

A scenic view of a park with a pond, a large red bush, and various trees. The image shows a large, vibrant red bush in the foreground on the left, a pond in the middle ground, and several trees with green and yellow foliage in the background. The sky is overcast.

City of Newton Fiscal Year 2011

Classification Hearing

November 1, 2010

Elizabeth Dromey, Director

Assessment Administration

City of Newton
FY2011 Classification Hearing
November 1, 2010

**City of Newton
Fiscal Year 2011
Classification Hearing**

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City of Newton
FY2011 Classification Hearing
November 1, 2010

City of Newton



Setti D. Warren
Mayor

ASSESSMENT ADMINISTRATION

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Date: October 22, 2010

To: Honorable Setti D. Warren, Mayor
Leonard J. Gentile, Chairman, Finance Committee
Board of Aldermen Members

From: Elizabeth Dromey, Director of Assessment Administration

Subject: Support Information Relative to the Fiscal Year 2011
Property Tax Rate Classification

In anticipation of the public hearing for the FY2011 Tax Rate Classification, scheduled for Monday, November 1, 2010, 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 have made some changes to the classification packet this year. We have added some new features to help assist you in your decision to establish the proportion of the tax levy raised by the residential and commercial classes of property.

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

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

**City of Newton
Fiscal Year 2011
Classification Hearing**

Questions and Answers

1. What is the purpose of this hearing?

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

2. How do taxes increase or decrease?

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

Based on his determination of the financial needs of the City, the Mayor presented a budget to the Board of Aldermen in the spring of 2010. The Board of Aldermen then conducted budget hearings. The Mayor and the Board of Aldermen 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 2011 would be higher or lower than property tax collected for fiscal year 2010.

For fiscal year 2010, the levy limit (the amount of taxes that can be raised without a tax override or debt exclusion) was \$233,388,825. For fiscal year 2011, by law, the Aldermen have the option (but are not required) to increase the fiscal year 2010 tax levy by 2.5%. This 2.5% increase is \$5,834,721. Finally, the Aldermen have the option (but are not required) to increase the fiscal year 2010 tax levy by the amount of "new growth" in the City for calendar year 2009. 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 2011 is \$2,501,206.

The maximum amount the fiscal year 2011 tax levy can be (without a tax override or debt exclusion) is:

Fiscal Year 2010 Tax Levy Limit:	\$233,388,825
2.5% Increase:	\$ 5,834,721
New Growth:	\$ 2,501,206

Fiscal Year 2011 Tax Levy Limit:	\$241,724,752
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Therefore, when the Aldermen opted to increase the tax levy by the 2.5% maximum and apply all of the new growth as new revenue, the Aldermen approved a tax increase of \$8,335,927 for fiscal year 2011. This is an increase of 3.57% from last year. This means citywide, the average tax increase has to be 3.57%, because the Aldermen are asking for 3.57% more tax this year as compared to last year.

**City of Newton
Fiscal Year 2011
Classification Hearing**

Questions and Answers

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

The Aldermen cannot increase this levy limit above \$241,724,752 without the approval of a majority of voters in the City of Newton. This can be accomplished by either override or debt exclusion.

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

The Aldermen 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 Aldermen's budget hearings and subsequent approval of the City budget by the Mayor and the Board of Aldermen 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, 2010 for fiscal year 2011. 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 Board of Aldermen on what proportion of the levy to shift (or not) from residential property owners to commercial, industrial and personal property owners.

**City of Newton
Fiscal Year 2011
Classification Hearing**

Questions and Answers

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

This is the purpose of the classification hearing. The Aldermen 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 2011 numbers. If there was no “shift”, there would be a single tax rate and the following table would apply:

<u>Class</u>	<u>FY2011 Value</u>	<u>%Value</u>	<u>%Tax</u>
Residential	18,113,668,363	89.53%	89.53%
Commercial	1,683,339,437	8.32%	8.32%
Industrial	146,706,500	0.73%	0.73%
Personal	289,095,700	1.42%	1.42%
Total	20,232,810,000	100.00%	100.00%

This means the residential property makes up 89.53% of the overall value in the City and therefore would pay 89.53% of the overall tax levy. The commercial property makes up 8.32% of the overall value in the City and therefore would pay 8.32% of the overall tax levy and so on for industrial and personal property classes.

The classification hearing is when the Board of Aldermen must decide whether or not to shift more of the tax levy onto the commercial/industrial/personal property owners and less onto the residential property owners. By law, the maximum allowable shift for Newton is 175%. (The Aldermen have shifted 175% for FY2008, FY2009, and FY2010). If the Aldermen decide to shift 175% again this year, the process would be to multiply the (%Value) of the commercial, industrial, and personal property classes by 175% (1.75) to determine the increased percentage of the tax levy that those various classes will pay. By increasing those percentages, the residential percentage is lowered by 7.85%. The table below illustrates this.

<u>Class</u>	<u>FY2011 Value</u>	<u>%Value</u>	<u>Shift</u>	<u>%Tax</u>
Residential	\$18,113,668,363	89.53%	-	81.68%
Commercial	\$1,683,339,437	8.32%	175%	14.56%
Industrial	\$146,706,500	0.73%	175%	1.27%
Personal	\$289,095,700	1.42%	175%	2.49%
Total	\$20,232,810,000	100.00%		100.00%

**City of Newton
Fiscal Year 2011
Classification Hearing**

Questions and Answers

Put another way, once the factor of 175% (1.75) is applied to commercial, industrial and personal property, those classes then become responsible for 18.32 % of the tax levy. That number then is subtracted from 100% to arrive at the residential proportion of 81.68% of the tax levy.

So, if the Aldermen decide to shift 175%, the owners of commercial, industrial and personal property, which represent 10.47% of the taxable value, become responsible for 18.32% of the property tax levy. The result of this vote is that the residential property owners, whose property represents 89.53% of the taxable value, become responsible for 81.68% 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. Do the Aldermen have to sign something at the end of the classification hearing?

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

7. What are the components of Proposition 2 ½?

Proposition 2 ½ has two basic components. First, you cannot increase 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 \$1000 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).

City of Newton
 Fiscal Year 2011
 Classification Hearing
 Real Estate Value Changes FY2010 to FY2011

<u>Property Class</u>	<u>FY2010 Base Values</u>	<u>FY2011 Values</u>	<u>Percent Change</u>
<u>Residential Classes</u>			
Single Family	\$13,529,960,400	\$13,349,732,300	-1.33%
Two and Three Family	\$2,006,082,400	\$1,949,744,500	-2.81%
Condominium	\$1,998,479,500	\$1,980,428,700	-0.90%
Apartments	\$485,438,500	\$476,811,100	-1.78%
Vacant Land	\$102,242,300	\$104,365,300	2.08%
<u>Commercial Classes</u>			
Commercial	\$1,582,959,000	\$1,596,347,700	0.85%
Industrial	\$149,224,600	\$146,706,500	-1.69%
<u>Mixed Use Classes</u>			
Mixed Use	\$276,969,000	\$267,481,400	-3.43%

Please note these valuation changes include increases due to new construction/renovations and/or additions (new growth) and properties changing classes (Example: Two Family to Condominium).

Some single family properties went into the vacant land category due to the fact the existing single family home was demolished prior to 1/1/2010.

City of Newton
 Fiscal Year 2011
 Classification Hearing
 Property Values by Class

RESIDENTIAL PROPERTY CLASSES

<u>Property Type</u>	<u>Count</u>	<u>Value</u>	<u>Percent of Value</u>
Single Family	16,936	\$13,349,732,300	65.98%
Condominium	4,451	\$1,980,428,700	9.79%
Miscellaneous	171	\$60,349,500	0.30%
Two Family	2,921	\$1,758,037,300	8.69%
Three Family	292	\$191,707,200	0.95%
Apartments	158	\$476,811,100	2.36%
Vacant Land	877	\$104,365,300	0.52%
Mixed Use Residential	274	\$192,236,963	0.95%
 Total Residential	 26,080	 \$18,113,668,363	 89.53%

COMMERCIAL/INDUSTRIAL/PERSONAL PROPERTY CLASSES

<u>Property Type</u>	<u>Count</u>	<u>Value</u>	<u>Percent of Value</u>
Commercial	762	\$1,596,347,700	7.89%
Industrial	70	\$146,706,500	0.73%
Forest (Ch. 61)	1	\$700	0.00%
Golf Courses (Ch. 61B)	19	\$11,746,600	0.06%
Mixed Use	274	\$75,244,437	0.37%
Personal Property	1,151	\$36,759,000	0.18%
Personal Property	1,388	\$77,035,000	0.38%
Personal Property	2	\$98,398,300	0.49%
Personal Property	11	\$68,814,200	0.34%
Personal Property	1	\$1,427,500	0.01%
Personal Property	6	\$6,661,700	0.03%
 Total CIP	 3,685	 \$2,119,141,637	 10.47%
 Total Value		 \$20,232,810,000	 100.00%
		 <u>Value</u>	
Exempt Property		\$2,882,861,200	

City of Newton
Fiscal Year 2011
Classification Hearing
Tax Base Analysis

<u>Fiscal Year</u>	<u>Prior Year Levy Limit</u>	<u>2.50% Increase</u>	<u>New Growth</u>	<u>Levy Limit</u>	<u>Actual Levy</u>	<u>Reserve</u>
1983	\$75,318,031	\$1,882,951	\$1,892,538	\$78,499,175	\$75,171,091	\$3,328,084
1984	\$78,499,175	\$1,962,479	\$954,858	\$81,416,512	\$77,928,599	\$3,487,913
1985	\$81,416,512	\$2,035,413	\$1,131,529	\$84,583,454	\$79,876,814	\$4,706,640
1986	\$84,583,454	\$2,114,586	\$1,737,244	\$88,435,285	\$82,325,631	\$6,109,654
1987	\$88,435,285	\$2,210,882	\$2,109,793	\$92,755,960	\$86,340,425	\$6,415,535
1988	\$92,755,960	\$2,318,899	\$1,483,053	\$96,557,912	\$89,629,586	\$6,928,326
1989	\$96,557,912	\$2,413,948	\$1,774,043	\$100,745,902	\$95,581,274	\$5,164,628
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	\$241,724,752	\$0

Estimated

FY2011 Construction Growth Must Be Certified by the
Massachusetts Department of Revenue

Please note Fiscal Year 2003 had an \$11,500,000 voter-approved override.
This increased the levy limit beyond 2.5% plus construction growth.

