358,256,799	\$8,956,420	\$6,462,543	\$3,139,766	\$376,815,528	\$376,720,819	\$94,709
2022	\$373,675,762	\$9,341,894	\$6,163,891	\$3,129,345	\$392,310,892	\$392,310,892	\$0

Estimated

FY2022 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 2022 had a \$3,129,345 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>
FY2021 Value	\$1,244,090	\$919,191	\$3,329,820	\$2,822,489
FY2021 Tax Rate	\$10.76	\$10.76	\$20.12	\$20.12
FY2021 Tax Bill	\$13,386.41	\$9,890.50	\$66,995.98	\$56,788.48
FY2022 Value	\$1,333,040	\$1,002,905	\$3,395,522	\$2,776,008

<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%	\$873.67	\$837.99	-\$4,955.25	-\$6,067.09	\$10.70	\$18.27
161%	\$857.62	\$825.92	-\$4,567.50	-\$5,750.09	\$10.69	\$18.39
162%	\$841.58	\$813.85	-\$4,179.74	-\$5,433.08	\$10.67	\$18.50
163%	\$825.54	\$801.78	-\$3,791.99	-\$5,116.07	\$10.66	\$18.61
164%	\$809.49	\$789.71	-\$3,404.23	-\$4,799.06	\$10.65	\$18.73
165%	\$793.45	\$777.63	-\$3,016.48	-\$4,482.05	\$10.64	\$18.84
166%	\$777.41	\$765.56	-\$2,628.72	-\$4,165.04	\$10.63	\$18.96
167%	\$761.36	\$753.49	-\$2,240.97	-\$3,848.03	\$10.61	\$19.07
168%	\$745.32	\$741.42	-\$1,853.21	-\$3,531.02	\$10.60	\$19.18
169%	\$729.27	\$729.35	-\$1,465.46	-\$3,214.02	\$10.59	\$19.30
170%	\$713.23	\$717.28	-\$1,077.71	-\$2,897.01	\$10.58	\$19.41
171%	\$697.19	\$705.21	-\$689.95	-\$2,580.00	\$10.57	\$19.53
172%	\$681.14	\$693.14	-\$302.20	-\$2,262.99	\$10.55	\$19.64
173%	\$665.10	\$681.07	\$85.56	-\$1,945.98	\$10.54	\$19.76
174%	\$649.06	\$669.00	\$473.31	-\$1,628.97	\$10.53	\$19.87
175%	\$633.01	\$656.93	\$861.07	-\$1,311.96	\$10.52	\$19.98

<u>MEDIANS</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2021 Value	\$1,055,600	\$869,100	\$1,016,850	\$971,300
FY2021 Tax Rate	\$10.76	\$10.76	\$20.12	\$20.12
FY2021 Tax Bill	\$11,358.26	\$9,351.52	\$20,459.02	\$19,542.56
FY2022 Value	\$1,132,650	\$950,800	\$1,037,400	\$908,500

<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%	\$758.16	\$819.58	-\$1,504.34	-\$2,943.05	\$10.70	\$18.27
161%	\$744.53	\$808.14	-\$1,385.87	-\$2,839.30	\$10.69	\$18.39
162%	\$730.90	\$796.69	-\$1,267.40	-\$2,735.55	\$10.67	\$18.50
163%	\$717.27	\$785.25	-\$1,148.94	-\$2,631.81	\$10.66	\$18.61
164%	\$703.63	\$773.81	-\$1,030.47	-\$2,528.06	\$10.65	\$18.73
165%	\$690.00	\$762.36	-\$912.00	-\$2,424.31	\$10.64	\$18.84
166%	\$676.37	\$750.92	-\$793.54	-\$2,320.56	\$10.63	\$18.96
167%	\$662.74	\$739.48	-\$675.07	-\$2,216.82	\$10.61	\$19.07
168%	\$649.11	\$728.03	-\$556.60	-\$2,113.07	\$10.60	\$19.18
169%	\$635.48	\$716.59	-\$438.14	-\$2,009.32	\$10.59	\$19.30
170%	\$621.84	\$705.15	-\$319.67	-\$1,905.58	\$10.58	\$19.41
171%	\$608.21	\$693.70	-\$201.20	-\$1,801.83	\$10.57	\$19.53
172%	\$594.58	\$682.26	-\$82.74	-\$1,698.08	\$10.55	\$19.64
173%	\$580.95	\$670.82	\$35.73	-\$1,594.34	\$10.54	\$19.76
174%	\$567.32	\$659.37	\$154.20	-\$1,490.59	\$10.53	\$19.87
175%	\$553.68	\$647.93	\$272.67	-\$1,386.84	\$10.52	\$19.98

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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>
FY2021 Value	\$1,244,090	\$919,191	\$3,329,820	\$2,822,489
FY2021 Tax Rate	\$10.76	\$10.76	\$20.12	\$20.12
FY2021 Tax Bill	\$13,386.41	\$9,890.50	\$66,995.98	\$56,788.48
FY2022 Value	\$1,333,040	\$1,002,905	\$3,395,522	\$2,776,008

<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%	6.53%	8.47%	-7.40%	-10.68%	\$10.70	\$18.27
161%	6.41%	8.35%	-6.82%	-10.13%	\$10.69	\$18.39
162%	6.29%	8.23%	-6.24%	-9.57%	\$10.67	\$18.50
163%	6.17%	8.11%	-5.66%	-9.01%	\$10.66	\$18.61
164%	6.05%	7.98%	-5.08%	-8.45%	\$10.65	\$18.73
165%	5.93%	7.86%	-4.50%	-7.89%	\$10.64	\$18.84
166%	5.81%	7.74%	-3.92%	-7.33%	\$10.63	\$18.96
167%	5.69%	7.62%	-3.34%	-6.78%	\$10.61	\$19.07
168%	5.57%	7.50%	-2.77%	-6.22%	\$10.60	\$19.18
169%	5.45%	7.37%	-2.19%	-5.66%	\$10.59	\$19.30
170%	5.33%	7.25%	-1.61%	-5.10%	\$10.58	\$19.41
171%	5.21%	7.13%	-1.03%	-4.54%	\$10.57	\$19.53
172%	5.09%	7.01%	-0.45%	-3.98%	\$10.55	\$19.64
173%	4.97%	6.89%	0.13%	-3.43%	\$10.54	\$19.76
174%	4.85%	6.76%	0.71%	-2.87%	\$10.53	\$19.87
175%	4.73%	6.64%	1.29%	-2.31%	\$10.52	\$19.98

<u>MEDIANS</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2021 Value	\$1,055,600	\$869,100	\$1,016,850	\$971,300
FY2021 Tax Rate	\$10.76	\$10.76	\$20.12	\$20.12
FY2021 Tax Bill	\$11,358.26	\$9,351.52	\$20,459.02	\$19,542.56
FY2022 Value	\$1,132,650	\$950,800	\$1,037,400	\$908,500

<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%	6.67%	8.76%	-7.35%	-15.06%	\$10.70	\$18.27
161%	6.55%	8.64%	-6.77%	-14.53%	\$10.69	\$18.39
162%	6.43%	8.52%	-6.19%	-14.00%	\$10.67	\$18.50
163%	6.31%	8.40%	-5.62%	-13.47%	\$10.66	\$18.61
164%	6.19%	8.27%	-5.04%	-12.94%	\$10.65	\$18.73
165%	6.07%	8.15%	-4.46%	-12.41%	\$10.64	\$18.84
166%	5.95%	8.03%	-3.88%	-11.87%	\$10.63	\$18.96
167%	5.83%	7.91%	-3.30%	-11.34%	\$10.61	\$19.07
168%	5.71%	7.79%	-2.72%	-10.81%	\$10.60	\$19.18
169%	5.59%	7.66%	-2.14%	-10.28%	\$10.59	\$19.30
170%	5.47%	7.54%	-1.56%	-9.75%	\$10.58	\$19.41
171%	5.35%	7.42%	-0.98%	-9.22%	\$10.57	\$19.53
172%	5.23%	7.30%	-0.40%	-8.69%	\$10.55	\$19.64
173%	5.11%	7.17%	0.17%	-8.16%	\$10.54	\$19.76
174%	4.99%	7.05%	0.75%	-7.63%	\$10.53	\$19.87
175%	4.87%	6.93%	1.33%	-7.10%	\$10.52	\$19.98

City of Newton
Fiscal Year 2022
Classification Hearing
Historical Levy Amounts and Levy Increases

