



City of Newton Fiscal Year 2012

Classification Hearing

November 16, 2011

Elizabeth Dromey, Director

Assessment Administration

City of Newton
FY2012 Classification Hearing
November 16, 2011

**City of Newton
Fiscal Year 2012
Classification Hearing**

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City of Newton
FY2012 Classification Hearing
November 16, 2011

City of Newton



Setti D. Warren
Mayor

ASSESSMENT ADMINISTRATION

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Date: November 10, 2011

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 2012
Property Tax Rate Classification

In anticipation of the public hearing for the FY2012 Tax Rate Classification, scheduled for Wednesday, November 16, 2011, 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
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**City of Newton
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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 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 2011. 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 2012 would be higher or lower than property tax collected for fiscal year 2011.

For fiscal year 2011, the levy limit (the amount of taxes that can be raised without a tax override or debt exclusion) was \$241,724,752. For fiscal year 2012, by law, the Aldermen have the option (but are not required) to increase the fiscal year 2011 tax levy by 2.5%. This 2.5% increase is \$6,043,119. Finally, the Aldermen have the option (but are not required) to increase the fiscal year 2011 tax levy by the amount of "new growth" in the City for calendar year 2010. 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 2012 is \$3,030,583.

The maximum amount the fiscal year 2012 tax levy can be (without a tax override or debt exclusion) is:

Fiscal Year 2011 Tax Levy Limit:	\$241,724,752
2.5% Increase:	\$ 6,043,119
New Growth:	\$ 3,030,583

Fiscal Year 2012 Tax Levy Limit:	\$250,798,454
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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 \$9,073,702 for fiscal year 2012. This is an increase of 3.75% from last year. This means citywide, the average tax increase has to be 3.75%, because the Aldermen are asking for 3.75% more tax this year as compared to last year.

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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 \$250,798,454 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, 2011 for fiscal year 2012. 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.

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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 2012 numbers. If there was no “shift”, there would be a single tax rate and the following table would apply:

<u>Class</u>	<u>FY2012 Value</u>	<u>%Value</u>	<u>%Tax</u>
Residential	\$18,276,909,150	89.31%	89.31%
Commercial	\$1,699,625,550	8.31%	8.31%
Industrial	\$151,446,800	0.74%	0.74%
Personal	\$336,017,900	1.64%	1.64%
Total	\$20,463,999,400	100.00%	100.00%

This means the residential property makes up 89.31% of the overall value in the City and therefore would pay 89.31% of the overall tax levy. The commercial property makes up 8.31% of the overall value in the City and therefore would pay 8.31% 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% every year since FY2005). 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 8.01%. The table below illustrates this.

<u>Class</u>	<u>FY2012 Value</u>	<u>%Value</u>	<u>Shift</u>	<u>%Tax</u>
Residential	\$18,276,909,150	89.31%	-	81.30%
Commercial	\$1,699,625,550	8.31%	175%	14.53%
Industrial	\$151,446,800	0.74%	175%	1.30%
Personal	\$336,017,900	1.64%	175%	2.87%
Total	\$20,463,999,400	100.00%		100.00%

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Put another way, once the factor of 175% (1.75) is applied to commercial, industrial and personal property, those classes then become responsible for 18.70 % of the tax levy. That number then is subtracted from 100% to arrive at the residential proportion of 81.30% of the tax levy.

So, if the Aldermen decide to shift 175%, the owners of commercial, industrial and personal property, which represent 10.69% of the taxable value, become responsible for 18.70% of the property tax levy. The result of this vote is that the residential property owners, whose property represents 89.31% of the taxable value, become responsible for 81.30% 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 2012
 Classification Hearing
 Real Estate Value Changes FY2011 to FY2012

<u>Property Class</u>	<u>FY2011 Base Values</u>	<u>FY2012 Values</u>	<u>Percent Change</u>
<u>Residential Classes</u>			
Single Family	\$13,349,732,300	\$13,517,337,500	1.26%
Two and Three Family	\$1,949,744,500	\$1,901,401,800	-2.48%
Condominium	\$1,980,428,700	\$2,022,752,100	2.14%
Apartments	\$476,811,100	\$491,388,800	3.06%
Vacant Land	\$104,365,300	\$92,336,800	-11.53%
<u>Commercial Classes</u>			
Commercial	\$1,596,347,700	\$1,613,409,100	1.07%
Industrial	\$146,706,500	\$151,446,800	3.23%
<u>Mixed Use Classes</u>			
Mixed Use	\$267,481,400	\$258,872,800	-3.22%

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).

Much of the vacant land value change is due to new homes being built on the vacant land. The value now appears in another residential use (single family, two family, condominium).

City of Newton
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 Classification Hearing
 Property Values by Class

RESIDENTIAL PROPERTY CLASSES

<u>Property Type</u>	<u>Count</u>	<u>Value</u>	<u>Percent of Value</u>
Single Family	16,946	\$13,517,337,500	66.05%
Condominium	4,506	\$2,022,752,100	9.88%
Miscellaneous	171	\$60,855,000	0.30%
Two Family	2,901	\$1,709,897,300	8.36%
Three Family	294	\$191,504,500	0.94%
Apartments	157	\$491,388,800	2.40%
Vacant Land	860	\$92,336,800	0.45%
Mixed Use Residential	272	\$190,837,150	0.93%
Total Residential	26,107	\$18,276,909,150	89.31%

COMMERCIAL/INDUSTRIAL/PERSONAL PROPERTY CLASSES

<u>Property Type</u>	<u>Count</u>	<u>Value</u>	<u>Percent of Value</u>
Commercial	769	\$1,613,409,100	7.88%
Industrial	70	\$151,446,800	0.74%
Forest (Ch. 61)	1	\$500	0.00%
Golf Courses (Ch. 61B)	17	\$18,180,300	0.09%
Mixed Use	272	\$68,035,650	0.33%
Personal Property	1,177	\$37,116,500	0.18%
Personal Property	1,406	\$74,518,900	0.36%
Personal Property	2	\$149,694,500	0.73%
Personal Property	11	\$65,461,100	0.32%
Personal Property	1	\$1,407,200	0.01%
Personal Property	7	\$7,819,700	0.04%
Total CIP	3,733	\$2,187,090,250	10.69%
Total Value		\$20,463,999,400	100.00%
Exempt Property		\$3,322,897,700	

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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	\$241,707,854	\$16,898
2012	\$241,724,752	\$6,043,119	\$3,030,583	\$250,798,454	\$250,798,454	\$0

Estimated

FY2012 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
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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>
FY2011 Value	\$788,246	\$601,861	\$2,094,944	\$2,095,807
FY2011 Tax Rate	\$10.90	\$10.90	\$20.89	\$20.89
FY2011 Tax Bill	\$8,591.88	\$6,560.29	\$43,763.39	\$43,781.41
FY2012 Value	\$797,671	\$589,417	\$2,098,061	\$2,163,526