City of Newton
Fiscal Year 2011
Classification Hearing

Impact Calculations on Various Property Classes Using Average and Median Values

<u>AVERAGES</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2010 Value	\$799,218	\$613,987	\$2,093,861	\$1,963,482
FY2010 Tax Rate	\$10.41	\$10.41	\$19.93	\$19.93
FY2010 Tax Bill	\$8,319.86	\$6,391.61	\$41,730.65	\$39,132.19
FY2011 Value	\$788,246	\$601,861	\$2,094,944	\$2,095,807

<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%	\$436.40	\$294.19	-\$1,684.76	\$930.19	\$11.11	\$19.12
161%	\$425.38	\$285.78	-\$1,434.48	\$1,180.58	\$11.09	\$19.23
162%	\$414.36	\$277.36	-\$1,184.19	\$1,430.97	\$11.08	\$19.35
163%	\$403.35	\$268.95	-\$933.90	\$1,681.36	\$11.07	\$19.47
164%	\$392.33	\$260.54	-\$683.62	\$1,931.75	\$11.05	\$19.59
165%	\$381.31	\$252.13	-\$433.33	\$2,182.14	\$11.04	\$19.71
166%	\$370.29	\$243.72	-\$183.04	\$2,432.53	\$11.02	\$19.83
167%	\$359.28	\$235.30	\$67.24	\$2,682.92	\$11.01	\$19.95
168%	\$348.26	\$226.89	\$317.53	\$2,933.31	\$11.00	\$20.07
169%	\$337.24	\$218.48	\$567.82	\$3,183.70	\$10.98	\$20.19
170%	\$326.22	\$210.07	\$818.10	\$3,434.09	\$10.97	\$20.31
171%	\$315.21	\$201.65	\$1,068.39	\$3,684.48	\$10.95	\$20.43
172%	\$304.19	\$193.24	\$1,318.68	\$3,934.87	\$10.94	\$20.55
173%	\$293.17	\$184.83	\$1,568.96	\$4,185.26	\$10.93	\$20.67
174%	\$282.15	\$176.42	\$1,819.25	\$4,435.65	\$10.91	\$20.79
175%	\$271.14	\$168.00	\$2,069.54	\$4,686.04	\$10.90	\$20.91

<u>MEDIANS</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2010 Value	\$685,900	\$587,900	\$728,200	\$787,150
FY2010 Tax Rate	\$10.41	\$10.41	\$19.93	\$19.93
FY2010 Tax Bill	\$7,140.22	\$6,120.04	\$14,513.03	\$15,687.90
FY2011 Value	\$674,650	\$575,300	\$726,400	\$833,250

<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%	\$354.15	\$270.70	-\$627.54	\$240.08	\$11.11	\$19.12
161%	\$344.72	\$262.66	-\$540.75	\$339.63	\$11.09	\$19.23
162%	\$335.29	\$254.62	-\$453.97	\$439.18	\$11.08	\$19.35
163%	\$325.87	\$246.58	-\$367.18	\$538.73	\$11.07	\$19.47
164%	\$316.44	\$238.54	-\$280.40	\$638.28	\$11.05	\$19.59
165%	\$307.01	\$230.50	-\$193.61	\$737.83	\$11.04	\$19.71
166%	\$297.58	\$222.45	-\$106.83	\$837.38	\$11.02	\$19.83
167%	\$288.15	\$214.41	-\$20.05	\$936.93	\$11.01	\$19.95
168%	\$278.72	\$206.37	\$66.74	\$1,036.48	\$11.00	\$20.07
169%	\$269.29	\$198.33	\$153.52	\$1,136.03	\$10.98	\$20.19
170%	\$259.86	\$190.29	\$240.31	\$1,235.58	\$10.97	\$20.31
171%	\$250.43	\$182.25	\$327.09	\$1,335.13	\$10.95	\$20.43
172%	\$241.00	\$174.21	\$413.88	\$1,434.68	\$10.94	\$20.55
173%	\$231.57	\$166.17	\$500.66	\$1,534.23	\$10.93	\$20.67
174%	\$222.14	\$158.13	\$587.45	\$1,633.78	\$10.91	\$20.79
175%	\$212.71	\$150.09	\$674.23	\$1,733.33	\$10.90	\$20.91

City of Newton
Fiscal Year 2011
Classification Hearing

Impact Calculations on Various Property Classes Using Average and Median Values

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FY2010 Tax Bill	\$8,319.86	\$6,391.61	\$41,730.65	\$39,132.19
FY2011 Value	\$788,246	\$601,861	\$2,094,944	\$2,095,807

<u>Shift Selected</u>	<u>% Change Single Family</u>	<u>% Change Two Family</u>	<u>% Change Commercial</u>	<u>% Change Industrial</u>	<u>Residential Tax Rate</u>	<u>Commercial Tax Rate</u>
160%	5.25%	4.60%	-4.04%	2.38%	\$11.11	\$19.12
161%	5.11%	4.47%	-3.44%	3.02%	\$11.09	\$19.23
162%	4.98%	4.34%	-2.84%	3.66%	\$11.08	\$19.35
163%	4.85%	4.21%	-2.24%	4.30%	\$11.07	\$19.47
164%	4.72%	4.08%	-1.64%	4.94%	\$11.05	\$19.59
165%	4.58%	3.94%	-1.04%	5.58%	\$11.04	\$19.71
166%	4.45%	3.81%	-0.44%	6.22%	\$11.02	\$19.83
167%	4.32%	3.68%	0.16%	6.86%	\$11.01	\$19.95
168%	4.19%	3.55%	0.76%	7.50%	\$11.00	\$20.07
169%	4.05%	3.42%	1.36%	8.14%	\$10.98	\$20.19
170%	3.92%	3.29%	1.96%	8.78%	\$10.97	\$20.31
171%	3.79%	3.15%	2.56%	9.42%	\$10.95	\$20.43
172%	3.66%	3.02%	3.16%	10.06%	\$10.94	\$20.55
173%	3.52%	2.89%	3.76%	10.70%	\$10.93	\$20.67
174%	3.39%	2.76%	4.36%	11.34%	\$10.91	\$20.79
175%	3.26%	2.63%	4.96%	11.97%	\$10.90	\$20.91

<u>MEDIANS</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2010 Value	\$685,900	\$587,900	\$728,200	\$787,150
FY2010 Tax Rate	\$10.41	\$10.41	\$19.93	\$19.93
FY2010 Tax Bill	\$7,140.22	\$6,120.04	\$14,513.03	\$15,687.90
FY2011 Value	\$674,650	\$575,300	\$726,400	\$833,250

<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%	4.96%	4.42%	-4.32%	1.53%	\$11.11	\$19.12
161%	4.83%	4.29%	-3.73%	2.16%	\$11.09	\$19.23
162%	4.70%	4.16%	-3.13%	2.80%	\$11.08	\$19.35
163%	4.56%	4.03%	-2.53%	3.43%	\$11.07	\$19.47
164%	4.43%	3.90%	-1.93%	4.07%	\$11.05	\$19.59
165%	4.30%	3.77%	-1.33%	4.70%	\$11.04	\$19.71
166%	4.17%	3.63%	-0.74%	5.34%	\$11.02	\$19.83
167%	4.04%	3.50%	-0.14%	5.97%	\$11.01	\$19.95
168%	3.90%	3.37%	0.46%	6.61%	\$11.00	\$20.07
169%	3.77%	3.24%	1.06%	7.24%	\$10.98	\$20.19
170%	3.64%	3.11%	1.66%	7.88%	\$10.97	\$20.31
171%	3.51%	2.98%	2.25%	8.51%	\$10.95	\$20.43
172%	3.38%	2.85%	2.85%	9.15%	\$10.94	\$20.55
173%	3.24%	2.72%	3.45%	9.78%	\$10.93	\$20.67
174%	3.11%	2.58%	4.05%	10.41%	\$10.91	\$20.79
175%	2.98%	2.45%	4.65%	11.05%	\$10.90	\$20.91