<u>Fiscal Year</u>	<u>Actual Levy</u>	<u>Amount of Increase</u>	<u>Percent Increase</u>	<u>Residential Share</u>	<u>CIP Share</u>
1990	\$105,205,222	\$9,623,948	10.07%	72.3140%	27.6860%
1991	\$108,838,759	\$3,633,537	3.45%	72.5684%	27.4316%
1992	\$112,689,184	\$3,850,425	3.54%	72.7117%	27.2883%
1993	\$116,941,920	\$4,252,736	3.77%	74.9205%	25.0795%
1994	\$121,079,222	\$4,137,302	3.54%	75.0179%	24.9821%
1995	\$125,293,531	\$4,214,309	3.48%	75.6575%	24.3425%
1996	\$129,682,983	\$4,389,452	3.50%	76.9124%	23.0876%
1997	\$134,082,167	\$4,399,184	3.39%	77.7435%	22.2565%
1998	\$138,934,388	\$4,852,221	3.62%	78.4214%	21.5786%
1999	\$144,105,992	\$5,171,604	3.72%	78.8086%	21.1914%
2000	\$149,411,520	\$5,305,528	3.68%	79.7915%	20.2085%
2001	\$156,140,737	\$6,729,217	4.50%	80.4603%	19.5397%
2002	\$162,278,416	\$6,137,679	3.93%	81.0536%	18.9464%
2003	\$180,174,491	\$17,896,075	11.03%	80.9189%	19.0811%
2004	\$187,384,724	\$7,210,233	4.00%	82.2193%	17.7807%
2005	\$194,189,921	\$6,805,197	3.63%	83.2145%	16.7855%
2006	\$201,238,041	\$7,048,120	3.63%	83.8966%	16.1034%
2007	\$208,504,128	\$7,266,087	3.61%	84.0340%	15.9660%
2008	\$215,828,884	\$7,324,756	3.51%	83.0740%	16.9260%
2009	\$224,896,509	\$9,067,625	4.20%	82.6368%	17.3632%
2010	\$233,300,284	\$8,403,775	3.74%	82.0356%	17.9644%
2011	\$241,707,854	\$8,407,570	3.60%	81.6880%	18.3120%
2012	\$250,781,839	\$9,073,985	3.75%	81.4038%	18.5962%
2013	\$260,175,335	\$9,393,496	3.75%	81.4641%	18.5359%
2014	\$279,224,275	\$19,048,940	7.32%	81.1152%	18.8848%
2015	\$291,627,432	\$12,403,157	4.44%	79.5308%	20.4692%
2016	\$305,327,821	\$13,700,389	4.70%	80.5768%	19.4232%
2017	\$318,006,048	\$12,678,227	4.15%	82.0007%	17.9993%
2018	\$331,872,472	\$13,866,424	4.36%	82.3859%	17.6141%
2019	\$346,936,564	\$15,064,092	4.54%	82.4350%	17.5650%
2020	\$361,460,789	\$14,524,225	4.19%	82.5074%	17.4926%
2021	\$376,720,919	\$15,260,131	4.22%	82.6968%	17.3032%
Estimate	2022	\$392,310,892	\$15,589,973	4.14%	

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 2022 had a \$3,129,345 voter-approved debt exclusion debt payment.

Fiscal Year 2021 Levy Limit was \$373,675,762 before voter approved debt exclusion payment of \$3,139,766.

**City of Newton
Fiscal Year 2022
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 2022, the valuation date is January 1, 2021. 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 2022 proposed valuations, there is approximately an **7.14% increase** in residential single-family valuations. Assuming a 172% shift selected by the City Council, the result is a tax **increase** of \$681.14, or 5.09% 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 2022	Increase in %Tax for Fiscal Year 2022
Increase of 1%	\$681.14	5.09%
Increase of 50%	\$681.14	5.09%
Increase of 100%	\$681.14	5.09%
Decrease of 50%	\$681.14	5.09%
Decrease of 99%	\$681.14	5.09%

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

As can be seen, rising (or falling) assessed values do not mean rising (or falling) tax bills. The increase (or decrease) in taxes seen by the property owner is a direct result of the increase (or decrease) in the budget. The budget increase (or decrease) determines the tax increase (or decrease). Regardless of any overall valuation increase (or decrease), the average single-family home would have seen an increase in their tax bill of \$681.14 (assuming the shift of 172%) because of the budget approved by the Newton City Council.

City of Newton
 Fiscal Year 2022
 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>
2008	175%	1.84%	\$140.95	0.97%	\$64.41
2009	175%	3.40%	\$264.80	3.38%	\$226.66
2010	175%	3.48%	\$280.12	3.13%	\$216.93
2011	175%	3.26%	\$271.14	2.98%	\$212.71
2012	174%	3.70%	\$317.91	3.36%	\$247.33
2013	174%	3.92%	\$348.90	3.69%	\$280.43
2014	174%	7.02%	\$649.56	6.72%	\$529.82
2015	174%	1.83%	\$181.33	1.39%	\$116.48
2016	175%	6.29%	\$635.10	5.91%	\$504.27
2017	175%	5.74%	\$615.48	5.88%	\$530.91
2018	175%	4.23%	\$479.99	3.92%	\$375.42
2019	175%	4.74%	\$560.83	5.52%	\$548.92
2020	175%	3.69%	\$456.73	3.83%	\$401.51
2021	172%	4.20%	\$539.74	4.24%	\$461.94
Last 5 Years			Increase	\$2,652.77	\$2,318.70
Last 10 Years			Increase	\$4,785.57	\$3,997.03

Commercial Property

<u>Fiscal Year</u>	<u>Shift Selected</u>	<u>Mean %%</u>	<u>Mean \$\$</u>	<u>Median %%</u>	<u>Median \$\$</u>
2008	175%	9.21%	\$3,170.24	12.34%	\$1,468.71
2009	175%	4.22%	\$1,586.70	3.50%	\$467.64
2010	175%	6.54%	\$2,561.06	4.92%	\$681.00
2011	175%	4.96%	\$2,069.54	4.65%	\$674.23
2012	174%	2.26%	\$987.66	6.90%	\$1,046.76
2013	174%	3.50%	\$1,566.49	2.00%	\$324.93
2014	174%	9.79%	\$4,530.85	6.31%	\$1,043.88
2015	174%	15.30%	\$7,776.39	3.31%	\$581.24
2016	175%	-1.01%	-\$589.64	-1.78%	-\$323.07
2017	175%	-2.70%	-\$1,563.98	-3.02%	-\$537.67
2018	175%	1.87%	\$1,053.97	2.95%	\$508.90
2019	175%	6.83%	\$3,906.54	8.89%	\$1,575.28
2020	175%	4.62%	\$2,821.74	3.19%	\$614.10
2021	172%	5.03%	\$3,208.76	3.00%	\$595.31
Last 5 Years			Increase	\$9,427.03	\$2,755.92
Last 10 Years			Increase	\$23,698.78	\$5,429.66

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 2022
 Classification Hearing
 Historical Tax Rates Fiscal Year 1980 to Present

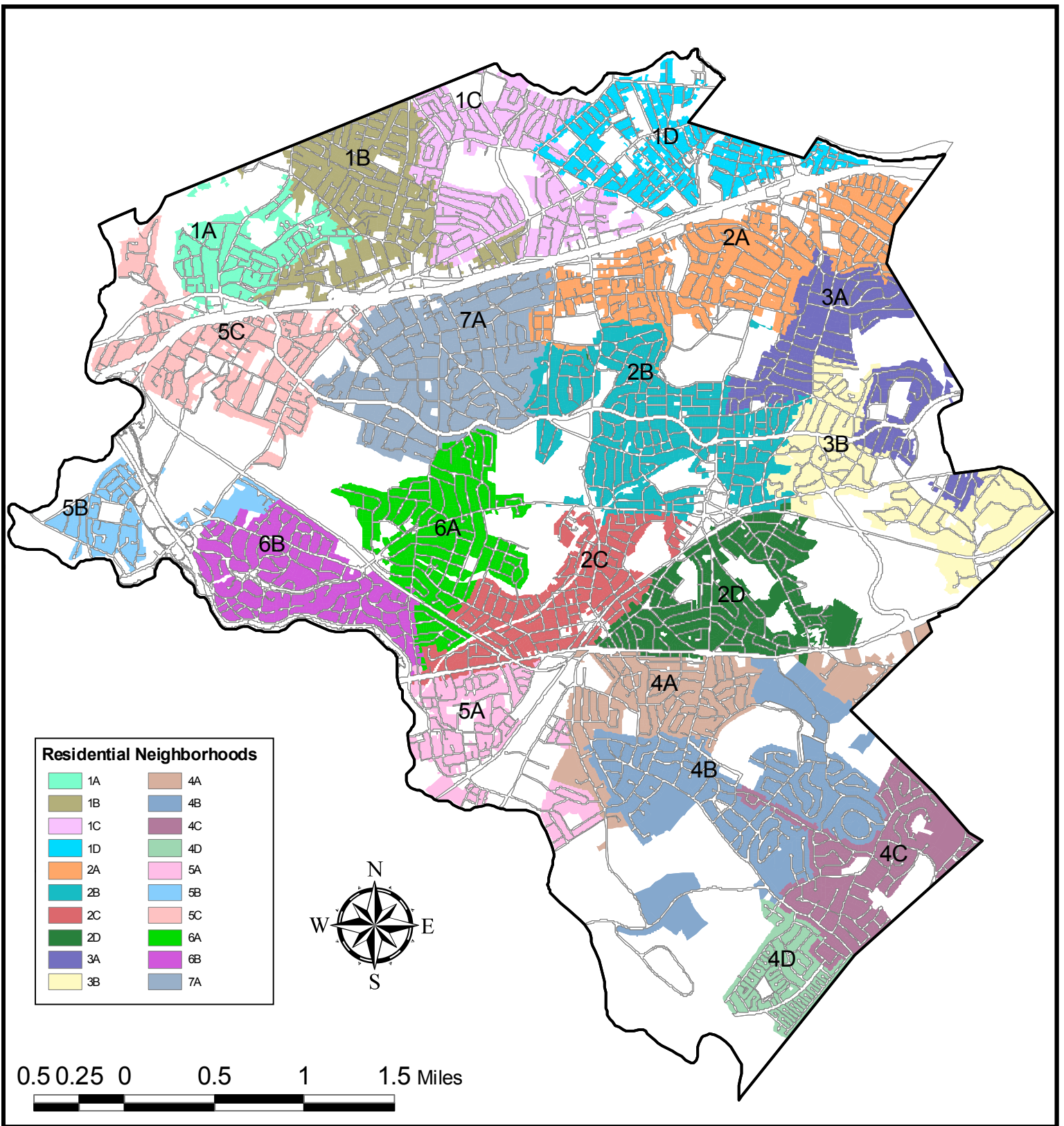
<u>Fiscal Year</u>	<u>Residential</u>	<u>Commercial</u>
1980	\$169.20	\$169.20
1981	\$177.00	\$177.00
1982	\$21.88	\$36.29
1983	\$21.84	\$35.90
1984	\$19.93	\$33.51
1985	\$20.34	\$34.12
1986	\$20.53	\$34.55
1987	\$11.49	\$19.31
1988	\$11.76	\$19.84
1989	\$12.35	\$20.90
1990	\$10.35	\$18.94
1991	\$10.79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