<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%	\$481.72	\$144.39	-\$2,613.00	-\$1,347.03	\$11.38	\$19.61
161%	\$470.02	\$135.74	-\$2,355.81	-\$1,081.81	\$11.36	\$19.74
162%	\$458.32	\$127.10	-\$2,098.62	-\$816.60	\$11.35	\$19.86
163%	\$446.62	\$118.45	-\$1,841.43	-\$551.38	\$11.33	\$19.98
164%	\$434.92	\$109.80	-\$1,584.24	-\$286.17	\$11.32	\$20.10
165%	\$423.21	\$101.16	-\$1,327.05	-\$20.95	\$11.30	\$20.23
166%	\$411.51	\$92.51	-\$1,069.86	\$244.26	\$11.29	\$20.35
167%	\$399.81	\$83.87	-\$812.67	\$509.48	\$11.27	\$20.47
168%	\$388.11	\$75.22	-\$555.48	\$774.69	\$11.26	\$20.59
169%	\$376.41	\$66.57	-\$298.29	\$1,039.91	\$11.24	\$20.72
170%	\$364.71	\$57.93	-\$41.10	\$1,305.12	\$11.23	\$20.84
171%	\$353.01	\$49.28	\$216.09	\$1,570.34	\$11.21	\$20.96
172%	\$341.31	\$40.64	\$473.28	\$1,835.55	\$11.20	\$21.08
173%	\$329.61	\$31.99	\$730.47	\$2,100.77	\$11.18	\$21.21
174%	\$317.91	\$23.34	\$987.66	\$2,365.98	\$11.17	\$21.33
175%	\$306.20	\$14.70	\$1,244.85	\$2,631.20	\$11.16	\$21.45

<u>MEDIANS</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2011 Value	\$674,650	\$575,300	\$726,400	\$833,250
FY2011 Tax Rate	\$10.90	\$10.90	\$20.89	\$20.89
FY2011 Tax Bill	\$7,353.69	\$6,270.77	\$15,174.50	\$17,406.59
FY2012 Value	\$680,500	\$563,200	\$760,500	\$854,950

<u>Shift Selected</u>	<u>Tax Dollars Single Family</u>	<u>Tax Dollars Two Family</u>	<u>Tax Dollars Commercial</u>	<u>Tax Dollars Industrial</u>	<u>Residential Tax Rate</u>	<u>Commercial Tax Rate</u>
160%	\$387.08	\$135.69	-\$258.40	-\$638.00	\$11.38	\$19.61
161%	\$377.10	\$127.43	-\$165.18	-\$533.20	\$11.36	\$19.74
162%	\$367.11	\$119.17	-\$71.95	-\$428.39	\$11.35	\$19.86
163%	\$357.13	\$110.91	\$21.27	-\$323.59	\$11.33	\$19.98
164%	\$347.15	\$102.65	\$114.50	-\$218.79	\$11.32	\$20.10
165%	\$337.17	\$94.39	\$207.72	-\$113.98	\$11.30	\$20.23
166%	\$327.19	\$86.12	\$300.95	-\$9.18	\$11.29	\$20.35
167%	\$317.20	\$77.86	\$394.18	\$95.62	\$11.27	\$20.47
168%	\$307.22	\$69.60	\$487.40	\$200.43	\$11.26	\$20.59
169%	\$297.24	\$61.34	\$580.63	\$305.23	\$11.24	\$20.72
170%	\$287.26	\$53.08	\$673.85	\$410.03	\$11.23	\$20.84
171%	\$277.27	\$44.82	\$767.08	\$514.84	\$11.21	\$20.96
172%	\$267.29	\$36.55	\$860.30	\$619.64	\$11.20	\$21.08
173%	\$257.31	\$28.29	\$953.53	\$724.45	\$11.18	\$21.21
174%	\$247.33	\$20.03	\$1,046.75	\$829.25	\$11.17	\$21.33
175%	\$237.35	\$11.77	\$1,139.98	\$934.05	\$11.16	\$21.45

City of Newton
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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>
FY2011 Value	\$788,246	\$601,861	\$2,094,944	\$2,095,807
FY2011 Tax Rate	\$10.90	\$10.90	\$20.89	\$20.89
FY2011 Tax Bill	\$8,591.88	\$6,560.29	\$43,763.39	\$43,781.41
FY2012 Value	\$797,671	\$589,417	\$2,098,061	\$2,163,526

<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%	5.61%	2.20%	-5.97%	-3.08%	\$11.38	\$19.61
161%	5.47%	2.07%	-5.38%	-2.47%	\$11.36	\$19.74
162%	5.33%	1.94%	-4.80%	-1.87%	\$11.35	\$19.86
163%	5.20%	1.81%	-4.21%	-1.26%	\$11.33	\$19.98
164%	5.06%	1.67%	-3.62%	-0.65%	\$11.32	\$20.10
165%	4.93%	1.54%	-3.03%	-0.05%	\$11.30	\$20.23
166%	4.79%	1.41%	-2.44%	0.56%	\$11.29	\$20.35
167%	4.65%	1.28%	-1.86%	1.16%	\$11.27	\$20.47
168%	4.52%	1.15%	-1.27%	1.77%	\$11.26	\$20.59
169%	4.38%	1.01%	-0.68%	2.38%	\$11.24	\$20.72
170%	4.24%	0.88%	-0.09%	2.98%	\$11.23	\$20.84
171%	4.11%	0.75%	0.49%	3.59%	\$11.21	\$20.96
172%	3.97%	0.62%	1.08%	4.19%	\$11.20	\$21.08
173%	3.84%	0.49%	1.67%	4.80%	\$11.18	\$21.21
174%	3.70%	0.36%	2.26%	5.40%	\$11.17	\$21.33
175%	3.56%	0.22%	2.84%	6.01%	\$11.16	\$21.45

<u>MEDIANS</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2011 Value	\$674,650	\$575,300	\$726,400	\$833,250
FY2011 Tax Rate	\$10.90	\$10.90	\$20.89	\$20.89
FY2011 Tax Bill	\$7,353.69	\$6,270.77	\$15,174.50	\$17,406.59
FY2012 Value	\$680,500	\$563,200	\$760,500	\$854,950

<u>Shift Selected</u>	<u>% Change Single Family</u>	<u>% Change Two Family</u>	<u>% Change Commercial</u>	<u>% Change Industrial</u>	<u>Residential Tax Rate</u>	<u>Commercial Tax Rate</u>
160%	5.26%	2.16%	-1.70%	-3.67%	\$11.38	\$19.61
161%	5.13%	2.03%	-1.09%	-3.06%	\$11.36	\$19.74
162%	4.99%	1.90%	-0.47%	-2.46%	\$11.35	\$19.86
163%	4.86%	1.77%	0.14%	-1.86%	\$11.33	\$19.98
164%	4.72%	1.64%	0.75%	-1.26%	\$11.32	\$20.10
165%	4.59%	1.51%	1.37%	-0.65%	\$11.30	\$20.23
166%	4.45%	1.37%	1.98%	-0.05%	\$11.29	\$20.35
167%	4.31%	1.24%	2.60%	0.55%	\$11.27	\$20.47
168%	4.18%	1.11%	3.21%	1.15%	\$11.26	\$20.59
169%	4.04%	0.98%	3.83%	1.75%	\$11.24	\$20.72
170%	3.91%	0.85%	4.44%	2.36%	\$11.23	\$20.84
171%	3.77%	0.71%	5.06%	2.96%	\$11.21	\$20.96
172%	3.63%	0.58%	5.67%	3.56%	\$11.20	\$21.08
173%	3.50%	0.45%	6.28%	4.16%	\$11.18	\$21.21
174%	3.36%	0.32%	6.90%	4.76%	\$11.17	\$21.33
175%	3.23%	0.19%	7.51%	5.37%	\$11.16	\$21.45

City of Newton
Fiscal Year 2012
Classification Hearing
Historical Levy Amounts and Levy Increases

Fiscal Year	Actual Levy	Amount of Increase	Percent Increase	Residential Share	CIP Share
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%
2011	\$241,707,854	\$8,407,570	3.6038%	81.6880%	18.3120%
Estimate	2012	\$250,798,454	\$9,090,600	3.7610%	

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

**City of Newton
Fiscal Year 2012
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 2012, the valuation date is January 1, 2011. 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 2012 proposed valuations, there is approximately a **1.26% increase** in residential single-family valuations. Assuming a 175% shift selected by the Board of Aldermen, the result is a tax **increase** of \$306.20, or 3.56% 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 2012	Increase in %Tax for Fiscal Year 2012
Increase of 1%	\$306.20	3.56%
Increase of 50%	\$306.20	3.56%
Increase of 100%	\$306.20	3.56%
Decrease of 50%	\$306.20	3.56%
Decrease of 100%	\$306.20	3.56%

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 \$306.20 (assuming the shift of 175%) because of the budget approved by the Newton Board of Aldermen.