City of Newton
Fiscal Year 2011
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>
1982	\$75,151,698	N/A	N/A	75.0917%	24.9083%
1983	\$75,171,091	\$19,393	0.0258%	76.6858%	23.3142%
1984	\$77,928,599	\$2,757,508	3.6683%	73.3129%	26.6871%
1985	\$79,876,814	\$1,948,215	2.5000%	73.7441%	26.2559%
1986	\$82,325,631	\$2,448,817	3.0657%	73.2496%	26.7504%
1987	\$86,340,425	\$4,014,794	4.8767%	73.4089%	26.5911%
1988	\$89,629,586	\$3,289,161	3.8095%	72.7148%	27.2852%
1989	\$95,581,274	\$5,951,688	6.6403%	72.2189%	27.7811%
1990	\$105,205,222	\$9,623,948	10.0689%	72.3140%	27.6860%
1991	\$108,838,759	\$3,633,537	3.4538%	72.5684%	27.4316%
1992	\$112,689,184	\$3,850,425	3.5377%	72.7117%	27.2883%
1993	\$116,941,920	\$4,252,736	3.7739%	74.9205%	25.0795%
1994	\$121,079,222	\$4,137,302	3.5379%	75.0179%	24.9821%
1995	\$125,293,531	\$4,214,309	3.4806%	75.6575%	24.3425%
1996	\$129,682,983	\$4,389,452	3.5033%	76.9124%	23.0876%
1997	\$134,082,167	\$4,399,184	3.3923%	77.7435%	22.2565%
1998	\$138,934,388	\$4,852,221	3.6188%	78.4214%	21.5786%
1999	\$144,105,992	\$5,171,604	3.7223%	78.8086%	21.1914%
2000	\$149,411,520	\$5,305,528	3.6817%	79.7915%	20.2085%
2001	\$156,140,737	\$6,729,217	4.5038%	80.4603%	19.5397%
2002	\$162,278,416	\$6,137,679	3.9309%	81.0536%	18.9464%
2003	\$180,174,491	\$17,896,075	11.0280%	80.9189%	19.0811%
2004	\$187,384,724	\$7,210,233	4.0018%	82.2193%	17.7807%
2005	\$194,189,921	\$6,805,197	3.6317%	83.2145%	16.7855%
2006	\$201,238,041	\$7,048,120	3.6295%	83.8966%	16.1034%
2007	\$208,504,128	\$7,266,087	3.6107%	84.0340%	15.9660%
2008	\$215,828,884	\$7,324,756	3.5130%	83.0740%	16.9260%
2009	\$224,896,509	\$9,067,625	4.2013%	82.6368%	17.3632%
2010	\$233,300,284	\$8,403,775	3.7367%	82.0356%	17.9644%
Estimate	2011	\$241,724,752	\$8,424,468	3.6110%	

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

**City of Newton
Fiscal Year 2011
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 2011, the valuation date is January 1, 2010. 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 Board of Aldermen.

For example, in the current Fiscal Year 2011 proposed valuations, there is approximately a **2% decrease** in residential single-family valuations. Assuming a 175% shift selected by the Board of Aldermen, the result is a tax **increase** of \$274.14, or 3.26% 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 2011	Increase in %Tax for Fiscal Year 2011
Increase of 1%	\$274.14	3.26%
Increase of 50%	\$274.14	3.26%
Increase of 100%	\$274.14	3.26%
Decrease of 50%	\$274.14	3.26%
Decrease of 100%	\$274.14	3.26%

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 \$274.14 (assuming the shift of 175%) because of the budget approved by the Newton Board of Aldermen.

City of Newton
 Fiscal Year 2011
 Classification Hearing
 Historical Tracking of Residential/Commercial Shift
 Selected by the Newton 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>
1996	172%	5.40%	\$226.86	5.91%	\$222.27
1997	172%	4.81%	\$213.12	4.75%	\$189.04
1998	172%	4.45%	\$206.36	4.73%	\$197.33
1999	172%	4.25%	\$206.07	3.89%	\$169.90
2000	172%	5.28%	\$266.76	5.47%	\$248.30
2001	172%	5.43%	\$288.87	5.07%	\$242.26
2002	172%	4.55%	\$255.22	3.38%	\$169.68
2003	172%	10.64%	\$623.31	10.42%	\$540.93
2004	174%	5.40%	\$349.77	5.31%	\$304.35
2005	175%	3.18%	\$217.44	1.68%	\$101.15
2006	175%	4.62%	\$325.92	4.42%	\$271.58
2007	175%	3.62%	\$267.07	3.56%	\$228.35
2008	175%	1.84%	\$140.95	0.97%	\$64.41
2009	175%	3.40%	\$264.80	3.38%	\$226.66
2010	175%	3.48%	\$280.12	3.13%	\$216.93
Last 5 Years	Increase		\$1,278.86		\$1,007.93
Last 10 Years	Increase		\$3,013.47		\$2,366.30

Commercial

<u>Fiscal Year</u>	<u>Shift Selected</u>	<u>Mean %%</u>	<u>Mean \$\$</u>	<u>Median %%</u>	<u>Median \$\$</u>
1996	172%	0.38%	\$113.56	1.16%	\$153.75
1997	172%	0.30%	\$91.96	-0.17%	-\$18.58
1998	172%	-0.03%	-\$10.52	-0.50%	-\$54.81
1999	172%	3.52%	\$1,072.58	1.63%	\$176.40
2000	172%	-1.69%	-\$532.88	-2.81%	-\$308.98
2001	172%	1.05%	\$325.59	-2.95%	-\$315.54
2002	172%	1.92%	\$602.93	2.36%	\$245.58
2003	172%	11.37%	\$3,630.27	11.03%	\$1,170.70
2004	174%	-4.92%	-\$1,748.98	-6.35%	-\$747.70
2005	175%	-0.61%	-\$206.55	0.96%	\$105.79
2006	175%	0.12%	\$40.62	3.94%	\$438.69
2007	175%	2.65%	\$889.46	3.01%	\$348.20
2008	175%	9.21%	\$3,170.24	12.34%	\$1,468.71
2009	175%	4.22%	\$1,586.70	3.50%	\$467.64
2010	175%	6.54%	\$2,561.06	4.92%	\$681.00
Last 5 Years	Increase		\$8,248.08		\$3,404.24
Last 10 Years	Increase		\$10,851.34		\$3,863.07

Please note for Fiscal Year 2003 there was a voter-approved \$11,500,000 override. This accounts for the majority of the tax increase in Fiscal Year 2003. There was also a 2.5% increase approved by the Newton Board of Aldermen, as well as new growth due to new construction.

City of Newton
 Fiscal Year 2011
 Classification Hearing
 Historical Tax Rates Fiscal Year 1980 to Present

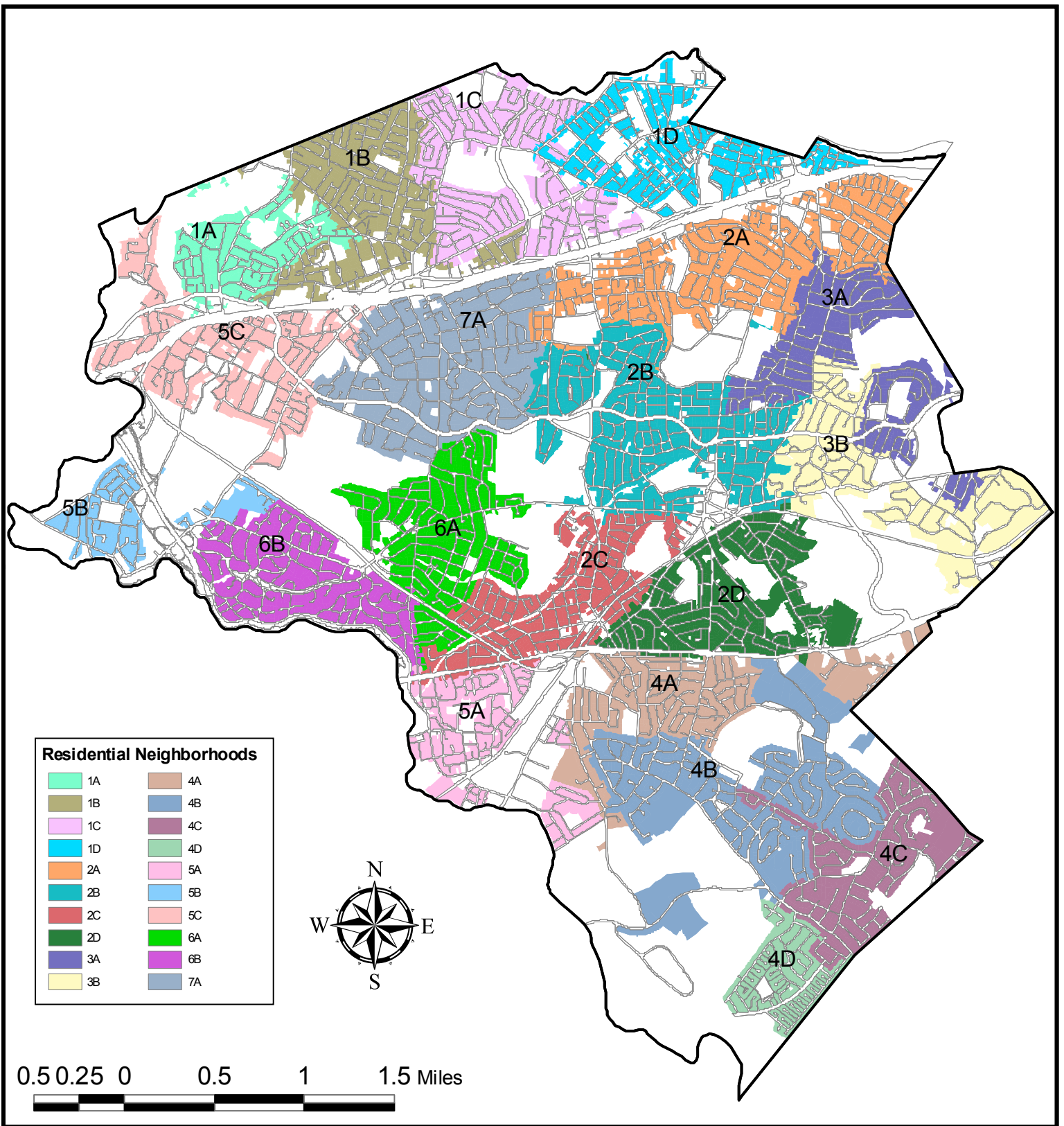
<u>Fiscal Year</u>	<u>Residential</u>	<u>Commercial</u>
1980	\$169.20	\$169.20
1981	\$177.00	\$177.00
1982	\$21.88	\$36.29
1983	\$21.84	\$35.90
1984	\$19.93	\$33.51
1985	\$20.34	\$34.12
1986	\$20.53	\$34.55
1987	\$11.49	\$19.31
1988	\$11.76	\$19.84
1989	\$12.35	\$20.90
1990	\$10.35	\$18.94
1991	\$10.79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