City of Newton
Fiscal Year 2022
Classification Hearing
Shift/Tax Rate Table with Residential Factors

<u>C.I.P. %</u>	<u>RES. RATE</u>	<u>RES. % LEVY</u>	<u>COMM. RATE</u>	<u>COMM. % LEVY</u>	<u>RESIDENTIAL FACTOR</u>
100%	\$11.42	90.4656%	\$11.42	9.5344%	100.0000
105%	\$11.36	89.9889%	\$11.99	10.0111%	99.4730
110%	\$11.30	89.5122%	\$12.56	10.4878%	98.9461
115%	\$11.24	89.0354%	\$13.13	10.9646%	98.4191
120%	\$11.18	88.5587%	\$13.70	11.4413%	97.8922
125%	\$11.12	88.0820%	\$14.27	11.9180%	97.3652
130%	\$11.06	87.6053%	\$14.85	12.3947%	96.8382
135%	\$11.00	87.1286%	\$15.42	12.8714%	96.3113
140%	\$10.94	86.6518%	\$15.99	13.3482%	95.7843
145%	\$10.88	86.1751%	\$16.56	13.8249%	95.2574
150%	\$10.82	85.6984%	\$17.13	14.3016%	94.7304
155%	\$10.76	85.2217%	\$17.70	14.7783%	94.2034
160%	\$10.70	84.7450%	\$18.27	15.2550%	93.6765
165%	\$10.64	84.2682%	\$18.84	15.7318%	93.1495
166%	\$10.63	84.1729%	\$18.96	15.8271%	93.0441
167%	\$10.61	84.0776%	\$19.07	15.9224%	92.9387
168%	\$10.60	83.9822%	\$19.18	16.0178%	92.8333
169%	\$10.59	83.8869%	\$19.30	16.1131%	92.7280
170%	\$10.58	83.7915%	\$19.41	16.2085%	92.6226
171%	\$10.57	83.6962%	\$19.53	16.3038%	92.5172
172%	\$10.55	83.6008%	\$19.64	16.3992%	92.4118
173%	\$10.54	83.5055%	\$19.76	16.4945%	92.3064
174%	\$10.53	83.4101%	\$19.87	16.5899%	92.2010
175%	\$10.52	83.3148%	\$19.98	16.6852%	92.0956

City of Newton
 Fiscal Year 2022
 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)	\$935,000	\$1,111,406
1B	West Newton/Newtonville (North of Mass. Pike)	\$892,500	\$1,080,430
1C	Newtonville (North of Mass. Pike)	\$930,000	\$1,013,718
1D	Nonantum	\$792,500	\$847,945
2A	Newtonville (South of Mass. Pike)	\$1,100,000	\$1,397,772
2B	Newton Centre (North of Beacon Street)	\$1,500,000	\$1,668,491
2C	South of Beacon Street to Route 9	\$1,388,000	\$1,412,867
2D	Newton Highlands (North of Route 9)	\$1,025,000	\$1,094,082
3A	Farlow Hill/North Chestnut Hill	\$1,590,000	\$1,703,962
3B	Chestnut Hill	\$1,900,000	\$2,173,605
4A	South of Route 9	\$952,880	\$1,056,703
4B	Old Oak Hill	\$1,800,000	\$1,873,653
4C	South Side/Abutting West Roxbury and Brookline	\$1,510,000	\$1,666,948
4D	Oak Hill Park	\$1,600,000	\$1,452,797
5A	Upper Falls	\$850,000	\$1,065,283
5B	Lower Falls	\$885,000	\$1,025,735
5C	Auburndale (Islington and South of Commonwealth Avenue)	\$1,058,500	\$1,191,633
6A	Northeast Waban	\$1,457,500	\$1,646,639
6B	Southwest Waban	\$1,505,000	\$1,732,354
7A	West Newton Hill	\$2,167,500	\$2,463,523
	CITYWIDE CALENDAR YEAR 2020 SALES Single Family Homes	\$1,300,000	\$1,504,094



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 2022
Classification Hearing
Summary of Calendar Year 2020 Single Family, Condominium, and Multi-family Sales**

**Calendar Year 2020
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	665	91	366
Median Sale Price	\$1,300,000	\$1,100,000	\$809,500
Average Sale Price	\$1,504,094	\$1,143,942	\$900,322

Summary of Single Family Sale Prices

<u>Less than</u> \$400,000	<u>Sales</u> 0	<u>Percent</u> 0.00%	<u>More than</u> \$600,000	<u>Sales</u> 659	<u>Percent</u> 99.10%
<u>Less than</u> \$600,000	<u>Sales</u> 6	<u>Percent</u> 0.90%	<u>More than</u> \$750,000	<u>Sales</u> 618	<u>Percent</u> 92.93%
			<u>More than</u> \$1,000,000	<u>Sales</u> 468	<u>Percent</u> 70.38%
			<u>More than</u> \$1,500,000	<u>Sales</u> 270	<u>Percent</u> 40.60%
			<u>More than</u> \$2,000,000	<u>Sales</u> 124	<u>Percent</u> 18.65%

2020 Single Family Sales



Median Sale Price: \$1,300,000

Average Sale Price: \$1,504,094



**> \$750,000-618 Sales
(92.93%)**



**> \$1,000,000-468 Sales
(70.38%)**



**> \$1,500,000-270 Sales
(40.60%)**

City of Newton
 Fiscal Year 2022
 Classification Hearing
 Fiscal Year 2021 (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	\$1,115,523,126	\$1,559,336,537	\$2,674,859,663	41.70%	58.30%
Cambridge	\$163,247,377	\$309,272,771	\$472,520,148	34.55%	65.45%
<u>Newton</u>	<u>\$311,540,598</u>	<u>\$65,180,221</u>	<u>\$376,720,819</u>	<u>82.70%</u>	<u>17.30%</u>
Worcester	\$197,810,936	\$133,006,325	\$330,817,261	59.79%	40.21%
Brookline	\$211,963,529	\$43,729,772	\$255,693,301	82.90%	17.10%
Quincy	\$187,043,883	\$61,086,581	\$248,130,464	75.38%	24.62%
Springfield	\$132,655,071	\$94,835,650	\$227,490,720	58.31%	41.69%
Lexington	\$164,535,806	\$42,478,903	\$207,014,709	79.48%	20.52%
Waltham	\$81,291,062	\$114,578,881	\$195,869,943	41.50%	58.50%
Framingham	\$123,310,602	\$72,307,798	\$195,618,399	63.04%	36.96%
Plymouth	\$157,381,198	\$33,014,545	\$190,395,743	82.66%	17.34%
Somerville	\$135,792,000	\$48,222,988	\$184,014,988	73.79%	26.21%
Needham	\$124,946,835	\$37,491,967	\$162,438,801	76.92%	23.08%
Andover	\$112,101,597	\$47,387,052	\$159,488,649	70.29%	29.71%
Brockton	\$111,373,541	\$43,640,095	\$155,013,636	71.85%	28.15%
Wellesley	\$130,096,247	\$19,316,136	\$149,412,383	87.07%	12.93%
Lowell	\$109,438,853	\$35,494,544	\$144,933,397	75.51%	24.49%
Lynn	\$115,605,648	\$26,180,962	\$141,786,610	81.53%	18.47%
Arlington	\$130,708,797	\$7,490,702	\$138,199,500	94.58%	5.42%
New Bedford	\$89,009,799	\$45,243,953	\$134,253,752	66.30%	33.70%

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 FY2021 (last fiscal year).