City of Newton
 Fiscal Year 2012
 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
2011	175%	3.26%	\$271.14	2.98%	\$212.71
Last 5 Years	Increase		\$1,224.08		\$949.06
Last 10 Years	Increase		\$2,995.74		\$2,336.75

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
2011	175%	4.96%	\$2,069.54	4.65%	\$674.23
Last 5 Years	Increase		\$10,277.00		\$3,639.78
Last 10 Years	Increase		\$12,595.29		\$4,852.84

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 2012
 Classification Hearing
 Historical Tax Rates Fiscal Year 1980 to Present

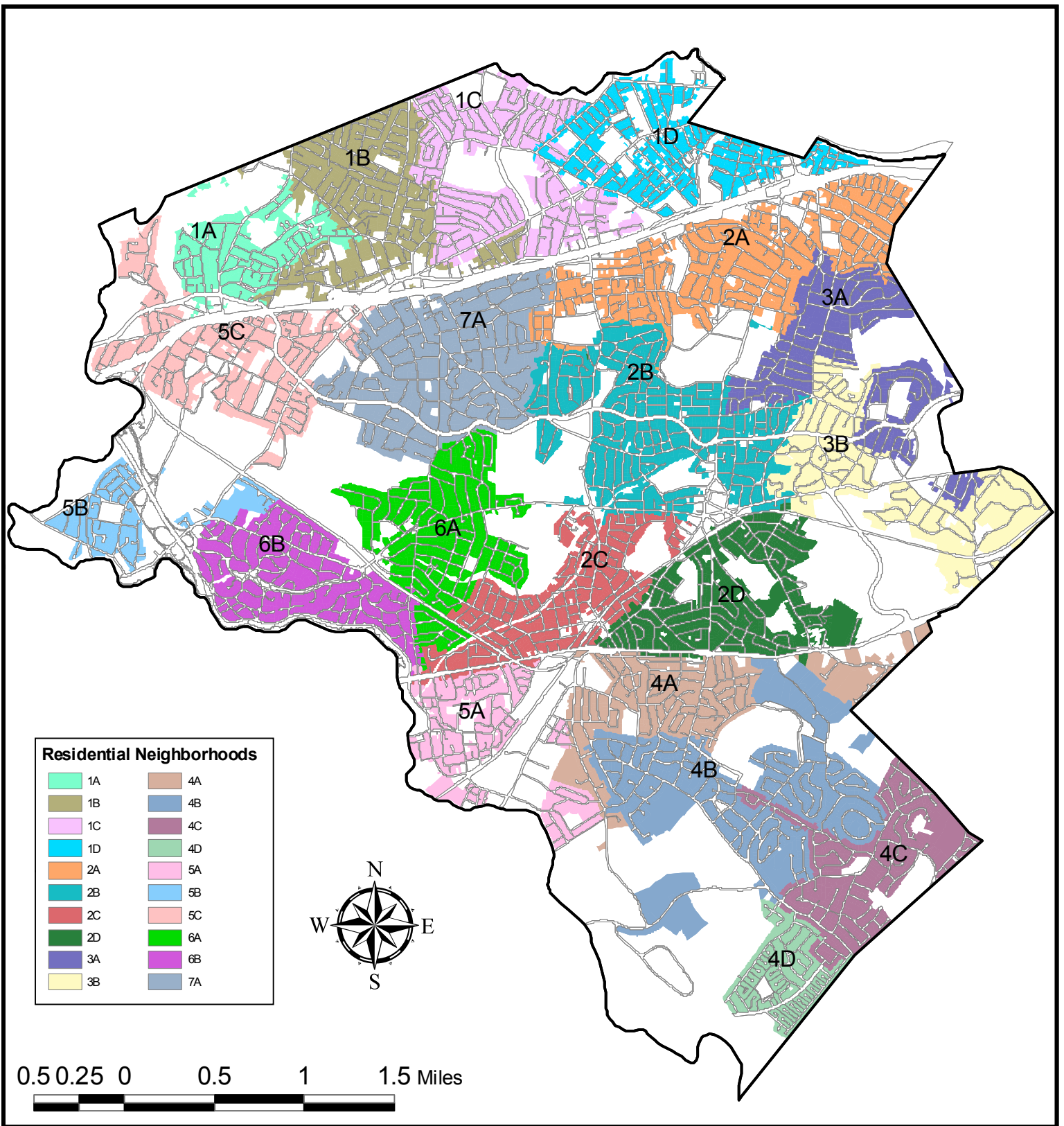
<u>Fiscal Year</u>	<u>Residential</u>	<u>Commercial</u>
1980	\$169.20	\$169.20
1981	\$177.00	\$177.00
1982	\$21.88	\$36.29
1983	\$21.84	\$35.90
1984	\$19.93	\$33.51
1985	\$20.34	\$34.12
1986	\$20.53	\$34.55
1987	\$11.49	\$19.31
1988	\$11.76	\$19.84
1989	\$12.35	\$20.90
1990	\$10.35	\$18.94
1991	\$10.79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

City of Newton
 Fiscal Year 2012
 Classification Hearing
 Shift/Tax Rate Table with Residential Factors

<u>C.I.P. %</u>	<u>RES. RATE</u>	<u>RES. % LEVY</u>	<u>COMM. RATE</u>	<u>COMM. % LEVY</u>	<u>RESIDENTIAL FACTOR</u>
100%	\$12.26	89.3100%	\$12.26	10.6900%	100.0000
105%	\$12.18	88.7755%	\$12.87	11.2245%	99.4017
110%	\$12.11	88.2410%	\$13.48	11.7590%	98.8034
115%	\$12.04	87.7065%	\$14.10	12.2935%	98.2050
120%	\$11.96	87.1720%	\$14.71	12.8280%	97.6067
125%	\$11.89	86.6375%	\$15.32	13.3625%	97.0084
130%	\$11.82	86.1030%	\$15.94	13.8970%	96.4101
135%	\$11.74	85.5685%	\$16.55	14.4315%	95.8118
140%	\$11.67	85.0340%	\$17.16	14.9660%	95.2134
145%	\$11.60	84.4995%	\$17.77	15.5005%	94.6151
150%	\$11.52	83.9650%	\$18.39	16.0350%	94.0168
155%	\$11.45	83.4305%	\$19.00	16.5695%	93.4185
160%	\$11.38	82.8960%	\$19.61	17.1040%	92.8202
165%	\$11.30	82.3615%	\$20.23	17.6385%	92.2218
166%	\$11.29	82.2546%	\$20.35	17.7454%	92.1022
167%	\$11.27	82.1477%	\$20.47	17.8523%	91.9825
168%	\$11.26	82.0408%	\$20.59	17.9592%	91.8628
169%	\$11.24	81.9339%	\$20.72	18.0661%	91.7432
170%	\$11.23	81.8270%	\$20.84	18.1730%	91.6235
171%	\$11.21	81.7201%	\$20.96	18.2799%	91.5038
172%	\$11.20	81.6132%	\$21.08	18.3868%	91.3842
173%	\$11.18	81.5063%	\$21.21	18.4937%	91.2645
174%	\$11.17	81.3994%	\$21.33	18.6006%	91.1449
175%	\$11.16	81.2925%	\$21.45	18.7075%	91.0252