City of Newton
Fiscal Year 2011
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%	\$11.95	89.5262%	\$11.95	10.4738%	100.0000
105%	\$11.88	89.0025%	\$12.54	10.9975%	99.4150
110%	\$11.81	88.4788%	\$13.14	11.5212%	98.8301
115%	\$11.74	87.9551%	\$13.74	12.0449%	98.2451
120%	\$11.67	87.4314%	\$14.34	12.5686%	97.6602
125%	\$11.60	86.9078%	\$14.93	13.0923%	97.0752
130%	\$11.53	86.3841%	\$15.53	13.6159%	96.4903
135%	\$11.46	85.8604%	\$16.13	14.1396%	95.9053
140%	\$11.39	85.3367%	\$16.73	14.6633%	95.3203
145%	\$11.32	84.8130%	\$17.32	15.1870%	94.7354
150%	\$11.25	84.2893%	\$17.92	15.7107%	94.1504
155%	\$11.18	83.7656%	\$18.52	16.2344%	93.5655
160%	\$11.11	83.2419%	\$19.12	16.7581%	92.9805
165%	\$11.04	82.7182%	\$19.71	17.2818%	92.3956
166%	\$11.02	82.6135%	\$19.83	17.3865%	92.2786
167%	\$11.01	82.5088%	\$19.95	17.4912%	92.1616
168%	\$11.00	82.4040%	\$20.07	17.5960%	92.0446
169%	\$10.98	82.2993%	\$20.19	17.7007%	91.9276
170%	\$10.97	82.1945%	\$20.31	17.8055%	91.8106
171%	\$10.95	82.0898%	\$20.43	17.9102%	91.6936
172%	\$10.94	81.9851%	\$20.55	18.0149%	91.5766
173%	\$10.93	81.8803%	\$20.67	18.1197%	91.4596
174%	\$10.91	81.7756%	\$20.79	18.2244%	91.3426
175%	\$10.90	81.6709%	\$20.91	18.3292%	91.2257

City of Newton
Fiscal Year 2011
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)	\$572,000	\$604,500
1B	West Newton/Newtonville (North of Mass. Pike)	\$512,500	\$518,100
1C	Newtonville (North of Mass. Pike)	\$600,800	\$604,600
1D	Nonantum	\$515,000	\$474,600
2A	Newtonville (South of Mass. Pike)	\$860,000	\$995,400
2B	Newton Centre (North of Beacon Street)	\$739,500	\$833,200
2C	South of Beacon Street to Route 9	\$727,000	\$786,300
2D	Newton Highlands (North of Route 9)	\$600,000	\$651,300
3A	Farlow Hill/North Chestnut Hill	\$854,300	\$996,700
3B	Chestnut Hill	\$1,434,000	\$1,633,200
4A	South of Route 9	\$627,500	\$649,200
4B	Old Oak Hill	\$867,300	\$909,900
4C	South Side/Abutting West Roxbury and Brookline	\$765,000	\$962,800
4D	Oak Hill Park	\$518,900	\$603,400
5A	Upper Falls	\$488,000	\$523,900
5B	Lower Falls	\$550,900	\$577,300
5C	Auburndale (Islington and South of Commonwealth Avenue)	\$710,000	\$797,900
6A	Northeast Waban	\$902,300	\$1,064,200
6B	Southwest Waban	\$876,300	\$948,800
7A	West Newton Hill	\$1,436,300	\$1,574,600
	CITYWIDE	\$707,800	\$859,300



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 2011
Classification Hearing
Summary of Calendar Year 2009 Single Family Sales

**Calendar Year 2009
Single Family Sales**

Number of Sales 558

Median Sale Price \$707,750
 (Half the Single Family Homes sold for more than this median sale price)

Average Sale Price \$859,328

Summary of Sale Prices

<u>Less than</u> \$400,000	<u>Sales</u> 29	<u>Percent</u> 5.20%	<u>More than</u> \$600,000	<u>Sales</u> 377	<u>Percent</u> 67.56%
<u>Less than</u> \$600,000	<u>Sales</u> 181	<u>Percent</u> 32.44%	<u>More than</u> \$750,000	<u>Sales</u> 247	<u>Percent</u> 44.27%
			<u>More than</u> \$1,000,000	<u>Sales</u> 131	<u>Percent</u> 23.48%
			<u>More than</u> \$1,500,000	<u>Sales</u> 48	<u>Percent</u> 8.60%
			<u>More than</u> \$2,000,000	<u>Sales</u> 21	<u>Percent</u> 3.76%

2009 Single Family Sales



Median Sale Price: \$707,750

Average Sale Price: \$859,328

**> \$750,000-247 Sales
(44.27%)**



**> \$1,000,000-131 Sales
(23.48%)**



**> \$1,500,000-48 Sales
(8.60%)**

Fiscal Year 2011 Classification Hearing
 Massachusetts
 Fiscal Year 2010
 Communities with Highest Tax Levies Statewide

<u>Community</u>	<u>Residential</u>	<u>CIP</u>	<u>Total</u>	<u>RES%</u>	<u>CIP%</u>
BOSTON	\$554,938,764	\$910,119,144	\$1,465,057,908	37.88%	62.12%
CAMBRIDGE	\$92,836,959	\$175,826,025	\$268,662,984	34.56%	65.44%
NEWTON	\$191,384,572	\$41,915,712	\$233,300,284	82.03%	17.97%
WORCESTER	\$130,063,177	\$77,439,702	\$207,502,879	62.68%	37.32%
SPRINGFIELD	\$102,416,999	\$68,399,604	\$170,816,603	59.96%	40.04%
QUINCY	\$118,581,053	\$51,615,451	\$170,196,504	69.67%	30.33%
BROOKLINE	\$127,971,535	\$24,709,637	\$152,681,172	83.82%	16.18%
FRAMINGHAM	\$86,852,254	\$65,715,795	\$152,568,049	56.93%	43.07%
WALTHAM	\$61,192,348	\$78,772,540	\$139,964,888	43.72%	56.28%
LEXINGTON	\$95,584,766	\$26,082,695	\$121,667,461	78.56%	21.44%

The Tax Levy is the amount of money raised by a vote of the Aldermen, Selectmen or City Council.

The City of Newton has the 3rd highest tax levy in the Commonwealth of Massachusetts as voted by the Newton Board of Aldermen for FY2010.

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 2011
Classification Hearing
7 Year Median Sale Prices of Single Family Homes

<u>Calendar Year</u>	<u>Median Sale Price</u>
2003	\$672,500
2004	\$725,000
2005	\$747,000
2006	\$738,250
2007	\$763,000
2008	\$755,000
2009	\$705,750
2010	\$745,000