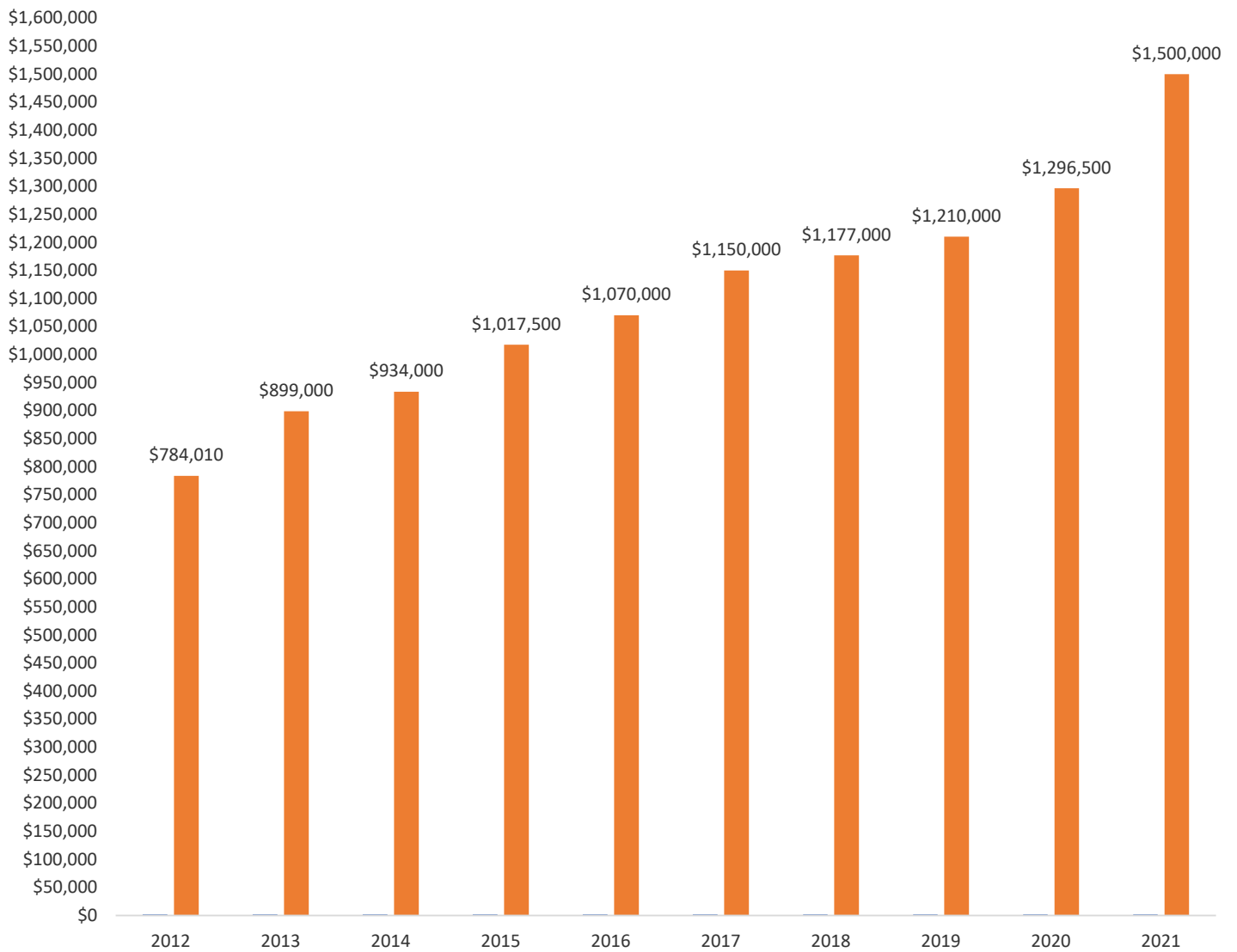
The breakdown between Residential and Commercial, Industrial, and Personal (CIP) classes is determined by the classification selected by the Aldermen, Selectmen or City Council.

City of Newton
 Fiscal Year 2022
 Classification Hearing
 10 Year Median Single Family Sale Price

<u>Calendar Year</u>	<u>Median Sale Price</u>
2012	\$784,010
2013	\$899,000
2014	\$934,000
2015	\$1,017,500
2016	\$1,070,000
2017	\$1,150,000
2018	\$1,177,000
2019	\$1,210,000
2020	\$1,296,500
2021	\$1,500,000

Thru September 2021

Median Single Family Sale Price 2012-2021



City of Newton
Fiscal Year 2022
Classification Hearing
Summary Sheet

FY2021 Levy Limit	\$373,675,762					
2.5% Increase	\$9,341,894					
New Growth	\$6,163,891					
Voter Approved Debt Exclusion	\$3,129,345					
FY2022 Levy Limit	\$392,310,892					
FY2021 Levy Limit	\$376,815,528	Including DE				
Tax Increase Approved	\$15,495,364	4.11%	Overall Tax Levy Increase			

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

Residential Tax Rate	\$10.52	\$10.53	\$10.54	\$10.55	\$10.57	\$10.58
Commercial Tax Rate	\$19.98	\$19.87	\$19.76	\$19.64	\$19.53	\$19.41

Tax Dollar Increases

Median Single Family Tax Increase	\$553.68	\$567.32	\$580.95	\$594.58	\$608.21	\$621.84
Median Two Family Tax Increase	\$647.93	\$659.37	\$670.82	\$682.26	\$693.70	\$705.15
Median Commercial Tax Increase	\$272.67	\$154.20	\$35.73	-\$82.74	-\$201.20	-\$319.67
Median Industrial Tax Increase	-\$1,386.84	-\$1,490.59	-\$1,594.34	-\$1,698.08	-\$1,801.83	-\$1,905.58

Tax Dollar % Increases

Median Single Family Tax Increase %	4.87%	4.99%	5.11%	5.23%	5.35%	5.47%
Median Two Family Tax Increase %	6.93%	7.05%	7.17%	7.30%	7.42%	7.54%
Median Commercial Tax Increase %	1.33%	0.75%	0.17%	-0.40%	-0.98%	-1.56%
Median Industrial Tax Increase %	-7.10%	-7.63%	-8.16%	-8.69%	-9.22%	-9.75%

Shift Selected (ROUNDED)	<u>175%</u>	<u>174%</u>	<u>173%</u>	<u>172%</u>	<u>171%</u>	<u>170%</u>
Shift Selected (ACTUAL)	174.700%	173.820%	173.000%	172.000%	171.300%	170.400%
Residential Factor	0.921272	0.922200	0.923064	0.924118	0.924856	0.925804
Excess Levy Capacity	\$15,197.04	\$31,954.78	\$15,957.84	\$98,224.95	\$49,473.32	\$66,231.07

Tax Rates - Pending DOR Approval

Residential Tax Rate	\$10.52	\$10.53	\$10.54	\$10.55	\$10.56	\$10.57
Commercial Tax Rate	\$19.95	\$19.85	\$19.76	\$19.64	\$19.56	\$19.46

<u>Historical Shift Prior 5 Years</u>	<u>Shift</u>	<u>Median Single Family Change</u>	<u>Median Commercial Change</u>
2017	175%	\$530.91	-\$537.67
2018	175%	\$375.42	\$508.90
2019	175%	\$548.92	\$1,575.28
2020	175%	\$401.51	\$614.10
2021	172%	\$461.94	\$595.31

City of Newton
 Fiscal Year 2022
 Classification Hearing
 Excess Levy Capacity and Corresponding Tax Rates

<u>Shift Selected (Rounded)</u>	<u>Shift Selected (Actual)</u>	<u>Residential Factor</u>	<u>Excess Levy Capacity</u>
170%	170.4000%	0.925804	\$66,231.07
171%	171.3000%	0.924856	\$49,473.32
172%	172.0000%	0.924118	\$98,224.95
173%	173.0000%	0.923064	\$15,957.84
174%	173.8200%	0.922200	\$31,954.78
175%	174.7000%	0.921272	\$15,197.04

<u>Shift Selected (Rounded)</u>	<u>Shift Selected (Actual)</u>	<u>Residential Tax Rate</u>	<u>Commercial Tax Rate</u>
170%	170.4000%	\$10.57	\$19.46
171%	171.3000%	\$10.56	\$19.56
172%	172.0000%	\$10.55	\$19.64
173%	173.0000%	\$10.54	\$19.76
174%	173.8200%	\$10.53	\$19.85
175%	174.7000%	\$10.52	\$19.95