City of Newton
Fiscal Year 2012
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)	\$570,500	\$583,467
1B	West Newton/Newtonville (North of Mass. Pike)	\$466,250	\$489,071
1C	Newtonville (North of Mass. Pike)	\$522,000	\$549,193
1D	Nonantum	\$455,000	\$457,950
2A	Newtonville (South of Mass. Pike)	\$799,000	\$881,605
2B	Newton Centre (North of Beacon Street)	\$755,000	\$896,793
2C	South of Beacon Street to Route 9	\$798,500	\$960,758
2D	Newton Highlands (North of Route 9)	\$722,000	\$761,163
3A	Farlow Hill/North Chestnut Hill	\$991,000	\$1,065,224
3B	Chestnut Hill	\$1,476,250	\$1,824,305
4A	South of Route 9	\$593,954	\$604,199
4B	Old Oak Hill	\$810,000	\$940,148
4C	South Side/Abutting West Roxbury and Brookline	\$732,000	\$1,014,337
4D	Oak Hill Park	\$525,000	\$583,440
5A	Upper Falls	\$476,063	\$561,590
5B	Lower Falls	\$567,000	\$623,605
5C	Auburndale (Islington and South of Commonwealth Avenue)	\$723,500	\$714,321
6A	Northeast Waban	\$864,000	\$1,089,987
6B	Southwest Waban	\$940,000	\$996,000
7A	West Newton Hill	\$1,370,000	\$1,601,240
	CITYWIDE	\$737,750	\$882,199



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 2012
Classification Hearing
Summary of Calendar Year 2010 Single Family Sales

Calendar Year 2010
Single Family Sales

Number of Sales 580

Median Sale Price \$737,750
 (Half the Single Family Homes sold for more than this median sale price)

Average Sale Price \$882,199

Summary of Sale Prices

<u>Less than</u>	<u>Sales</u>	<u>Percent</u>	<u>More than</u>	<u>Sales</u>	<u>Percent</u>
\$400,000	30	5.17%	\$600,000	402	69.31%
<u>Less than</u>	<u>Sales</u>	<u>Percent</u>	<u>More than</u>	<u>Sales</u>	<u>Percent</u>
\$600,000	178	30.69%	\$750,000	280	48.28%
			<u>More than</u>	<u>Sales</u>	<u>Percent</u>
			\$1,000,000	149	25.69%
			<u>More than</u>	<u>Sales</u>	<u>Percent</u>
			\$1,500,000	58	10.00%
			<u>More than</u>	<u>Sales</u>	<u>Percent</u>
			\$2,000,000	24	4.14%

2010 Single Family Sales



Median Sale Price: \$737,750

Average Sale Price: \$882,199

**> \$750,000-280 Sales
(48.28%)**



**> \$1,000,000-149 Sales
(25.69%)**



**> \$1,500,000-58 Sales
(10.00%)**

Fiscal Year 2012 Classification Hearing
 Fiscal Year 2011 (Last Year)
 Massachusetts 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	\$601,112,424	\$938,567,400	\$1,539,679,824	39.04%	60.96%
CAMBRIDGE	\$98,125,671	\$185,836,029	\$283,961,700	34.56%	65.44%
NEWTON	\$197,438,985	\$44,268,869	\$241,707,854	81.68%	18.32%
WORCESTER	\$136,432,753	\$81,831,935	\$218,264,688	62.51%	37.49%
QUINCY	\$117,848,330	\$51,098,239	\$168,946,569	69.75%	30.25%
SPRINGFIELD	\$100,485,032	\$65,999,835	\$166,484,867	60.36%	39.64%
FRAMINGHAM	\$90,230,017	\$67,940,682	\$158,170,699	57.05%	42.95%
BROOKLINE	\$132,704,728	\$25,173,559	\$157,878,287	84.06%	15.94%
WALTHAM	\$62,062,192	\$83,913,949	\$145,976,141	42.52%	57.48%
LEXINGTON	\$100,137,395	\$27,818,329	\$127,955,724	78.26%	21.74%

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 FY2011 (last fiscal year).

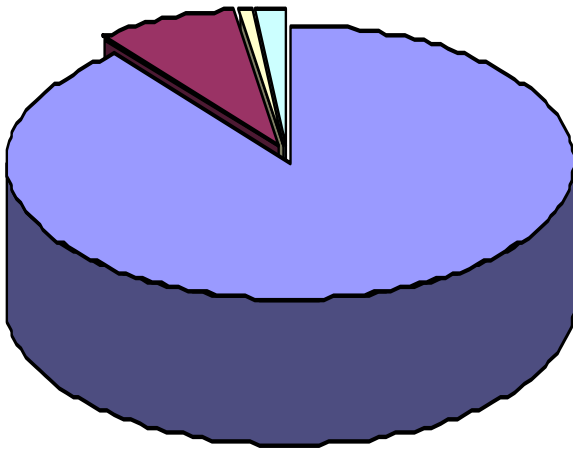
The breakdown between Residential and Commercial, Industrial, and Personal (CIP) classes is determined by the classification selected by the Aldermen, Selectmen or City Council.

City of Newton
Fiscal Year 2012
Classification Hearing
9 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	\$737,750
2011	\$760,000

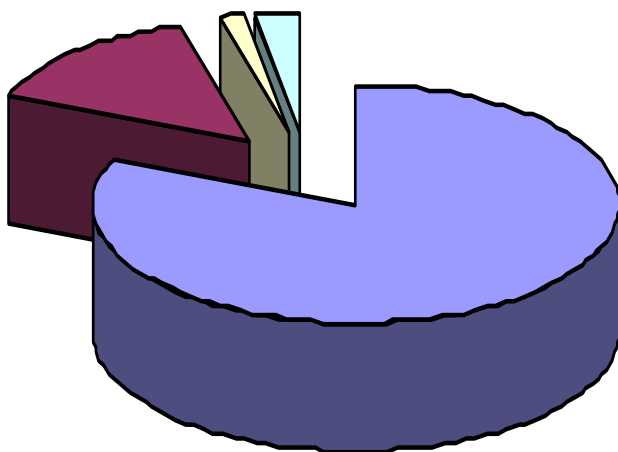
2011 is through September 30, 2011

City of Newton FY2012 Property Valuation by Class



- Residential (89.31%)
- Commercial (8.31%)
- Industrial (0.74%)
- Personal (1.64%)

Property Taxation Assuming 175% SHIFT (Same shift as FY2011)



- Residential (81.3%)
- Commercial (14.53%)
- Industrial (1.3%)
- Personal (2.87%)