2010 is through July 31, 2009

City of Newton
FY2011 Classification Hearing
November 1, 2010

City of Newton
Fiscal Year 2011
Classification Hearing
November 1, 2010

Supplement 1

Statewide Average Single Family Tax Bills

And

Statewide Residential Tax Rates

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

FY2010 Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
WESTON	\$4,680,696,500	3,343	\$1,400,149	\$11.10	\$15,542	1
SHERBORN	\$960,004,000	1,326	\$723,985	\$17.44	\$12,626	2
DOVER	\$1,877,795,400	1,752	\$1,071,801	\$10.92	\$11,704	3
LINCOLN	\$1,532,066,500	1,504	\$1,018,661	\$11.47	\$11,684	4
CARLISLE	\$1,263,313,400	1,638	\$771,254	\$14.62	\$11,276	5
WAYLAND	\$2,489,122,700	4,030	\$617,648	\$17.78	\$10,982	6
CONCORD	\$3,817,461,800	4,568	\$835,697	\$13.09	\$10,939	7
WELLESLEY	\$7,353,206,000	7,283	\$1,009,640	\$10.48	\$10,581	8
SUDBURY	\$3,505,588,100	5,389	\$650,508	\$16.08	\$10,460	9
COHASSET	\$1,941,667,900	2,263	\$858,006	\$11.22	\$9,627	10
LEXINGTON	\$6,184,505,000	8,944	\$691,470	\$13.86	\$9,584	11
BELMONT	\$3,422,695,000	4,516	\$757,904	\$12.16	\$9,216	12
WENHAM	\$633,106,300	1,082	\$585,126	\$15.56	\$9,105	13
MANCHESTER	\$1,714,338,700	1,541	\$1,112,485	\$8.14	\$9,056	14
WINCHESTER	\$4,263,001,500	5,594	\$762,067	\$11.51	\$8,771	15
ACTON	\$2,497,527,500	4,877	\$512,103	\$17.12	\$8,767	16
BOLTON	\$760,691,300	1,568	\$485,135	\$17.61	\$8,543	17
HARVARD	\$985,047,100	1,655	\$595,195	\$14.33	\$8,529	18
BOXBOROUGH	\$590,909,600	1,167	\$506,349	\$16.53	\$8,370	19
WESTWOOD	\$2,847,022,200	4,470	\$636,918	\$13.07	\$8,325	20
NEWTON	\$13,529,960,400	16,929	\$799,218	\$10.41	\$8,320	21
MEDFIELD	\$2,015,593,400	3,485	\$578,363	\$14.24	\$8,236	22
HAMILTON	\$1,151,449,200	2,336	\$492,915	\$16.29	\$8,030	23
SWAMPSCOTT	\$1,628,155,900	3,421	\$475,930	\$16.48	\$7,843	24
SOUTHBOROUGH	\$1,521,871,800	2,774	\$548,620	\$14.06	\$7,714	25
HOPKINTON	\$2,064,233,200	4,232	\$487,768	\$15.76	\$7,687	26
SHARON	\$2,234,673,300	5,213	\$428,673	\$17.92	\$7,682	27
BOXFORD	\$1,631,264,400	2,638	\$618,372	\$12.37	\$7,649	28
TOPSFIELD	\$977,312,000	1,836	\$532,305	\$13.87	\$7,383	29
NEEDHAM	\$5,839,958,600	8,334	\$700,739	\$10.53	\$7,379	30
STOW	\$911,042,805	2,047	\$445,062	\$16.58	\$7,379	31
NORWELL	\$1,869,210,400	3,280	\$569,881	\$12.75	\$7,266	32
ANDOVER	\$4,656,528,600	8,484	\$548,860	\$13.19	\$7,239	33
DUXBURY	\$2,943,055,100	4,814	\$611,353	\$11.81	\$7,220	34
WESTBOROUGH	\$1,619,652,400	3,829	\$422,996	\$16.98	\$7,182	35
HINGHAM	\$4,051,705,100	6,139	\$659,994	\$10.77	\$7,108	36
MILTON	\$3,691,892,700	7,113	\$519,035	\$13.35	\$6,929	37

FY2010 Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
LYNNFIELD	\$2,046,049,550	3,798	\$538,718	\$12.84	\$6,917	38
ESSEX	\$534,975,400	981	\$545,337	\$12.26	\$6,686	39
BEDFORD	\$1,680,964,970	3,318	\$506,620	\$13.08	\$6,627	40
WESTFORD	\$2,825,581,600	6,269	\$450,723	\$14.63	\$6,594	41
MARBLEHEAD	\$4,219,635,480	6,155	\$685,562	\$9.57	\$6,561	42
HOLLISTON	\$1,676,076,000	4,249	\$394,464	\$16.31	\$6,434	43
LONGMEADOW	\$1,902,332,300	5,439	\$349,758	\$18.28	\$6,394	44
GROTON	\$1,237,370,580	3,065	\$403,710	\$15.78	\$6,371	45
WEST NEWBURY	\$647,432,700	1,318	\$491,224	\$12.92	\$6,347	46
NORFOLK	\$1,281,045,100	2,879	\$444,962	\$14.07	\$6,261	47
NORTH READING	\$1,868,829,500	4,190	\$446,021	\$13.47	\$6,008	48
NORTHBOROUGH	\$1,669,159,700	4,006	\$416,665	\$14.38	\$5,992	49
NORTH ANDOVER	\$2,895,211,700	6,173	\$469,012	\$12.74	\$5,975	50
READING	\$2,816,270,800	6,505	\$432,939	\$13.75	\$5,953	51
MEDWAY	\$1,308,793,470	3,613	\$362,246	\$16.29	\$5,901	52
PELHAM	\$149,924,800	466	\$321,727	\$18.34	\$5,900	53
ARLINGTON	\$3,807,245,400	7,978	\$477,218	\$12.11	\$5,779	54
HANOVER	\$1,752,721,300	4,090	\$428,538	\$13.41	\$5,747	55
DUNSTABLE	\$423,767,700	1,018	\$416,275	\$13.79	\$5,740	56
AMESBURY	\$1,070,599,900	3,354	\$319,201	\$17.77	\$5,672	57
MIDDLETON	\$932,230,800	1,946	\$479,050	\$11.84	\$5,672	58
AMHERST	\$1,361,712,700	4,073	\$334,327	\$16.95	\$5,667	59
ASHLAND	\$1,377,531,800	3,687	\$373,619	\$15.10	\$5,642	60
LITTLETON	\$1,039,270,500	2,808	\$370,111	\$14.63	\$5,415	61
SCITUATE	\$3,349,506,500	6,622	\$505,815	\$10.56	\$5,341	62
EASTON	\$2,182,087,600	5,525	\$394,948	\$13.49	\$5,328	63
WALPOLE	\$2,621,420,800	6,272	\$417,956	\$12.64	\$5,283	64
NATICK	\$3,828,720,700	8,459	\$452,621	\$11.67	\$5,282	65
NAHANT	\$630,298,000	1,125	\$560,265	\$9.42	\$5,278	66
CHELMSFORD	\$3,128,237,375	8,998	\$347,659	\$15.15	\$5,267	67
IPSWICH	\$1,707,822,840	3,743	\$456,271	\$11.54	\$5,265	68
NEWBURYPORT	\$1,926,683,600	4,271	\$451,108	\$11.66	\$5,260	69
DEDHAM	\$2,523,045,200	6,550	\$385,198	\$13.57	\$5,227	70
WRENTHAM	\$1,279,257,300	3,220	\$397,285	\$13.12	\$5,212	71
MARION	\$1,324,742,800	2,185	\$606,290	\$8.55	\$5,184	72
MAYNARD	\$841,663,800	2,627	\$320,390	\$16.14	\$5,171	73
BERLIN	\$300,614,100	784	\$383,436	\$13.37	\$5,127	74

FY2010 Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
PRINCETON	\$400,262,700	1,205	\$332,168	\$15.38	\$5,109	75
LEVERETT	\$204,380,000	640	\$319,344	\$15.80	\$5,046	76
UPTON	\$851,283,500	2,157	\$394,661	\$12.77	\$5,040	77
CANTON	\$2,447,122,930	5,292	\$462,419	\$10.83	\$5,008	78
BEVERLY	\$3,601,199,300	8,366	\$430,457	\$11.63	\$5,006	79
PLYMPTON	\$296,413,300	891	\$332,675	\$15.01	\$4,993	80
BOYLSTON	\$522,210,200	1,341	\$389,418	\$12.82	\$4,992	81
GLOUCESTER	\$3,408,091,900	7,162	\$475,858	\$10.49	\$4,992	82
MANSFIELD	\$1,984,199,800	5,298	\$374,519	\$13.33	\$4,992	83
FRAMINGHAM	\$4,575,143,100	13,343	\$342,887	\$14.52	\$4,979	84
MILLIS	\$775,021,900	2,123	\$365,060	\$13.64	\$4,979	85
LANCASTER	\$613,190,600	1,981	\$309,536	\$16.07	\$4,974	86
MATTAPOISETT	\$1,360,792,600	2,842	\$478,815	\$10.34	\$4,951	87
PAXTON	\$452,225,600	1,501	\$301,283	\$16.30	\$4,911	88
PROVINCETOWN	\$660,405,900	829	\$796,630	\$6.12	\$4,875	89
KINGSTON	\$1,322,719,200	3,680	\$359,435	\$13.54	\$4,867	90
ROWLEY	\$628,238,700	1,621	\$387,562	\$12.50	\$4,845	91
WILBRAHAM	\$1,359,604,200	4,594	\$295,952	\$16.19	\$4,791	92
MELROSE	\$2,490,363,145	6,301	\$395,233	\$12.07	\$4,770	93
WEST TISBURY	\$1,522,695,000	1,428	\$1,066,313	\$4.46	\$4,756	94
WILLIAMSTOWN	\$709,571,200	1,843	\$385,009	\$12.30	\$4,736	95
AQUINNAH	\$473,331,099	379	\$1,248,895	\$3.79	\$4,733	96
ROCKPORT	\$1,230,461,200	2,336	\$526,739	\$8.96	\$4,720	97
GREAT BARRINGTON	\$851,553,900	2,096	\$406,276	\$11.52	\$4,680	98
MENDON	\$674,723,330	1,815	\$371,748	\$12.47	\$4,636	99
FOXBOROUGH	\$1,654,236,600	4,210	\$392,930	\$11.79	\$4,633	100
STONEHAM	\$2,023,804,500	5,039	\$401,628	\$11.49	\$4,615	101
MERRIMAC	\$554,356,300	1,575	\$351,972	\$13.08	\$4,604	102
DANVERS	\$2,275,942,500	6,077	\$374,517	\$12.22	\$4,577	103
SHUTESBURY	\$190,418,400	781	\$243,814	\$18.76	\$4,574	104
EAST LONGMEADOW	\$1,372,377,000	5,265	\$260,660	\$17.38	\$4,530	105
TYNGSBOROUGH	\$1,002,730,800	3,091	\$324,403	\$13.95	\$4,525	106
HALIFAX	\$676,244,000	2,104	\$321,409	\$13.99	\$4,497	107
HULL	\$1,464,722,300	3,753	\$390,280	\$11.47	\$4,477	108
STERLING	\$779,876,600	2,505	\$311,328	\$14.29	\$4,449	109
FRANKLIN	\$2,793,914,300	7,577	\$368,736	\$12.03	\$4,436	110
WEST STOCKBRIDGE	\$320,695,700	683	\$469,540	\$9.40	\$4,414	111