City of Newton
FY2022 Classification Hearing
November 15, 2021

City of Newton
Fiscal Year 2022
Classification Hearing
November 15, 2021

Supplement 1

Statewide Average Single Family Tax Bills

And

Statewide Residential Tax Rates

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

FY2021 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>	<u>Note</u>
Weston	5,610,572,300	3,364	\$1,667,828	\$12.98	\$21,648	1	
Brookline	9,913,888,000	4,582	\$2,163,660	\$9.80	\$21,204	2	*
Lincoln	1,800,216,500	1,524	\$1,181,244	\$15.52	\$18,333	3	
Sherborn	1,122,550,800	1,328	\$845,294	\$19.63	\$16,593	4	
Wellesley	10,119,483,000	7,302	\$1,385,851	\$11.75	\$16,284	5	
Lexington	10,221,948,000	9,057	\$1,128,624	\$14.39	\$16,241	6	
Concord	5,071,695,070	4,603	\$1,101,824	\$14.72	\$16,219	7	*
Dover	2,265,605,100	1,834	\$1,235,335	\$12.89	\$15,923	8	
Belmont	6,013,256,000	4,534	\$1,326,258	\$11.54	\$15,305	9	
Carlisle	1,605,809,400	1,724	\$931,444	\$16.28	\$15,164	10	
Winchester	6,639,580,600	5,666	\$1,171,829	\$12.83	\$15,035	11	
Wayland	3,261,266,900	4,076	\$800,115	\$18.52	\$14,818	12	
Sudbury	4,055,677,202	5,442	\$745,255	\$18.83	\$14,033	13	*
Manchester By The Sea	2,028,147,800	1,604	\$1,264,431	\$10.99	\$13,896	14	
Wenham	774,866,600	1,112	\$696,822	\$19.68	\$13,713	15	
Cohasset	2,473,643,900	2,401	\$1,030,256	\$13.04	\$13,435	16	
<u>Newton</u>	<u>21,076,120,800</u>	<u>16,941</u>	<u>\$1,244,090</u>	<u>\$10.76</u>	<u>\$13,386</u>	<u>17</u>	
Needham	8,375,489,400	8,402	\$996,845	\$13.03	\$12,989	18	
Acton	3,083,881,100	4,991	\$617,888	\$20.23	\$12,500	19	
Westwood	3,801,343,382	4,540	\$837,300	\$14.78	\$12,375	20	
Medfield	2,440,784,100	3,525	\$692,421	\$17.76	\$12,297	21	
Harvard	1,075,146,880	1,696	\$633,931	\$18.78	\$11,905	22	*
Sharon	3,093,388,000	5,337	\$579,612	\$20.43	\$11,841	23	
Bolton	947,385,000	1,725	\$549,209	\$20.86	\$11,456	24	
Norwell	2,293,060,700	3,434	\$667,752	\$16.94	\$11,312	25	
Duxbury	3,814,794,862	4,906	\$777,577	\$14.48	\$11,259	26	
Hopkinton	2,922,634,200	4,458	\$655,593	\$17.08	\$11,198	27	*
Cambridge	7,304,529,423	3,889	\$1,878,254	\$5.85	\$10,988	28	*
Topsfield	1,150,755,800	1,881	\$611,779	\$17.92	\$10,963	29	
Boxford	1,807,709,575	2,646	\$683,186	\$16.01	\$10,938	30	
Hamilton	1,480,377,900	2,375	\$623,317	\$17.51	\$10,914	31	
Southborough	1,900,707,500	2,877	\$660,656	\$16.21	\$10,709	32	
Andover	6,058,256,300	8,715	\$695,153	\$15.29	\$10,629	33	*
Stow	1,119,236,400	2,106	\$531,451	\$19.98	\$10,618	34	
Boxborough	746,279,700	1,208	\$617,781	\$17.17	\$10,607	35	

FY2021 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>	<u>Note</u>
Hingham	5,465,381,300	6,228	\$877,550	\$11.80	\$10,355	36	
Bedford	2,603,316,731	3,463	\$751,752	\$13.53	\$10,171	37	
Essex	633,490,990	994	\$637,315	\$15.80	\$10,070	38	
Westborough	2,104,123,482	3,900	\$539,519	\$18.54	\$10,003	39	
Milton	5,464,050,400	7,197	\$759,212	\$13.13	\$9,968	40	
North Reading	2,639,828,700	4,288	\$615,632	\$15.63	\$9,622	41	
Tisbury	2,208,896,913	2,119	\$1,042,424	\$9.17	\$9,559	42	*
Marblehead	5,635,435,367	6,231	\$904,419	\$10.42	\$9,424	43	
Westford	3,597,488,300	6,359	\$565,732	\$16.64	\$9,414	44	
Arlington	6,635,547,300	8,001	\$829,340	\$11.34	\$9,405	45	
Longmeadow	2,065,758,900	5,444	\$379,456	\$24.74	\$9,388	46	
Norfolk	1,627,155,742	3,131	\$519,692	\$17.99	\$9,349	47	
Lynnfield	2,705,976,150	3,868	\$699,580	\$13.27	\$9,283	48	
Somerville	2,092,957,700	2,313	\$904,867	\$10.19	\$9,221	49	*
Aquinnah	574,328,873	401	\$1,432,242	\$6.39	\$9,152	50	
Reading	4,315,605,600	6,567	\$657,165	\$13.81	\$9,075	51	*
Swampscott	2,260,808,700	3,467	\$652,094	\$13.80	\$8,999	52	
Holliston	2,239,061,600	4,483	\$499,456	\$17.85	\$8,915	53	
Groton	1,638,151,900	3,237	\$506,071	\$17.60	\$8,907	54	
Hanover	2,290,967,337	4,213	\$543,785	\$16.33	\$8,880	55	
Middleton	1,345,285,300	2,102	\$640,003	\$13.72	\$8,781	56	
West Newbury	814,289,900	1,390	\$585,820	\$14.88	\$8,717	57	
Natick	5,444,908,200	8,519	\$639,149	\$13.61	\$8,699	58	
Littleton	1,484,916,400	3,050	\$486,858	\$17.70	\$8,617	59	
Watertown	2,001,851,500	2,867	\$698,239	\$12.25	\$8,553	60	*
Millis	962,390,900	2,220	\$433,509	\$19.62	\$8,505	61	
Scituate	4,303,255,900	6,817	\$631,254	\$13.33	\$8,415	62	
Walpole	3,669,592,700	6,598	\$556,167	\$14.84	\$8,254	63	
Maynard	1,091,700,500	2,677	\$407,807	\$20.15	\$8,217	64	
Amherst	1,542,255,922	4,109	\$375,336	\$21.82	\$8,190	65	
Newburyport	2,828,288,700	4,414	\$640,754	\$12.64	\$8,099	66	
Provincetown	976,379,300	863	\$1,131,378	\$7.08	\$8,010	67	*
Dunstable	538,872,600	1,104	\$488,109	\$16.41	\$8,010	68	
Nahant	860,829,700	1,135	\$758,440	\$10.51	\$7,971	69	
North Andover	3,547,077,400	6,326	\$560,714	\$14.17	\$7,945	70	

FY2021 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>	<u>Note</u>
Northborough	1,874,797,000	4,063	\$461,432	\$17.12	\$7,900	71	
Medway	1,661,606,600	3,683	\$451,156	\$17.46	\$7,877	72	
Ashland	1,874,173,300	3,811	\$491,780	\$15.93	\$7,834	73	
Gloucester	4,522,844,900	7,207	\$627,563	\$12.44	\$7,807	74	
Ipswich	2,124,987,300	3,625	\$586,203	\$13.22	\$7,750	75	
Amesbury	1,471,945,300	3,497	\$420,917	\$18.25	\$7,682	76	
Easton	2,804,189,900	5,701	\$491,877	\$15.48	\$7,614	77	
Upton	1,056,537,800	2,309	\$457,574	\$16.60	\$7,596	78	
Dedham	3,645,401,700	6,627	\$550,083	\$13.67	\$7,520	79	
Rowley	810,396,800	1,680	\$482,379	\$15.58	\$7,515	80	
Marion	1,499,721,009	2,264	\$662,421	\$11.32	\$7,499	81	
Mendon	868,477,200	1,947	\$446,059	\$16.79	\$7,489	82	
Wakefield	3,681,604,400	6,259	\$588,210	\$12.73	\$7,488	83	*
Mansfield	2,638,347,150	5,439	\$485,079	\$15.36	\$7,451	84	
Boston	21,250,010,803	30,502	\$696,676	\$10.67	\$7,434	85	*
Chelmsford	4,266,233,277	9,061	\$470,835	\$15.74	\$7,411	86	
Lancaster	762,921,100	2,081	\$366,613	\$19.98	\$7,325	87	
Georgetown	1,148,833,660	2,493	\$460,824	\$15.89	\$7,322	88	
Grafton	1,923,429,000	4,530	\$424,598	\$17.18	\$7,295	89	
Canton	3,230,097,000	5,453	\$592,352	\$12.20	\$7,227	90	
Melrose	4,183,063,400	6,366	\$657,094	\$10.95	\$7,195	91	
Beverly	4,820,252,800	8,533	\$564,895	\$12.70	\$7,174	92	
Foxborough	2,120,848,420	4,365	\$485,876	\$14.74	\$7,162	93	
Tewksbury	3,572,938,100	7,853	\$454,977	\$15.72	\$7,152	94	
Nantucket	11,140,293,300	5,655	\$1,969,990	\$3.63	\$7,151	95	*
Boylston	612,665,200	1,460	\$419,634	\$16.98	\$7,125	96	
Kingston	1,770,582,266	4,046	\$437,613	\$16.08	\$7,037	97	
Merrimac	714,105,400	1,655	\$431,484	\$16.30	\$7,033	98	
Wilmington	3,611,466,370	7,123	\$507,015	\$13.84	\$7,017	99	
Mattapoissett	1,584,703,843	2,957	\$535,916	\$12.96	\$6,945	100	
Franklin	3,665,821,100	7,745	\$473,315	\$14.65	\$6,934	101	
Waltham	5,347,167,700	8,731	\$612,435	\$11.32	\$6,933	102	*
Berlin	362,496,980	817	\$443,693	\$15.58	\$6,913	103	
Wilbraham	1,394,668,800	4,654	\$299,671	\$22.96	\$6,880	104	
Wrentham	1,746,381,148	3,585	\$487,136	\$14.07	\$6,854	105	