City of Newton
Fiscal Year 2012
Classification Hearing
November 16, 2011

Supplement 1

Statewide Average Single Family Tax Bills

And

Statewide Residential Tax Rates

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

FY2011 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
WESTON	\$4,648,963,600	3,344	\$1,390,240	\$11.39	\$15,835	1
SHERBORN	\$980,253,800	1,324	\$740,373	\$17.72	\$13,119	2
LINCOLN	\$1,506,960,700	1,506	\$1,000,638	\$12.37	\$12,378	3
DOVER	\$1,814,198,400	1,758	\$1,031,967	\$11.70	\$12,074	4
CARLISLE	\$1,185,895,800	1,642	\$722,226	\$16.13	\$11,650	5
WAYLAND	\$2,390,269,800	4,032	\$592,825	\$19.35	\$11,471	6
WELLESLEY	\$7,189,824,000	7,285	\$986,935	\$11.43	\$11,281	7
CONCORD	\$3,836,829,200	4,570	\$839,569	\$13.19	\$11,074	8
SUDBURY	\$3,386,110,700	5,392	\$627,988	\$17.03	\$10,695	9
LEXINGTON	\$6,234,563,000	8,949	\$696,677	\$14.40	\$10,032	10
COHASSET	\$1,944,543,600	2,277	\$853,994	\$11.59	\$9,898	11
BELMONT	\$3,302,706,800	4,519	\$730,849	\$13.24	\$9,676	12
MANCHESTER	\$1,609,520,400	1,544	\$1,042,435	\$9.04	\$9,424	13
WENHAM	\$581,319,700	1,084	\$536,273	\$17.17	\$9,208	14
WINCHESTER	\$4,241,691,900	5,599	\$757,580	\$12.10	\$9,167	15
ACTON	\$2,445,404,100	4,886	\$500,492	\$18.08	\$9,049	16
BOLTON	\$717,393,600	1,574	\$455,777	\$19.42	\$8,851	17
BOXBOROUGH	\$594,419,900	1,172	\$507,184	\$17.38	\$8,815	18
HARVARD	\$931,387,600	1,659	\$561,415	\$15.47	\$8,685	19
WESTWOOD	\$2,779,570,900	4,473	\$621,411	\$13.83	\$8,594	20
NEWTON	\$13,349,732,300	16,936	\$788,246	\$10.90	\$8,592	21
MEDFIELD	\$1,967,485,200	3,486	\$564,396	\$15.02	\$8,477	22
HAMILTON	\$1,110,529,100	2,338	\$474,991	\$17.19	\$8,165	23
SHARON	\$2,155,888,600	5,228	\$412,373	\$19.47	\$8,029	24
SOUTHBOROUGH	\$1,415,148,300	2,776	\$509,780	\$15.58	\$7,942	25
HOPKINTON	\$2,007,943,500	4,250	\$472,457	\$16.73	\$7,904	26
SWAMPSCOTT	\$1,627,172,200	3,427	\$474,810	\$16.60	\$7,882	27
BOXFORD	\$1,515,602,800	2,641	\$573,875	\$13.71	\$7,868	28
NEEDHAM	\$5,910,589,800	8,346	\$708,194	\$10.90	\$7,719	29
TOPSFIELD	\$943,172,100	1,839	\$512,872	\$14.83	\$7,606	30
ANDOVER	\$4,498,853,200	8,492	\$529,775	\$14.12	\$7,480	31
WESTBOROUGH	\$1,564,788,800	3,833	\$408,241	\$18.24	\$7,446	32
NORWELL	\$1,751,332,400	3,282	\$533,617	\$13.87	\$7,401	33
DUXBURY	\$2,817,129,700	4,819	\$584,588	\$12.60	\$7,366	34
BEDFORD	\$1,701,214,990	3,313	\$513,497	\$14.33	\$7,358	35
STOW	\$881,069,000	2,055	\$428,744	\$17.05	\$7,310	36
HINGHAM	\$4,000,363,900	6,136	\$651,950	\$11.08	\$7,224	37

FY2011 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
MILTON	\$3,608,195,300	7,116	\$507,054	\$14.07	\$7,134	38
LYNNFIELD	\$2,008,176,475	3,809	\$527,219	\$13.49	\$7,112	39
ESSEX	\$508,245,100	986	\$515,462	\$13.62	\$7,021	40
HOLLISTON	\$1,603,076,200	4,258	\$376,486	\$17.94	\$6,754	41
WESTFORD	\$2,768,628,800	6,276	\$441,145	\$15.23	\$6,719	42
MARBLEHEAD	\$4,024,093,000	6,158	\$653,474	\$10.21	\$6,672	43
LONGMEADOW	\$1,910,957,800	5,442	\$351,150	\$18.75	\$6,584	44
WEST NEWBURY	\$627,563,400	1,319	\$475,787	\$13.68	\$6,509	45
GROTON	\$1,221,847,080	3,083	\$396,318	\$16.38	\$6,492	46
NORFOLK	\$1,224,054,600	2,892	\$423,255	\$15.10	\$6,391	47
NORTH READING	\$1,877,728,400	4,194	\$447,718	\$14.00	\$6,268	48
NORTH ANDOVER	\$2,816,602,100	6,181	\$455,687	\$13.52	\$6,161	49
READING	\$2,880,796,500	6,508	\$442,655	\$13.80	\$6,109	50
AMHERST	\$1,366,374,500	4,084	\$334,568	\$18.20	\$6,089	51
MEDWAY	\$1,267,728,179	3,618	\$350,395	\$17.10	\$5,992	52
NORTHBOROUGH	\$1,583,648,800	4,007	\$395,221	\$15.11	\$5,972	53
DUNSTABLE	\$417,638,700	1,023	\$408,249	\$14.62	\$5,969	54
ARLINGTON	\$3,828,050,100	7,986	\$479,345	\$12.41	\$5,949	55
MIDDLETON	\$952,586,500	1,949	\$488,757	\$12.17	\$5,948	56
HANOVER	\$1,710,355,300	4,110	\$416,145	\$14.18	\$5,901	57
PELHAM	\$149,909,000	467	\$321,004	\$18.20	\$5,842	58
ASHLAND	\$1,349,934,900	3,703	\$364,552	\$15.91	\$5,800	59
AMESBURY	\$1,045,647,100	3,367	\$310,557	\$18.46	\$5,733	60
LITTLETON	\$1,039,778,100	2,818	\$368,977	\$15.33	\$5,656	61
NATICK	\$3,735,204,600	8,463	\$441,357	\$12.60	\$5,561	62
WALPOLE	\$2,555,112,500	6,312	\$404,802	\$13.68	\$5,538	63
MAYNARD	\$830,649,100	2,635	\$315,237	\$17.50	\$5,517	64
NEWBURYPORT	\$1,951,764,200	4,275	\$456,553	\$12.07	\$5,511	65
DEDHAM	\$2,503,778,300	6,562	\$381,557	\$14.37	\$5,483	66
SCITUATE	\$3,233,247,500	6,635	\$487,302	\$11.25	\$5,482	67
EASTON	\$2,079,289,900	5,538	\$375,459	\$14.51	\$5,448	68
UPTON	\$812,853,400	2,185	\$372,015	\$14.64	\$5,446	69
CHELMSFORD	\$2,924,078,075	9,009	\$324,573	\$16.72	\$5,427	70
NAHANT	\$606,586,500	1,125	\$539,188	\$10.00	\$5,392	71
IPSWICH	\$1,673,614,730	3,749	\$446,416	\$12.00	\$5,357	72
MARION	\$1,245,742,500	2,186	\$569,873	\$9.40	\$5,357	73
BERLIN	\$302,477,144	785	\$385,321	\$13.89	\$5,352	74