FY2010 Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
PLAINVILLE	\$662,349,300	1,887	\$351,007	\$12.57	\$4,412	112
HOPEDALE	\$478,041,060	1,466	\$326,085	\$13.52	\$4,409	113
NEWBURY	\$1,066,562,400	2,313	\$461,116	\$9.52	\$4,390	114
QUINCY	\$4,509,846,100	13,635	\$330,755	\$13.22	\$4,373	115
SALEM	\$1,498,767,400	4,805	\$311,918	\$14.01	\$4,370	116
GEORGETOWN	\$989,118,850	2,398	\$412,477	\$10.58	\$4,364	117
HAMPDEN	\$488,374,900	1,784	\$273,753	\$15.84	\$4,336	118
ABINGTON	\$1,151,315,800	3,687	\$312,264	\$13.86	\$4,328	119
GROVELAND	\$665,415,300	1,838	\$362,032	\$11.93	\$4,319	120
WAKEFIELD	\$2,452,540,200	6,196	\$395,826	\$10.88	\$4,307	121
PEMBROKE	\$1,718,885,100	5,159	\$333,182	\$12.89	\$4,295	122
GRAFTON	\$1,437,903,400	4,175	\$344,408	\$12.43	\$4,281	123
WESTHAMPTON	\$186,667,800	640	\$291,668	\$14.64	\$4,270	124
SANDWICH	\$3,144,479,550	8,346	\$376,765	\$11.24	\$4,235	125
MARSHFIELD	\$3,524,537,000	8,982	\$392,400	\$10.75	\$4,218	126
MILFORD	\$1,722,780,700	5,755	\$299,354	\$14.08	\$4,215	127
SUTTON	\$959,918,400	2,818	\$340,638	\$12.32	\$4,197	128
WEST BOYLSTON	\$534,474,300	1,934	\$276,357	\$15.17	\$4,192	129
BURLINGTON	\$2,505,788,300	6,538	\$383,265	\$10.90	\$4,178	130
TRURO	\$1,546,710,640	2,006	\$771,042	\$5.39	\$4,156	131
WINTHROP	\$736,775,300	2,269	\$324,714	\$12.70	\$4,124	132
WILMINGTON	\$2,442,676,640	6,860	\$356,075	\$11.53	\$4,106	133
HOLDEN	\$1,516,042,400	5,470	\$277,156	\$14.80	\$4,102	134
HUDSON	\$1,371,387,800	4,357	\$314,755	\$13.02	\$4,098	135
EAST BRIDGEWATER	\$1,205,091,600	3,658	\$329,440	\$12.38	\$4,078	136
BILLERICA	\$3,488,907,800	10,722	\$325,397	\$12.53	\$4,077	137
LENOX	\$655,328,750	1,596	\$410,607	\$9.92	\$4,073	138
HOLBROOK	\$802,690,100	3,116	\$257,603	\$15.80	\$4,070	139
WEST BRIDGEWATER	\$617,113,400	1,982	\$311,359	\$13.00	\$4,048	140
STURBRIDGE	\$824,860,900	2,968	\$277,918	\$14.55	\$4,044	141
OAK BLUFFS	\$2,108,463,140	3,290	\$640,870	\$6.30	\$4,037	142
TEWKSBURY	\$2,384,046,100	7,416	\$321,473	\$12.55	\$4,034	143
BRIDGEWATER	\$1,705,063,200	5,204	\$327,645	\$12.31	\$4,033	144
WHATELY	\$138,391,900	501	\$276,231	\$14.51	\$4,008	145
WILLIAMSBURG	\$198,539,900	716	\$277,290	\$14.43	\$4,001	146
LUNENBURG	\$960,671,400	3,418	\$281,062	\$14.20	\$3,991	147
CONWAY	\$178,155,700	592	\$300,939	\$13.12	\$3,948	148

FY2010 Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
RAYNHAM	\$1,152,819,200	3,532	\$326,393	\$12.09	\$3,946	149
MEDFORD	\$2,807,837,500	7,843	\$358,006	\$10.98	\$3,931	150
RICHMOND	\$323,962,200	737	\$439,569	\$8.92	\$3,921	151
UXBRIDGE	\$1,024,236,600	3,288	\$311,507	\$12.55	\$3,909	152
PLYMOUTH	\$5,560,531,300	17,700	\$314,154	\$12.42	\$3,902	153
SHEFFIELD	\$415,875,400	1,304	\$318,923	\$12.22	\$3,897	154
SHREWSBURY	\$3,403,292,000	9,012	\$377,640	\$10.31	\$3,893	155
HANSON	\$1,005,055,000	3,099	\$324,316	\$11.98	\$3,885	156
ORLEANS	\$2,796,677,720	3,720	\$751,795	\$5.15	\$3,872	157
ROCHESTER	\$595,824,900	1,676	\$355,504	\$10.79	\$3,836	158
NORTHAMPTON	\$1,671,216,880	5,531	\$302,155	\$12.64	\$3,819	159
CARVER	\$860,259,400	3,043	\$282,701	\$13.49	\$3,814	160
BELCHERTOWN	\$1,073,658,400	4,185	\$256,549	\$14.86	\$3,812	161
TOWNSEND	\$689,813,900	2,776	\$248,492	\$15.31	\$3,804	162
PEPPERELL	\$912,347,140	3,030	\$301,105	\$12.58	\$3,788	163
LEYDEN	\$57,837,800	254	\$227,708	\$16.60	\$3,780	164
NEW BRAINTREE	\$81,175,700	302	\$268,794	\$13.98	\$3,758	165
BLACKSTONE	\$535,211,000	2,005	\$266,938	\$14.05	\$3,750	166
STOUGHTON	\$1,954,739,900	6,505	\$300,498	\$12.46	\$3,744	167
CHILMARK	\$1,946,877,222	1,057	\$1,841,890	\$2.03	\$3,739	168
RANDOLPH	\$1,890,465,800	7,080	\$267,015	\$13.94	\$3,722	169
WESTMINSTER	\$658,680,300	2,554	\$257,901	\$14.42	\$3,719	170
NORTON	\$1,400,451,160	4,370	\$320,469	\$11.58	\$3,711	171
ASHBURNHAM	\$541,441,800	2,374	\$228,072	\$16.15	\$3,683	172
ROCKLAND	\$942,949,000	3,712	\$254,027	\$14.39	\$3,655	173
MASHPEE	\$3,184,957,270	6,813	\$467,482	\$7.79	\$3,642	174
REHOBOTH	\$1,445,030,200	3,702	\$390,338	\$9.32	\$3,638	175
STOCKBRIDGE	\$561,595,000	1,092	\$514,281	\$6.99	\$3,595	176
DIGHTON	\$646,294,500	2,071	\$312,069	\$11.50	\$3,589	177
WEST SPRINGFIELD	\$1,443,770,600	6,447	\$223,945	\$16.00	\$3,583	178
SHIRLEY	\$409,229,390	1,410	\$290,234	\$12.31	\$3,573	179
NORTH ATTLEBOROUGH	\$2,291,008,600	6,710	\$341,432	\$10.44	\$3,565	180
WHITMAN	\$939,711,000	3,274	\$287,022	\$12.40	\$3,559	181
EDGARTOWN	\$3,871,734,800	3,371	\$1,148,542	\$3.09	\$3,549	182
MILLVILLE	\$243,108,700	808	\$300,877	\$11.79	\$3,547	183
BRAINTREE	\$3,285,343,400	8,995	\$365,241	\$9.67	\$3,532	184
RUSSELL	\$103,301,420	523	\$197,517	\$17.87	\$3,530	185