FY2021 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>	<u>Note</u>
Rockport	1,701,258,650	2,419	\$703,290	\$9.74	\$6,850	106	
Groveland	885,813,200	1,911	\$463,534	\$14.72	\$6,823	107	
Paxton	530,368,000	1,536	\$345,292	\$19.73	\$6,813	108	
Pelham	149,755,200	472	\$317,278	\$21.42	\$6,796	109	
West Tisbury	1,642,644,398	1,478	\$1,111,397	\$6.10	\$6,780	110	
Hudson	1,796,566,200	4,427	\$405,820	\$16.59	\$6,733	111	
Hopedale	554,079,800	1,477	\$375,139	\$17.87	\$6,704	112	
Danvers	3,078,311,000	6,167	\$499,159	\$13.35	\$6,664	113	
Tyngsborough	1,323,332,200	3,201	\$413,412	\$16.07	\$6,644	114	
Plympton	350,473,720	924	\$379,301	\$17.49	\$6,634	115	
Williamstown	711,556,800	1,862	\$382,147	\$17.30	\$6,611	116	
Orleans	3,208,816,300	3,816	\$840,885	\$7.84	\$6,593	117	
Framingham	6,315,538,700	13,516	\$467,264	\$14.05	\$6,565	118	
Abington	1,515,256,600	3,838	\$394,804	\$16.48	\$6,506	119	
Marshfield	4,490,367,800	9,179	\$489,200	\$13.19	\$6,453	120	
Great Barrington	860,293,100	2,148	\$400,509	\$15.99	\$6,404	121	
Hull	1,915,989,800	3,794	\$505,005	\$12.68	\$6,403	122	
Princeton	485,754,100	1,229	\$395,243	\$16.12	\$6,371	123	
East Bridgewater	1,433,533,900	3,837	\$373,608	\$17.05	\$6,370	124	
Leverett	211,415,200	655	\$322,771	\$19.73	\$6,368	125	
Pepperell	1,128,720,300	3,182	\$354,720	\$17.92	\$6,357	126	
Winthrop	1,152,873,585	2,300	\$501,249	\$12.68	\$6,356	127	
Shrewsbury	4,518,016,942	9,377	\$481,819	\$13.19	\$6,355	128	
Sutton	1,175,245,038	2,965	\$396,373	\$16.00	\$6,342	129	
Halifax	802,065,100	2,218	\$361,616	\$17.39	\$6,289	130	
Plymouth	7,465,271,300	19,190	\$389,019	\$16.16	\$6,287	131	
Quincy	7,076,169,512	13,678	\$517,339	\$12.14	\$6,281	132	
West Boylston	674,535,626	1,991	\$338,792	\$18.46	\$6,254	133	
Stoneham	2,967,359,100	5,141	\$577,195	\$10.82	\$6,245	134	
Sterling	964,785,900	2,554	\$377,755	\$16.52	\$6,241	135	
Lunenburg	1,250,130,900	3,558	\$351,358	\$17.74	\$6,233	136	
Sandwich	3,838,358,700	8,533	\$449,825	\$13.77	\$6,194	137	
Holden	2,144,933,600	6,033	\$355,533	\$17.40	\$6,186	138	
Pembroke	2,246,685,200	5,310	\$423,105	\$14.58	\$6,169	139	
East Longmeadow	1,594,158,900	5,489	\$290,428	\$21.06	\$6,116	140	

FY2021 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>	<u>Note</u>
Westhampton	189,709,700	642	\$295,498	\$20.64	\$6,099	141	
Truro	1,755,174,480	2,124	\$826,353	\$7.38	\$6,098	142	*
Salem	2,194,036,200	4,987	\$439,951	\$13.80	\$6,071	143	
Raynham	1,593,227,800	3,856	\$413,181	\$14.69	\$6,070	144	
Rockland	1,333,942,000	3,806	\$350,484	\$17.28	\$6,056	145	
Newbury	1,348,325,700	2,387	\$564,862	\$10.66	\$6,021	146	
West Bridgewater	760,906,300	2,114	\$359,937	\$16.71	\$6,015	147	
Bridgewater	2,298,412,100	5,563	\$413,161	\$14.48	\$5,983	148	
Sturbridge	957,216,450	3,047	\$314,150	\$19.02	\$5,975	149	
Malden	2,747,706,000	5,670	\$484,604	\$12.29	\$5,956	150	*
Carver	1,103,131,000	3,145	\$350,757	\$16.94	\$5,942	151	
Oak Bluffs	2,746,441,370	3,408	\$805,881	\$7.37	\$5,939	152	
Chilmark	2,223,188,100	1,092	\$2,035,887	\$2.91	\$5,924	153	
North Attleborough	2,865,917,700	6,914	\$414,509	\$14.27	\$5,915	154	
Plainville	808,359,800	2,012	\$401,769	\$14.70	\$5,906	155	
Stoughton	2,608,082,300	6,669	\$391,075	\$15.10	\$5,905	156	
Holbrook	1,091,853,200	3,207	\$340,459	\$17.22	\$5,863	157	
Williamsburg	203,395,000	728	\$279,389	\$20.97	\$5,859	158	
Northampton	1,900,125,186	5,688	\$334,059	\$17.37	\$5,803	159	
Rochester	773,910,920	1,792	\$431,870	\$13.37	\$5,774	160	
Saugus	3,379,052,500	7,224	\$467,754	\$12.34	\$5,772	161	
Medford	4,819,740,415	7,863	\$612,965	\$9.41	\$5,768	162	
Norton	1,702,721,280	4,446	\$382,978	\$14.93	\$5,718	163	
West Stockbridge	290,411,600	707	\$410,766	\$13.91	\$5,714	164	
Burlington	3,777,219,700	6,581	\$573,958	\$9.95	\$5,711	165	
Avon	437,903,500	1,294	\$338,411	\$16.78	\$5,679	166	
Townsend	899,848,200	2,906	\$309,652	\$18.33	\$5,676	167	
Douglas	936,425,300	2,760	\$339,285	\$16.72	\$5,673	168	
Hampden	506,748,000	1,759	\$288,089	\$19.67	\$5,667	169	
Billerica	4,753,576,100	10,912	\$435,628	\$13.00	\$5,663	170	
Shutesbury	187,324,770	748	\$250,434	\$22.61	\$5,662	171	
Blackstone	649,751,900	2,165	\$300,116	\$18.72	\$5,618	172	
Rehoboth	1,653,249,200	3,908	\$423,042	\$13.24	\$5,601	173	
Berkley	829,352,600	2,118	\$391,573	\$14.28	\$5,592	174	
Marlborough	2,857,862,300	7,062	\$404,682	\$13.80	\$5,585	175	