FY2011 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
CANTON	\$2,455,543,230	5,307	\$462,699	\$11.55	\$5,344	75
WRENTHAM	\$1,220,454,000	3,224	\$378,553	\$14.08	\$5,330	76
GLOUCESTER	\$3,342,461,500	7,172	\$466,043	\$11.31	\$5,271	77
BOYLSTON	\$449,532,200	1,345	\$334,225	\$15.66	\$5,234	78
BEVERLY	\$3,531,861,200	8,384	\$421,262	\$12.41	\$5,228	79
MILLIS	\$719,350,200	2,123	\$338,837	\$15.41	\$5,221	80
LEVERETT	\$205,707,400	640	\$321,418	\$16.20	\$5,207	81
FRAMINGHAM	\$4,331,822,600	13,361	\$324,214	\$16.03	\$5,197	82
MANSFIELD	\$1,918,426,600	5,304	\$361,694	\$14.31	\$5,176	83
ROCKPORT	\$1,229,467,900	2,342	\$524,965	\$9.80	\$5,145	84
LANCASTER	\$597,074,400	1,997	\$298,986	\$17.13	\$5,122	85
MATTAPOISETT	\$1,287,235,900	2,852	\$451,345	\$11.26	\$5,082	86
PLYMPTON	\$282,205,200	892	\$316,374	\$15.97	\$5,052	87
KINGSTON	\$1,273,832,700	3,720	\$342,428	\$14.65	\$5,017	88
FOXBOROUGH	\$1,629,281,800	4,222	\$385,903	\$12.94	\$4,994	89
ROWLEY	\$613,295,400	1,637	\$374,646	\$13.28	\$4,975	90
PROVINCETOWN	\$604,418,900	829	\$729,094	\$6.81	\$4,965	91
MELROSE	\$2,509,116,355	6,309	\$397,704	\$12.46	\$4,955	92
WILBRAHAM	\$1,366,670,200	4,595	\$297,426	\$16.66	\$4,955	93
WILLIAMSTOWN	\$717,589,300	1,852	\$387,467	\$12.70	\$4,921	94
MENDON	\$641,511,100	1,800	\$356,395	\$13.67	\$4,872	95
AQUINNAH	\$478,614,249	381	\$1,256,205	\$3.86	\$4,849	96
PRINCETON	\$369,317,200	1,209	\$305,473	\$15.84	\$4,839	97
PAXTON	\$426,861,200	1,505	\$283,629	\$17.03	\$4,830	98
WEST TISBURY	\$1,455,252,100	1,436	\$1,013,407	\$4.73	\$4,793	99
SHUTESBURY	\$191,887,600	784	\$244,755	\$19.37	\$4,741	100
STONEHAM	\$1,949,449,600	5,043	\$386,565	\$12.21	\$4,720	101
GREAT BARRINGTON	\$812,737,300	2,096	\$387,756	\$12.16	\$4,715	102
DANVERS	\$2,129,364,100	6,086	\$349,879	\$13.40	\$4,688	103
MERRIMAC	\$530,570,000	1,584	\$334,956	\$13.99	\$4,686	104
FRANKLIN	\$2,744,081,800	7,599	\$361,111	\$12.95	\$4,676	105
HULL	\$1,394,712,000	3,757	\$371,230	\$12.35	\$4,585	106
WAKEFIELD	\$2,480,941,500	6,201	\$400,087	\$11.46	\$4,585	107
EAST LONGMEADOW	\$1,364,757,600	5,282	\$258,379	\$17.67	\$4,566	108
WEST STOCKBRIDGE	\$292,711,900	685	\$427,317	\$10.60	\$4,530	109
BRIDGEWATER	\$1,634,016,200	5,209	\$313,691	\$14.42	\$4,523	110
HALIFAX	\$603,632,000	2,108	\$286,353	\$15.77	\$4,516	111

FY2011 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
ABINGTON	\$1,105,035,600	3,707	\$298,094	\$15.14	\$4,513	112
TYNGSBOROUGH	\$985,648,900	3,099	\$318,054	\$14.17	\$4,507	113
GRAFTON	\$1,384,547,600	4,202	\$329,497	\$13.63	\$4,491	114
WESTHAMPTON	\$182,075,400	637	\$285,833	\$15.67	\$4,479	115
SALEM	\$1,428,629,200	4,813	\$296,827	\$15.05	\$4,467	116
GROVELAND	\$653,812,200	1,839	\$355,526	\$12.55	\$4,462	117
PLAINVILLE	\$625,436,200	1,905	\$328,313	\$13.57	\$4,455	118
NEWBURY	\$1,007,303,000	2,317	\$434,744	\$10.18	\$4,426	119
GEORGETOWN	\$913,010,550	2,410	\$378,843	\$11.67	\$4,421	120
STERLING	\$743,765,900	2,509	\$296,439	\$14.90	\$4,417	121
PEMBROKE	\$1,683,131,230	5,167	\$325,746	\$13.47	\$4,388	122
QUINCY	\$4,446,485,600	13,649	\$325,774	\$13.42	\$4,372	123
STURBRIDGE	\$804,652,200	2,981	\$269,927	\$16.19	\$4,370	124
SANDWICH	\$2,989,031,746	8,344	\$358,225	\$12.18	\$4,363	125
HOPEDALE	\$444,401,390	1,470	\$302,314	\$14.39	\$4,350	126
WINTHROP	\$713,683,700	2,273	\$313,983	\$13.80	\$4,333	127
MARSHFIELD	\$3,445,837,500	8,981	\$383,681	\$11.29	\$4,332	128
SUTTON	\$922,363,900	2,824	\$326,616	\$13.25	\$4,328	129
BURLINGTON	\$2,448,085,400	6,539	\$374,382	\$11.50	\$4,305	130
HAMPDEN	\$489,202,600	1,787	\$273,756	\$15.64	\$4,282	131
MARLBOROUGH	\$2,135,204,600	6,954	\$307,047	\$13.94	\$4,280	132
WEST BOYLSTON	\$505,026,700	1,942	\$260,055	\$16.38	\$4,260	133
BILLERICA	\$3,383,834,100	10,736	\$315,186	\$13.47	\$4,246	134
WILMINGTON	\$2,458,762,290	6,886	\$357,067	\$11.88	\$4,242	135
HOLDEN	\$1,492,858,500	5,513	\$270,789	\$15.65	\$4,238	136
MILFORD	\$1,606,867,400	5,773	\$278,342	\$15.22	\$4,236	137
HUDSON	\$1,298,321,300	4,367	\$297,303	\$14.16	\$4,210	138
EAST BRIDGEWATER	\$1,172,095,600	3,682	\$318,331	\$13.21	\$4,205	139
RAYNHAM	\$1,098,560,200	3,543	\$310,065	\$13.56	\$4,204	140
LENOX	\$636,821,400	1,591	\$400,265	\$10.49	\$4,199	141
HOLBROOK	\$756,460,800	3,129	\$241,758	\$17.36	\$4,197	142
WEST BRIDGEWATER	\$571,056,900	1,989	\$287,108	\$14.60	\$4,192	143
ROCHESTER	\$584,970,200	1,680	\$348,197	\$12.02	\$4,185	144
TEWKSBURY	\$2,294,739,000	7,424	\$309,097	\$13.46	\$4,160	145
WILLIAMSBURG	\$200,051,700	720	\$277,850	\$14.89	\$4,137	146
OAK BLUFFS	\$1,930,771,040	3,296	\$585,792	\$7.03	\$4,118	147
TRURO	\$1,452,502,600	2,007	\$723,718	\$5.69	\$4,118	148