FY2010 Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
WOBURN	\$2,707,777,000	7,924	\$341,718	\$10.32	\$3,527	186
SUNDERLAND	\$207,463,700	749	\$276,988	\$12.66	\$3,507	187
MIDDLEBOROUGH	\$1,584,582,880	5,376	\$294,751	\$11.83	\$3,487	188
PETERSHAM	\$120,704,600	461	\$261,832	\$13.30	\$3,482	189
WESTFIELD	\$2,203,592,800	9,300	\$236,945	\$14.68	\$3,478	190
HAVERHILL	\$2,771,879,500	10,181	\$272,260	\$12.76	\$3,474	191
LANESBOROUGH	\$255,073,300	1,197	\$213,094	\$16.30	\$3,473	192
LYNN	\$2,551,304,700	11,433	\$223,153	\$15.53	\$3,466	193
SOUTHAMPTON	\$558,728,400	1,994	\$280,205	\$12.36	\$3,463	194
RUTLAND	\$641,549,800	2,394	\$267,982	\$12.92	\$3,462	195
WELLFLEET	\$1,712,153,280	3,018	\$567,314	\$6.09	\$3,455	196
NORWOOD	\$2,143,883,600	5,812	\$368,872	\$9.33	\$3,442	197
SOUTHWICK	\$759,728,500	2,982	\$254,771	\$13.44	\$3,424	198
CHESTERFIELD	\$120,424,890	539	\$223,423	\$15.26	\$3,409	199
BROOKFIELD	\$214,895,400	907	\$236,930	\$14.28	\$3,383	200
GREENFIELD	\$735,645,900	3,853	\$190,928	\$17.68	\$3,376	201
BOURNE	\$3,406,403,080	7,627	\$446,624	\$7.54	\$3,368	202
GRANBY	\$472,314,500	2,035	\$232,096	\$14.51	\$3,368	203
DEERFIELD	\$398,247,200	1,403	\$283,854	\$11.86	\$3,367	204
HEATH	\$72,381,900	365	\$198,307	\$16.98	\$3,367	205
DALTON	\$414,963,100	1,948	\$213,020	\$15.80	\$3,366	206
SEEKONK	\$1,484,007,000	4,662	\$318,320	\$10.57	\$3,365	207
HARWICH	\$3,986,461,800	8,340	\$477,993	\$7.03	\$3,360	208
DRACUT	\$2,090,151,000	7,359	\$284,026	\$11.81	\$3,354	209
REVERE	\$1,111,733,400	4,441	\$250,334	\$13.37	\$3,347	210
METHUEN	\$2,990,029,730	10,628	\$281,335	\$11.86	\$3,337	211
DOUGLAS	\$727,252,000	2,566	\$283,419	\$11.77	\$3,336	212
BERNARDSTON	\$157,223,700	731	\$215,080	\$15.47	\$3,327	213
FALMOUTH	\$8,909,987,800	18,080	\$492,809	\$6.75	\$3,326	214
WEYMOUTH	\$3,916,236,400	13,074	\$299,544	\$11.09	\$3,322	215
SAUGUS	\$2,440,469,600	7,114	\$343,052	\$9.68	\$3,321	216
LAKEVILLE	\$1,209,646,900	3,733	\$324,041	\$10.22	\$3,312	217
ASHBY	\$257,816,174	1,063	\$242,536	\$13.64	\$3,308	218
BELLINGHAM	\$1,243,306,415	4,505	\$275,984	\$11.96	\$3,301	219
LEOMINSTER	\$1,903,236,400	7,981	\$238,471	\$13.82	\$3,296	220
CHATHAM	\$4,907,808,400	5,694	\$861,926	\$3.82	\$3,293	221
PEABODY	\$3,380,282,600	10,843	\$311,748	\$10.50	\$3,273	222

FY2010 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>
MILLBURY	\$830,135,600	3,419	\$242,801	\$13.46	\$3,268	223
SOUTH HADLEY	\$994,493,100	4,276	\$232,576	\$13.99	\$3,254	224
LUDLOW	\$1,283,551,670	5,875	\$218,477	\$14.82	\$3,238	225
SALISBURY	\$661,589,700	2,016	\$328,169	\$9.86	\$3,236	226
ASHFIELD	\$143,837,000	602	\$238,932	\$13.54	\$3,235	227
AUBURN	\$1,116,531,600	4,958	\$225,198	\$14.34	\$3,229	228
FREETOWN	\$918,340,700	2,936	\$312,786	\$10.30	\$3,222	229
MONTGOMERY	\$77,631,600	318	\$244,125	\$13.16	\$3,213	230
LEE	\$458,383,700	1,812	\$252,971	\$12.61	\$3,190	231
HATFIELD	\$305,511,700	1,047	\$291,797	\$10.87	\$3,172	232
AYER	\$392,145,500	1,421	\$275,964	\$11.49	\$3,171	233
MONSON	\$617,039,850	2,617	\$235,781	\$13.45	\$3,171	234
CHARLEMONT	\$80,589,300	403	\$199,973	\$15.79	\$3,158	235
ATTLEBORO	\$2,617,967,300	9,298	\$281,562	\$11.20	\$3,153	236
ACUSHNET	\$962,289,700	3,204	\$300,340	\$10.47	\$3,145	237
MIDDLEFIELD	\$36,454,700	192	\$189,868	\$16.53	\$3,139	238
WORCESTER	\$5,102,832,502	24,709	\$206,517	\$15.15	\$3,129	239
BRIMFIELD	\$332,392,400	1,268	\$262,139	\$11.93	\$3,127	240
WORTHINGTON	\$121,063,600	474	\$255,408	\$12.24	\$3,126	241
HAWLEY	\$28,651,500	135	\$212,233	\$14.65	\$3,109	242
GRANVILLE	\$157,343,700	567	\$277,502	\$11.20	\$3,108	243
BREWSTER	\$2,733,843,410	5,461	\$500,612	\$6.20	\$3,104	244
CLINTON	\$534,006,970	2,301	\$232,076	\$13.35	\$3,098	245
AVON	\$362,902,100	1,275	\$284,629	\$10.88	\$3,097	246
BERKLEY	\$699,245,900	1,976	\$353,869	\$8.74	\$3,093	247
LOWELL	\$2,723,084,700	11,762	\$231,515	\$13.27	\$3,072	248
SHELBURNE	\$113,583,400	471	\$241,154	\$12.68	\$3,058	249
EGREMONT	\$320,821,100	737	\$435,307	\$6.94	\$3,021	250
NORTHFIELD	\$232,026,900	1,071	\$216,645	\$13.91	\$3,014	251
BUCKLAND	\$129,851,200	594	\$218,605	\$13.78	\$3,012	252
WARREN	\$242,929,200	1,255	\$193,569	\$15.53	\$3,006	253
NORTHBRIDGE	\$959,735,100	3,326	\$288,555	\$10.40	\$3,001	254
NEW MARLBOROUGH	\$345,828,200	890	\$388,571	\$7.67	\$2,980	255
DARTMOUTH	\$3,657,300,000	9,679	\$377,859	\$7.85	\$2,966	256
EAST BROOKFIELD	\$185,124,300	764	\$242,309	\$12.19	\$2,954	257
CHESTER	\$86,195,700	489	\$176,269	\$16.74	\$2,951	258
NEW SALEM	\$103,144,300	431	\$239,314	\$12.30	\$2,944	259

FY2010 Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
ALFORD	\$189,892,300	291	\$652,551	\$4.50	\$2,936	260
WARWICK	\$61,416,500	338	\$181,706	\$16.16	\$2,936	261
AGAWAM	\$1,733,143,600	7,640	\$226,851	\$12.94	\$2,935	262
TYRINGHAM	\$130,838,440	255	\$513,092	\$5.72	\$2,935	263
PLAINFIELD	\$49,684,000	247	\$201,150	\$14.54	\$2,925	264
OXFORD	\$858,478,800	3,630	\$236,496	\$12.30	\$2,909	265
GILL	\$91,308,700	434	\$210,389	\$13.71	\$2,884	266
HADLEY	\$498,818,600	1,625	\$306,965	\$9.32	\$2,861	267
WENDELL	\$54,399,800	319	\$170,532	\$16.77	\$2,860	268
EASTHAMPTON	\$906,978,900	3,958	\$229,151	\$12.41	\$2,844	269
NEW BEDFORD	\$2,902,138,200	12,300	\$235,946	\$12.03	\$2,838	270
PALMER	\$600,121,300	3,176	\$188,955	\$15.01	\$2,836	271
HUNTINGTON	\$147,220,900	733	\$200,847	\$14.09	\$2,830	272
CHARLTON	\$1,087,429,500	3,937	\$276,208	\$10.24	\$2,828	273
BLANDFORD	\$111,754,700	499	\$223,957	\$12.62	\$2,826	274
WARE	\$490,012,100	2,523	\$194,218	\$14.45	\$2,806	275
HUBBARDSTON	\$354,057,200	1,356	\$261,104	\$10.69	\$2,791	276
HOLLAND	\$286,532,700	1,358	\$210,996	\$13.21	\$2,787	277
COLRAIN	\$104,914,200	563	\$186,348	\$14.95	\$2,786	278
GOSHEN	\$97,341,235	501	\$194,294	\$14.32	\$2,782	279
SOUTHBRIDGE	\$488,817,600	2,665	\$183,421	\$15.16	\$2,781	280
MONTEREY	\$369,531,700	712	\$519,005	\$5.35	\$2,777	281
MONTAGUE	\$399,600,300	2,050	\$194,927	\$14.21	\$2,770	282
HOLYOKE	\$978,747,928	5,305	\$184,495	\$14.98	\$2,764	283
WALES	\$133,811,600	704	\$190,073	\$14.50	\$2,756	284
LEICESTER	\$721,995,400	3,107	\$232,377	\$11.73	\$2,726	285
PERU	\$60,036,800	338	\$177,624	\$15.33	\$2,723	286
PHILLIPSTON	\$163,006,600	747	\$218,215	\$12.48	\$2,723	287
BROCKTON	\$3,227,657,190	16,381	\$197,037	\$13.77	\$2,713	288
OAKHAM	\$169,178,100	645	\$262,292	\$10.32	\$2,707	289
FITCHBURG	\$1,192,621,200	6,410	\$186,056	\$14.44	\$2,687	290
SPRINGFIELD	\$3,578,501,400	25,986	\$137,709	\$19.50	\$2,685	291
EASTHAM	\$2,461,794,380	5,060	\$486,521	\$5.51	\$2,681	292
GARDNER	\$701,294,700	3,895	\$180,050	\$14.86	\$2,676	293
PITTSFIELD	\$2,112,406,200	11,265	\$187,519	\$14.20	\$2,663	294
BARRE	\$329,397,200	1,528	\$215,574	\$12.35	\$2,662	295
CUMMINGTON	\$75,188,100	337	\$223,110	\$11.92	\$2,659	296