FY2021 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>	<u>Note</u>
Milford	2,056,097,900	5,896	\$348,728	\$15.98	\$5,573	176	
Norwood	2,871,268,000	5,849	\$490,899	\$11.34	\$5,567	177	
Hanson	1,168,882,300	3,179	\$367,689	\$15.10	\$5,552	178	
Middleborough	1,910,283,900	5,602	\$341,000	\$16.27	\$5,548	179	
Edgartown	5,931,652,304	3,508	\$1,690,893	\$3.28	\$5,546	180	
Conway	179,313,100	606	\$295,896	\$18.73	\$5,542	181	
Stockbridge	621,772,700	1,100	\$565,248	\$9.78	\$5,528	182	
Uxbridge	1,199,101,239	3,465	\$346,061	\$15.82	\$5,475	183	
Chelsea	334,597,700	834	\$401,196	\$13.62	\$5,464	184	*
Granby	559,767,725	2,050	\$273,057	\$19.85	\$5,420	185	
Whitman	1,185,382,100	3,395	\$349,155	\$15.50	\$5,412	186	
Shirley	506,374,360	1,558	\$325,016	\$16.53	\$5,373	187	
Rutland	874,097,950	2,726	\$320,652	\$16.70	\$5,355	188	
Ashburnham	630,087,599	2,421	\$260,259	\$20.55	\$5,348	189	
Braintree	4,888,056,000	9,094	\$537,503	\$9.95	\$5,348	190	
Leominster	2,438,021,800	8,271	\$294,767	\$18.13	\$5,344	191	
Randolph	2,601,639,548	7,226	\$360,039	\$14.78	\$5,321	192	
Westminster	884,699,800	2,811	\$314,728	\$16.76	\$5,275	193	
Belchertown	1,302,711,100	4,499	\$289,556	\$18.13	\$5,250	194	
Dighton	856,881,300	2,438	\$351,469	\$14.83	\$5,212	195	
Lakeville	1,589,894,500	3,897	\$407,979	\$12.77	\$5,210	196	
Southampton	701,136,000	2,151	\$325,958	\$15.97	\$5,206	197	
Ayer	615,826,700	1,674	\$367,877	\$14.14	\$5,202	198	
Richmond	302,953,100	746	\$406,103	\$12.72	\$5,166	199	
Barnstable	11,893,063,300	21,051	\$564,964	\$9.10	\$5,141	200	*
Bourne	3,719,417,130	7,806	\$476,482	\$10.77	\$5,132	201	
Auburn	1,434,080,400	5,087	\$281,911	\$18.14	\$5,114	202	
Wellfleet	1,995,416,510	3,101	\$643,475	\$7.86	\$5,058	203	*
Chatham	5,932,368,300	5,873	\$1,010,109	\$4.98	\$5,030	204	
Harwich	5,023,432,500	8,591	\$584,732	\$8.60	\$5,029	205	
Ashby	297,330,100	1,097	\$271,039	\$18.55	\$5,028	207	
Dracut	3,012,949,700	7,796	\$386,474	\$13.01	\$5,028	206	
Seekonk	1,849,171,700	4,996	\$370,130	\$13.57	\$5,023	208	
Mashpee	3,976,952,700	7,064	\$562,989	\$8.91	\$5,016	209	
Weymouth	5,721,057,440	13,433	\$425,896	\$11.74	\$5,000	210	

FY2021 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>	<u>Note</u>
Deerfield	448,077,760	1,422	\$315,104	\$15.85	\$4,994	211	
Ludlow	1,434,534,400	6,059	\$236,761	\$21.08	\$4,991	212	
Lenox	686,691,300	1,610	\$426,516	\$11.65	\$4,969	213	
Northbridge	1,212,584,300	3,558	\$340,805	\$14.49	\$4,938	214	
Millville	258,751,900	835	\$309,883	\$15.93	\$4,936	215	
Attleboro	3,261,949,900	9,817	\$332,276	\$14.80	\$4,918	216	
Salisbury	915,836,000	2,098	\$436,528	\$11.26	\$4,915	217	
Falmouth	10,647,152,000	18,474	\$576,332	\$8.50	\$4,899	218	
Lanesborough	293,170,600	1,217	\$240,896	\$20.28	\$4,885	219	
Bellingham	1,607,740,920	4,744	\$338,900	\$14.41	\$4,884	220	
Lynn	4,360,908,200	11,640	\$374,648	\$13.03	\$4,882	221	
Woburn	4,230,958,300	8,103	\$522,147	\$9.33	\$4,872	222	
Chesterfield	126,392,900	526	\$240,291	\$20.20	\$4,854	224	
Westfield	2,422,863,383	9,424	\$257,095	\$18.88	\$4,854	223	
Whately	183,805,080	565	\$325,319	\$14.92	\$4,854	225	
Brewster	3,165,978,170	5,615	\$563,843	\$8.58	\$4,838	226	
Dalton	445,516,600	1,984	\$224,555	\$21.51	\$4,830	227	
Methuen	3,978,530,265	10,877	\$365,775	\$13.19	\$4,825	228	
South Hadley	1,226,556,900	4,378	\$280,164	\$17.22	\$4,824	229	
Easthampton	1,114,047,300	4,052	\$274,938	\$17.54	\$4,822	230	
Southwick	847,709,800	3,094	\$273,985	\$17.59	\$4,819	231	
Peabody	5,046,872,600	11,003	\$458,682	\$10.49	\$4,812	232	
Russell	116,521,680	526	\$221,524	\$21.71	\$4,809	233	
Millbury	1,131,436,999	3,642	\$310,664	\$15.43	\$4,794	234	
Haverhill	3,741,972,700	10,498	\$356,446	\$13.44	\$4,791	235	
Eastham	2,685,253,300	5,150	\$521,408	\$9.18	\$4,787	236	
New Braintree	79,077,200	291	\$271,743	\$17.47	\$4,747	237	
Greenfield	791,801,457	3,883	\$203,915	\$23.22	\$4,735	238	
Sheffield	451,673,000	1,332	\$339,094	\$13.88	\$4,707	239	
Hatfield	334,638,200	1,016	\$329,368	\$14.19	\$4,674	240	
Revere	1,900,317,000	4,515	\$420,890	\$11.06	\$4,655	241	
Sunderland	233,651,500	779	\$299,938	\$15.49	\$4,646	242	
Somerset	1,905,873,900	6,049	\$315,073	\$14.68	\$4,625	243	
Freetown	1,077,512,800	2,964	\$363,533	\$12.70	\$4,617	244	
Brimfield	340,430,800	1,298	\$262,273	\$17.55	\$4,603	245	

FY2021 (Last Year) Average Single Family Tax Bills STATEWIDE
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<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>	<u>Note</u>
Clinton	692,473,470	2,428	\$285,203	\$15.94	\$4,546	246	
Brockton	5,191,660,800	16,717	\$310,562	\$14.50	\$4,503	247	
Charlemont	88,783,100	404	\$219,760	\$20.48	\$4,501	248	
Ashfield	162,317,000	606	\$267,850	\$16.55	\$4,433	249	
Lowell	3,889,974,600	11,889	\$327,191	\$13.46	\$4,404	250	
Buckland	142,936,500	583	\$245,174	\$17.84	\$4,374	251	
Worcester	6,828,626,992	25,428	\$268,548	\$16.28	\$4,372	252	
Brookfield	223,449,400	921	\$242,616	\$17.99	\$4,365	253	
Acushnet	1,060,852,700	3,365	\$315,261	\$13.83	\$4,360	254	
Webster	1,113,852,700	3,863	\$288,339	\$15.10	\$4,354	255	
Oxford	978,379,500	3,716	\$263,288	\$16.53	\$4,352	256	
Charlton	1,211,405,700	4,182	\$289,671	\$15.01	\$4,348	257	
Fitchburg	1,502,422,900	6,585	\$228,158	\$19.03	\$4,342	258	
Dartmouth	4,398,333,550	10,053	\$437,515	\$9.90	\$4,331	259	
Swansea	1,840,462,847	6,058	\$303,807	\$14.21	\$4,317	260	
Everett	1,179,563,700	2,709	\$435,424	\$9.87	\$4,298	261	*
Bernardston	170,861,700	740	\$230,894	\$18.57	\$4,288	263	
Wendell	55,737,000	319	\$174,724	\$24.54	\$4,288	262	
New Salem	91,178,650	418	\$218,131	\$19.63	\$4,282	264	
Monson	626,770,705	2,665	\$235,186	\$18.12	\$4,262	265	
Gardner	853,053,400	4,020	\$212,202	\$20.04	\$4,253	267	
New Marlborough	370,954,200	867	\$427,860	\$9.94	\$4,253	266	
Hubbardston	408,309,326	1,425	\$286,533	\$14.81	\$4,244	268	
Taunton	3,213,683,999	10,760	\$298,670	\$14.20	\$4,241	269	
Shelburne	143,996,200	493	\$292,082	\$14.47	\$4,226	270	
Leyden	63,945,600	253	\$252,749	\$16.69	\$4,218	271	
Hadley	584,908,000	1,670	\$350,244	\$12.00	\$4,203	272	
Agawam	1,931,395,500	7,737	\$249,631	\$16.80	\$4,194	273	
Petersham	121,198,300	444	\$272,969	\$15.31	\$4,179	274	
Southbridge	589,684,600	2,746	\$214,743	\$19.44	\$4,175	275	
Monterey	421,583,300	737	\$572,026	\$7.27	\$4,159	276	
Egremont	345,000,100	778	\$443,445	\$9.35	\$4,146	277	
Heath	61,514,600	338	\$181,996	\$22.52	\$4,099	278	
Goshen	122,428,995	497	\$246,336	\$16.61	\$4,092	279	
Barre	342,521,831	1,515	\$226,087	\$18.00	\$4,070	280	