FY2011 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
WHATELY	\$131,612,748	500	\$263,225	\$15.47	\$4,072	149
LUNENBURG	\$859,772,100	3,419	\$251,469	\$16.16	\$4,064	150
MEDFORD	\$2,718,316,100	7,844	\$346,547	\$11.61	\$4,023	151
PLYMOUTH	\$5,472,713,000	17,770	\$307,975	\$13.04	\$4,016	152
RICHMOND	\$326,907,300	739	\$442,364	\$9.04	\$3,999	153
UXBRIDGE	\$960,414,300	3,296	\$291,388	\$13.72	\$3,998	154
SHEFFIELD	\$416,819,900	1,306	\$319,158	\$12.50	\$3,989	155
ORLEANS	\$2,657,083,500	3,727	\$712,928	\$5.57	\$3,971	156
SHREWSBURY	\$3,359,008,800	9,061	\$370,711	\$10.67	\$3,955	157
BLACKSTONE	\$513,448,900	2,017	\$254,561	\$15.51	\$3,948	158
CARVER	\$812,633,200	3,047	\$266,699	\$14.78	\$3,942	159
HANSON	\$1,010,821,900	3,105	\$325,547	\$12.10	\$3,939	160
CHILMARK	\$1,963,460,622	1,062	\$1,848,833	\$2.13	\$3,938	161
BELCHERTOWN	\$1,056,751,300	4,202	\$251,488	\$15.65	\$3,936	162
NORTHAMPTON	\$1,681,240,680	5,540	\$303,473	\$12.96	\$3,933	163
RANDOLPH	\$1,794,588,200	7,096	\$252,901	\$15.47	\$3,912	164
CONWAY	\$178,812,200	595	\$300,525	\$12.98	\$3,901	165
PEPPERELL	\$904,157,140	3,046	\$296,834	\$13.13	\$3,897	166
NEW BRAINTREE	\$75,382,300	300	\$251,274	\$15.44	\$3,880	167
TOWNSEND	\$688,112,300	2,795	\$246,194	\$15.74	\$3,875	168
STOUGHTON	\$1,850,538,700	6,508	\$284,348	\$13.57	\$3,859	169
ROCKLAND	\$961,530,900	3,725	\$258,129	\$14.87	\$3,838	170
NORTON	\$1,321,629,960	4,372	\$302,294	\$12.68	\$3,833	171
WESTMINSTER	\$638,689,600	2,557	\$249,781	\$15.14	\$3,782	172
MASHPEE	\$3,053,887,900	6,807	\$448,639	\$8.37	\$3,755	173
EDGARTOWN	\$3,728,144,300	3,379	\$1,103,328	\$3.40	\$3,751	174
ASHBURNHAM	\$521,370,000	2,386	\$218,512	\$17.15	\$3,747	175
REHOBOTH	\$1,379,505,300	3,733	\$369,543	\$10.13	\$3,743	176
STOCKBRIDGE	\$544,814,200	1,091	\$499,371	\$7.48	\$3,735	177
NORTH ATTLEBOROUGH	\$2,136,357,600	6,731	\$317,391	\$11.72	\$3,720	178
BERKLEY	\$665,411,000	1,984	\$335,389	\$11.01	\$3,693	179
WHITMAN	\$902,880,840	3,294	\$274,099	\$13.43	\$3,681	180
NORWOOD	\$2,110,003,800	5,819	\$362,606	\$10.10	\$3,662	181
SOUTHAMPTON	\$569,716,000	2,016	\$282,597	\$12.96	\$3,662	182
LEYDEN	\$56,782,600	255	\$222,677	\$16.43	\$3,659	183
HAVERHILL	\$2,676,135,820	10,220	\$261,853	\$13.93	\$3,648	184
SHIRLEY	\$380,600,290	1,431	\$265,968	\$13.69	\$3,641	185

FY2011 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
LANESBOROUGH	\$262,592,900	1,202	\$218,463	\$16.64	\$3,635	186
LYNN	\$2,565,245,500	11,458	\$223,882	\$16.22	\$3,631	187
WEST SPRINGFIELD	\$1,398,282,900	6,446	\$216,923	\$16.72	\$3,627	188
DIGHTON	\$628,003,600	2,098	\$299,334	\$12.11	\$3,625	189
MIDDLEBOROUGH	\$1,497,466,115	5,413	\$276,643	\$13.05	\$3,610	190
BRAINTREE	\$3,168,429,000	9,001	\$352,009	\$10.20	\$3,590	191
RUSSELL	\$103,959,320	527	\$197,266	\$18.16	\$3,582	192
RUTLAND	\$616,640,000	2,437	\$253,032	\$14.14	\$3,578	193
WESTFIELD	\$2,155,853,800	9,320	\$231,315	\$15.41	\$3,565	194
PETERSHAM	\$116,600,600	465	\$250,754	\$14.17	\$3,553	195
FALMOUTH	\$8,888,790,200	18,114	\$490,714	\$7.20	\$3,533	196
HEATH	\$63,177,400	337	\$187,470	\$18.83	\$3,530	197
SUNDERLAND	\$207,050,500	753	\$274,967	\$12.80	\$3,520	198
WOBURN	\$2,712,180,300	7,939	\$341,627	\$10.30	\$3,519	199
DALTON	\$394,414,000	1,953	\$201,953	\$17.38	\$3,510	200
GRANBY	\$473,291,700	2,030	\$233,149	\$14.98	\$3,493	201
MILLVILLE	\$223,313,600	807	\$276,721	\$12.61	\$3,489	202
SEEKONK	\$1,436,906,700	4,696	\$305,985	\$11.39	\$3,485	203
LEOMINSTER	\$1,804,155,700	7,996	\$225,632	\$15.41	\$3,477	204
PEABODY	\$3,257,597,900	10,848	\$300,295	\$11.58	\$3,477	205
BELLINGHAM	\$1,197,278,095	4,519	\$264,943	\$13.11	\$3,473	206
BOURNE	\$3,228,825,000	7,642	\$422,510	\$8.21	\$3,469	207
WELLFLEET	\$1,718,474,380	3,026	\$567,903	\$6.09	\$3,459	208
HARWICH	\$3,752,175,200	8,369	\$448,342	\$7.70	\$3,452	209
DRACUT	\$2,010,644,300	7,398	\$271,782	\$12.69	\$3,449	210
CHESTERFIELD	\$110,124,400	516	\$213,419	\$16.15	\$3,447	211
DOUGLAS	\$665,391,300	2,569	\$259,008	\$13.31	\$3,447	212
SAUGUS	\$2,311,688,700	7,124	\$324,493	\$10.62	\$3,446	213
BROOKFIELD	\$215,078,760	906	\$237,394	\$14.51	\$3,445	214
SOUTHWICK	\$764,882,400	2,993	\$255,557	\$13.44	\$3,435	215
LAKEVILLE	\$1,146,748,300	3,741	\$306,535	\$11.20	\$3,433	216
DEERFIELD	\$391,694,800	1,406	\$278,588	\$12.32	\$3,432	217
AUBURN	\$1,106,675,100	4,974	\$222,492	\$15.38	\$3,422	218
MONTGOMERY	\$79,038,400	319	\$247,769	\$13.81	\$3,422	219
BERNARDSTON	\$158,542,300	734	\$215,998	\$15.83	\$3,419	220
WEYMOUTH	\$3,819,904,300	13,080	\$292,042	\$11.69	\$3,414	221
CHATHAM	\$4,528,892,700	5,709	\$793,290	\$4.28	\$3,395	222