FY2010 Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
SWANSEA	\$1,558,520,900	5,562	\$280,209	\$9.48	\$2,656	297
NORTH BROOKFIELD	\$272,839,500	1,293	\$211,013	\$12.56	\$2,650	298
WEST BROOKFIELD	\$297,286,900	1,268	\$234,453	\$11.28	\$2,645	299
YARMOUTH	\$4,318,575,300	12,719	\$339,537	\$7.72	\$2,621	300
HARDWICK	\$161,639,100	683	\$236,660	\$11.06	\$2,617	301
TAUNTON	\$2,579,544,100	10,252	\$251,614	\$10.38	\$2,612	302
WASHINGTON	\$50,887,300	243	\$209,413	\$12.42	\$2,601	303
WINCHENDON	\$539,321,000	2,776	\$194,280	\$13.20	\$2,564	304
WESTPORT	\$2,288,411,350	5,640	\$405,747	\$6.27	\$2,544	305
FAIRHAVEN	\$1,530,079,200	5,373	\$284,772	\$8.89	\$2,532	306
SAVOY	\$45,468,900	286	\$158,982	\$15.89	\$2,526	307
HINSDALE	\$186,618,500	832	\$224,301	\$11.13	\$2,496	308
CHICOPEE	\$2,001,944,000	10,957	\$182,709	\$13.63	\$2,490	309
WEBSTER	\$931,602,890	3,747	\$248,626	\$9.77	\$2,429	310
SANDISFIELD	\$164,434,200	591	\$278,230	\$8.63	\$2,401	311
LAWRENCE	\$805,496,100	4,265	\$188,862	\$12.57	\$2,374	312
SPENCER	\$712,840,000	3,015	\$236,431	\$9.82	\$2,322	313
WAREHAM	\$2,605,966,660	9,231	\$282,306	\$8.11	\$2,290	314
ORANGE	\$340,387,700	2,067	\$164,677	\$13.87	\$2,284	315
WINDSOR	\$90,129,700	443	\$203,453	\$11.12	\$2,262	316
DENNIS	\$4,877,413,360	11,516	\$423,534	\$5.27	\$2,232	317
TEMPLETON	\$452,365,100	2,387	\$189,512	\$11.75	\$2,227	318
ADAMS	\$304,469,500	2,148	\$141,746	\$15.33	\$2,173	319
DUDLEY	\$699,909,400	3,090	\$226,508	\$9.57	\$2,168	320
FALL RIVER	\$2,040,727,500	8,626	\$236,579	\$9.04	\$2,139	321
MOUNT WASHINGTON	\$46,883,000	146	\$321,116	\$6.63	\$2,129	322
ATHOL	\$522,932,300	3,393	\$154,121	\$13.30	\$2,050	323
BECKET	\$429,375,400	1,682	\$255,277	\$7.95	\$2,029	324
OTIS	\$485,060,600	1,518	\$319,539	\$6.33	\$2,023	325
GOSNOLD	\$145,136,400	130	\$1,116,434	\$1.81	\$2,021	326
CHESHIRE	\$229,840,300	1,096	\$209,708	\$9.33	\$1,957	327
ROYALSTON	\$109,396,000	508	\$215,346	\$8.69	\$1,871	328
NEW ASHFORD	\$21,791,700	84	\$259,425	\$6.84	\$1,774	329
NORTH ADAMS	\$365,333,700	2,629	\$138,963	\$12.44	\$1,729	330
CLARKSBURG	\$102,511,000	603	\$170,002	\$10.10	\$1,717	331
TOLLAND	\$155,668,100	491	\$317,043	\$4.76	\$1,509	332
ERVING	\$94,239,720	505	\$186,613	\$7.01	\$1,308	333

FY2010 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>
FLORIDA	\$46,575,900	292	\$159,507	\$8.00	\$1,276	334
MONROE	\$5,558,800	64	\$86,856	\$12.82	\$1,113	335
ROWE	\$41,775,700	208	\$200,845	\$5.22	\$1,048	336
HANCOCK	\$69,882,650	295	\$236,890	\$3.48	\$824	337

FY2010 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>
BARNSTABLE			\$0		\$0	*
BOSTON			\$0		\$0	*
BROOKLINE			\$0		\$0	*
CAMBRIDGE			\$0		\$0	*
CHELSEA			\$0		\$0	*
EVERETT			\$0		\$0	*
MALDEN			\$0		\$0	*
MARLBOROUGH			\$0		\$0	*
NANTUCKET			\$0		\$0	*
SOMERSET			\$0		\$0	*
SOMERVILLE			\$0		\$0	*
TISBURY			\$0		\$0	*
WALTHAM			\$0		\$0	*
WATERTOWN			\$0		\$0	*
*Information unavailable from Massachusetts Department of Revenue						



Frequently Asked Questions

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

City of Newton
Department of Assessment Administration
Frequently Asked Questions

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City of Newton
Department of Assessment Administration
Frequently Asked Questions

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

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

2. What does my assessment represent?

The assessment is an estimate of market value. The definition of market value is the price a willing buyer would pay a willing seller in an open, competitive market, without any undue influences. The assessment represents the estimate of market value as of January 1, 2010 for Fiscal Year 2011. This estimate of market value is determined by examining sales of properties from late calendar year 2008, calendar year 2009, and early calendar year 2010 sales. Although the majority of properties are not for sale, Massachusetts General Laws requires an assessment, or an estimate of market value, on every property. Sales of similar or comparable properties within a neighborhood are the best indicator of market value.

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

Proposition 2 ½ limits the City of Newton, and all other Massachusetts communities, the amount of citywide taxes that can be raised. Proposition 2 ½ limits a community to raising citywide taxes by 2.5% from the previous year's levy limit. Allowing for new growth can then increase this levy limit. New growth consists of property tax increases caused by new construction, renovations or land use changes. Proposition 2 ½ does not limit any individual property tax increase or decrease. For example, in Fiscal Year 2011, the Mayor and the Board of Aldermen approved a budget that included a tax levy of \$241,724,752. The levy limit for Fiscal Year 2010 was \$233,388,825. So, the maximum amount of taxes that can be budgeted by the Mayor and the Board of Aldermen for Fiscal Year 2011 is $\$233,388,825 \times 102.5\% = \$239,223,546$ plus certified new growth. (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 \$2,501,206. Therefore, the maximum amount of taxes which can be levied for Fiscal Year 2011 is $\$239,223,546 + \$2,501,206 = \$241,724,752$. This figure is the levy limit, which will be used to determine next year's maximum tax levy. A community may increase the property tax levy less than 2.5%, but that is a determination made by the budgetary requirements of the city as determined by the Mayor and the Board of Aldermen. A community may not increase the tax levy greater than 2.5% without approval of the voters. The Mayor and the Board of Aldermen increased the tax levy by \$8,335,927. 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 2009, there is no limit or minimum price it would sell for in calendar year 2010 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 2011 represents the estimate of market value as of January 1, 2010. This estimate of market value is determined by examining sales of properties from late calendar year 2008, calendar year 2009, and early calendar year 2010. 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 2011, it is the market value as of January 1, 2010. This Fiscal Year 2011 assessment is determined by examining sales of properties from late calendar year 2008, calendar year 2009, and early calendar year 2010.

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 Board of Aldermen 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 Board of Aldermen 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 2011 represent the estimate of market value as of January 1, 2010.

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 Board of Aldermen 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 3 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, 2010 for Fiscal Year 2011. If you purchased the property after January 1, 2010, by law we will carry both your name and the legal owner as of January 1, 2010. For Fiscal Year 2012, the legal owner as of January 1, 2011 will be maintained. This is when the prior owner would be removed and your name would be the only name appearing on the ownership record.

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

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

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

The term “CPA Charge” refers to The Community Preservation Act surcharge approved by the voters of the City of Newton beginning in Fiscal Year 2002. This surcharge is 1% of the total property tax due for the parcel. This surcharge, approved by a majority of City of Newton voters, is for the acquisition and preservation of open space, recreational land, affordable housing, and historic properties. The Commonwealth of Massachusetts will match the amount collected by the City of Newton up to but not to exceed 100% of the total surcharge money collected. There is a committee set up to review requests for use of the Community Preservation Act money collected. The Committee name is the Community Preservation Committee. This committee then makes recommendations to the Newton Board of Aldermen. The Newton Board of Aldermen 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 2011?

The median assessed values for Fiscal Year 2011 are as follows:

Single Family	\$674,700
Two-Family	\$575,300
Three-Family	\$621,400
Condominium	\$397,400
Apartments	\$852,400

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