FY2021 (Last Year) Average Single Family Tax Bills STATEWIDE
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<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>	<u>Note</u>
Ware	519,938,300	2,584	\$201,215	\$20.18	\$4,061	281	
Hawley	32,445,400	143	\$226,891	\$17.88	\$4,057	282	
Worthington	118,089,600	479	\$246,534	\$16.41	\$4,046	283	
Alford	223,733,800	307	\$728,775	\$5.55	\$4,045	285	
Palmer	611,335,100	3,192	\$191,521	\$21.12	\$4,045	284	
Washington	58,908,600	244	\$241,429	\$16.69	\$4,029	286	
Holyoke	1,105,499,736	5,319	\$207,840	\$19.27	\$4,005	287	
Huntington	152,379,760	763	\$199,711	\$19.99	\$3,992	288	
Blandford	114,734,900	511	\$224,530	\$17.76	\$3,988	289	
West Springfield	1,534,254,800	6,504	\$235,894	\$16.90	\$3,987	290	
Colrain	111,005,400	591	\$187,826	\$21.16	\$3,974	291	
Leicester	836,898,100	3,188	\$262,515	\$15.13	\$3,972	292	
Yarmouth	5,303,337,970	12,872	\$412,006	\$9.56	\$3,939	293	
Hardwick	172,100,900	689	\$249,784	\$15.73	\$3,929	294	
Granville	139,075,100	556	\$250,135	\$15.70	\$3,927	295	
Templeton	597,907,100	2,453	\$243,745	\$16.11	\$3,927	296	
Pittsfield	2,305,506,700	11,307	\$203,901	\$19.25	\$3,925	297	
Peru	70,983,400	348	\$203,975	\$19.21	\$3,918	298	
New Bedford	3,147,750,900	12,552	\$250,777	\$15.59	\$3,910	299	
Westport	2,720,628,400	6,005	\$453,061	\$8.62	\$3,905	300	
Gill	100,558,535	446	\$225,468	\$17.29	\$3,898	301	
Phillipston	182,115,922	755	\$241,213	\$16.11	\$3,886	302	
Plainfield	53,962,800	268	\$201,354	\$19.24	\$3,874	303	
East Brookfield	212,363,000	816	\$260,249	\$14.83	\$3,859	304	
Wales	135,512,500	718	\$188,736	\$20.29	\$3,829	305	
Montgomery	90,721,100	330	\$274,912	\$13.90	\$3,821	306	
Holland	310,208,200	1,351	\$229,614	\$16.62	\$3,816	307	
Spencer	849,124,200	3,140	\$270,422	\$14.04	\$3,797	308	
West Brookfield	352,493,400	1,308	\$269,490	\$14.03	\$3,781	309	
Oakham	190,575,440	657	\$290,069	\$13.02	\$3,777	310	
Montague	450,968,600	2,085	\$216,292	\$17.44	\$3,772	311	
Lee	469,466,500	1,830	\$256,539	\$14.68	\$3,766	312	
North Brookfield	315,958,700	1,335	\$236,673	\$15.74	\$3,725	313	
Middlefield	39,012,300	187	\$208,622	\$17.70	\$3,693	314	
Tyringham	134,211,300	251	\$534,706	\$6.90	\$3,689	315	

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Orange	387,851,000	2,110	\$183,816	\$20.05	\$3,686	316	
Cummington	81,405,700	337	\$241,560	\$15.24	\$3,681	317	
Chester	87,512,100	489	\$178,961	\$20.49	\$3,667	318	
Northfield	243,503,900	1,075	\$226,515	\$16.12	\$3,651	319	
Fairhaven	1,735,657,300	5,431	\$319,583	\$11.29	\$3,608	320	
Sandisfield	160,574,800	595	\$269,874	\$13.35	\$3,603	321	
Chicopee	2,207,753,900	11,139	\$198,200	\$17.61	\$3,490	322	
Fall River	2,319,900,500	9,218	\$251,671	\$13.83	\$3,481	324	
Warwick	59,411,600	335	\$177,348	\$19.63	\$3,481	323	
Dudley	895,113,700	3,181	\$281,394	\$12.30	\$3,461	325	
Lawrence	1,207,006,100	4,284	\$281,747	\$12.27	\$3,457	326	
Winchendon	630,613,650	2,872	\$219,573	\$15.72	\$3,452	327	
Hinsdale	203,576,500	847	\$240,350	\$14.33	\$3,444	328	
Wareham	2,879,947,194	9,444	\$304,950	\$11.16	\$3,403	329	
Warren	276,087,100	1,298	\$212,702	\$15.96	\$3,395	330	
Adams	328,694,200	2,199	\$149,474	\$22.62	\$3,381	331	
New Ashford	26,177,000	92	\$284,533	\$11.77	\$3,349	332	
Springfield	4,559,224,400	26,376	\$172,855	\$18.90	\$3,267	333	
Athol	614,951,278	3,410	\$180,338	\$17.66	\$3,185	334	

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Dennis	6,089,096,370	11,695	\$520,658	\$6.03	\$3,140	335	
Mount Washington	67,685,300	148	\$457,333	\$6.55	\$2,996	336	
Cheshire	252,740,700	1,135	\$222,679	\$13.37	\$2,977	337	
Clarksburg	113,278,800	615	\$184,193	\$15.82	\$2,914	338	
Becket	422,349,784	1,697	\$248,880	\$11.62	\$2,892	339	
North Adams	409,868,700	2,639	\$155,312	\$18.61	\$2,890	340	
Tolland	156,342,400	500	\$312,685	\$9.24	\$2,889	341	
Royalston	115,244,400	518	\$222,480	\$12.86	\$2,861	342	
Windsor	97,491,100	451	\$216,167	\$13.05	\$2,821	343	
Otis	501,619,500	1,536	\$326,575	\$8.47	\$2,766	344	
Savoy	52,311,050	298	\$175,540	\$14.17	\$2,487	345	
Gosnold	109,839,070	134	\$819,695	\$2.72	\$2,230	346	
Erving	107,673,800	510	\$211,125	\$7.59	\$1,602	347	
Monroe	7,097,200	63	\$112,654	\$13.91	\$1,567	348	
Florida	49,180,700	292	\$168,427	\$8.51	\$1,433	349	
Rowe	46,360,800	212	\$218,683	\$5.33	\$1,166	350	
Hancock	80,519,600	314	\$256,432	\$2.98	\$764	351	
*Information from Massachusetts Department of Revenue							
Chapter 59 Data Exemptions FY2021							



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
FY2022 Classification Hearing
November 15, 2021

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 2022?
27. My next-door neighbors have done work on their house – a new kitchen, new bathroom and an addition. How come their assessment has not gone up?

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

City of Newton
Department of Assessment Administration
Frequently Asked Questions

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

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

2. What does my assessment represent?

The assessment is an estimate of market value. The definition of market value is the price a willing buyer would pay a willing seller in an open, competitive market, without any undue influences. The assessment represents the estimate of market value as of January 1, 2021 for Fiscal Year 2022. This estimate of market value is determined by examining sales of properties from late calendar year 2019, calendar year 2020, and early calendar year 2021 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 2022, the Mayor and the City Council approved a budget that included a tax levy of \$389,181,547 (before Debt Exclusion). The levy limit for Fiscal Year 2021 was \$373,675,762 (before debt exclusion payment). So, the maximum amount of taxes that can be budgeted by the Mayor and the City Council for Fiscal Year 2022 is $\$373,675,762 \times 102.5\% = \$383,017,656$ plus certified new growth plus a voter approved debt exclusion payment of \$3,129,345. (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 \$6,163,891. Therefore, the maximum amount of taxes which can be levied for Fiscal Year 2022 is $\$383,017,656 + \$6,163,891 + \$3,129,345 = \$392,310,892$. 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 \$15,495,364 from last year's levy limit of \$376,815,528 (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 2020, there is no limit or minimum price it would sell for in calendar year 2021 or beyond. It could sell for \$600,000, \$700,000, \$1,000,000 or \$400,000. The sale price would be based on the real estate market at that time. The assessments do not predict market value. The assessments reflect (or report) market value.

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

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

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

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

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

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

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

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

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

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

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

The assessed value represents the estimate of market value of the property. The real estate market changes constantly. The assessment for Fiscal Year 2022 represents the estimate of market value as of January 1, 2021. This estimate of market value is determined by examining sales of properties from late calendar year 2019, calendar year 2020, and early calendar year 2021. 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 2022, it is the market value as of January 1, 2021. This Fiscal Year 2022 assessment is determined by examining sales of properties from late calendar year 2019, calendar year 2020, and early calendar year 2021.

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 2022 represent the estimate of market value as of January 1, 2021.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Legally, the assessors must retain the owner of record as of January 1, 2021 for Fiscal Year 2022. If you purchased the property after January 1, 2021, by law we will carry both your name and the legal owner as of January 1, 2021. For Fiscal Year 2023, the legal owner as of January 1, 2022 will be maintained. This is when the prior owner would be removed and your name would be the only name appearing on the ownership record.

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

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

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

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

26. What are the median assessed values of single families, two and three families, condominiums, and apartment buildings for Fiscal Year 2022?

The median assessed values for Fiscal Year 2022 are as follows:

Single Family	\$1,132,650
Two-Family	\$950,800
Three-Family	\$1,048,900
Condominium	\$678,900
Apartments (4+ Units)	\$1,503,350

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.