FY2011 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
ASHBY	\$242,306,500	1,067	\$227,091	\$14.90	\$3,384	223
LUDLOW	\$1,261,446,200	5,855	\$215,448	\$15.70	\$3,383	224
REVERE	\$1,036,339,600	4,438	\$233,515	\$14.44	\$3,372	225
METHUEN	\$2,831,515,430	10,661	\$265,596	\$12.69	\$3,370	226
GREENFIELD	\$714,164,616	3,854	\$185,305	\$18.14	\$3,361	227
SOUTH HADLEY	\$1,001,127,600	4,286	\$233,581	\$14.36	\$3,354	228
ASHFIELD	\$143,704,400	598	\$240,308	\$13.94	\$3,350	229
SALISBURY	\$632,725,300	2,018	\$313,541	\$10.63	\$3,333	230
LEE	\$461,241,400	1,811	\$254,689	\$13.06	\$3,326	231
MILLBURY	\$780,280,300	3,420	\$228,152	\$14.55	\$3,320	232
WORCESTER	\$5,109,491,994	24,811	\$205,937	\$16.06	\$3,307	233
AYER	\$397,365,100	1,459	\$272,354	\$12.09	\$3,293	234
FREETOWN	\$843,500,800	2,921	\$288,771	\$11.40	\$3,292	235
AVON	\$341,602,100	1,274	\$268,134	\$12.27	\$3,290	236
BRIMFIELD	\$299,199,300	1,265	\$236,521	\$13.86	\$3,278	237
ATTLEBORO	\$2,480,372,000	9,354	\$265,167	\$12.20	\$3,235	238
HATFIELD	\$294,154,400	990	\$297,126	\$10.84	\$3,221	239
ACUSHNET	\$904,092,900	3,207	\$281,912	\$11.41	\$3,217	240
GRANVILLE	\$153,356,300	569	\$269,519	\$11.90	\$3,207	241
LOWELL	\$2,645,977,200	11,780	\$224,616	\$14.27	\$3,205	242
WORTHINGTON	\$122,879,800	478	\$257,071	\$12.42	\$3,193	243
MONSON	\$578,720,350	2,616	\$221,223	\$14.43	\$3,192	244
BREWSTER	\$2,503,427,600	5,463	\$458,251	\$6.94	\$3,180	245
NORTHBRIDGE	\$905,111,800	3,338	\$271,154	\$11.70	\$3,173	246
CHARLEMONT	\$79,650,300	406	\$196,183	\$16.00	\$3,139	247
PLAINFIELD	\$52,371,100	248	\$211,174	\$14.83	\$3,132	248
EAST BROOKFIELD	\$173,999,200	770	\$225,973	\$13.85	\$3,130	249
HAWLEY	\$29,240,300	137	\$213,433	\$14.65	\$3,127	250
CLINTON	\$510,413,470	2,322	\$219,816	\$14.13	\$3,106	251
HADLEY	\$511,429,300	1,634	\$312,992	\$9.92	\$3,105	252
NEW MARLBOROUGH	\$311,400,800	853	\$365,065	\$8.47	\$3,092	253
BUCKLAND	\$129,310,100	593	\$218,061	\$14.11	\$3,077	254
NEW SALEM	\$100,180,800	433	\$231,364	\$13.20	\$3,054	255
SHELBURNE	\$113,639,800	472	\$240,762	\$12.66	\$3,048	256
WENDELL	\$53,703,600	317	\$169,412	\$17.99	\$3,048	257
AGAWAM	\$1,668,670,600	7,666	\$217,672	\$14.00	\$3,047	258
DARTMOUTH	\$3,495,939,300	9,703	\$360,295	\$8.44	\$3,041	259

FY2011 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
WARWICK	\$60,772,800	336	\$180,871	\$16.70	\$3,021	260
CHESTER	\$79,666,300	493	\$161,595	\$18.64	\$3,012	261
TYRINGHAM	\$121,652,700	244	\$498,577	\$6.04	\$3,011	262
NORTHFIELD	\$232,643,100	1,066	\$218,239	\$13.72	\$2,994	263
OXFORD	\$828,676,000	3,638	\$227,783	\$13.08	\$2,979	264
BROCKTON	\$3,167,307,840	16,395	\$193,187	\$15.29	\$2,954	265
BLANDFORD	\$111,090,400	501	\$221,737	\$13.28	\$2,945	266
HUNTINGTON	\$147,825,400	737	\$200,577	\$14.66	\$2,940	267
CHARLTON	\$1,004,619,100	3,961	\$253,628	\$11.57	\$2,934	268
GILL	\$91,833,245	436	\$210,627	\$13.90	\$2,928	269
MIDDLEFIELD	\$37,321,700	193	\$193,377	\$15.12	\$2,924	270
PALMER	\$587,017,000	3,182	\$184,481	\$15.85	\$2,924	271
MONTAGUE	\$388,415,600	2,031	\$191,244	\$15.28	\$2,922	272
HOLYOKE	\$979,854,428	5,304	\$184,739	\$15.78	\$2,915	273
EASTHAMPTON	\$907,226,497	3,967	\$228,693	\$12.69	\$2,902	274
WARE	\$492,916,300	2,530	\$194,829	\$14.87	\$2,897	275
EGREMONT	\$302,027,700	748	\$403,780	\$7.13	\$2,879	276
NORTH BROOKFIELD	\$273,876,800	1,295	\$211,488	\$13.56	\$2,868	277
GOSHEN	\$98,175,735	502	\$195,569	\$14.63	\$2,861	278
SOUTHBRIDGE	\$445,983,300	2,680	\$166,412	\$17.14	\$2,852	279
HOLLAND	\$265,803,600	1,360	\$195,444	\$14.58	\$2,850	280
ALFORD	\$194,781,800	294	\$662,523	\$4.30	\$2,849	281
PERU	\$64,110,900	340	\$188,561	\$15.07	\$2,842	282
PHILLIPSTON	\$155,526,900	748	\$207,924	\$13.67	\$2,842	283
SWANSEA	\$1,521,334,200	5,635	\$269,979	\$10.50	\$2,835	284
FITCHBURG	\$1,122,206,600	6,446	\$174,093	\$16.20	\$2,820	285
WARREN	\$230,457,300	1,258	\$183,193	\$15.32	\$2,807	286
LEICESTER	\$704,067,500	3,122	\$225,518	\$12.44	\$2,805	287
OAKHAM	\$165,557,700	646	\$256,281	\$10.92	\$2,799	288
PITTSFIELD	\$2,073,921,800	11,273	\$183,972	\$15.19	\$2,795	289
COLRAIN	\$105,423,600	563	\$187,253	\$14.90	\$2,790	290
BARRE	\$314,757,100	1,531	\$205,589	\$13.53	\$2,782	291
CUMMINGTON	\$75,866,800	340	\$223,138	\$12.45	\$2,778	292
HUBBARDSTON	\$334,924,700	1,368	\$244,828	\$11.33	\$2,774	293
YARMOUTH	\$4,083,965,600	12,722	\$321,016	\$8.64	\$2,774	294
TAUNTON	\$2,434,766,900	10,311	\$236,133	\$11.71	\$2,765	295
NEW BEDFORD	\$2,644,105,000	12,332	\$214,410	\$12.88	\$2,762	296

FY2011 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
MONTEREY	\$373,041,300	714	\$522,467	\$5.28	\$2,759	297
WALES	\$133,586,000	710	\$188,149	\$14.64	\$2,755	298
EASTHAM	\$2,345,113,200	5,066	\$462,912	\$5.91	\$2,736	299
GARDNER	\$680,455,200	3,907	\$174,163	\$15.67	\$2,729	300
HARDWICK	\$146,117,600	681	\$214,563	\$12.40	\$2,661	301
WASHINGTON	\$50,806,400	245	\$207,373	\$12.74	\$2,642	302
SPRINGFIELD	\$3,524,640,300	26,045	\$135,329	\$19.49	\$2,638	303
CHICOPEE	\$1,969,964,600	10,975	\$179,496	\$14.66	\$2,631	304
SANDISFIELD	\$166,069,100	594	\$279,578	\$9.41	\$2,631	305
ORANGE	\$327,695,300	2,070	\$158,307	\$16.58	\$2,625	306
WINCHENDON	\$519,343,100	2,786	\$186,412	\$14.06	\$2,621	307
WESTPORT	\$2,200,130,300	5,656	\$388,991	\$6.71	\$2,610	308
FAIRHAVEN	\$1,458,619,200	5,379	\$271,169	\$9.56	\$2,592	309
WEBSTER	\$870,655,800	3,761	\$231,496	\$11.16	\$2,583	310
SAVOY	\$45,657,100	287	\$159,084	\$16.23	\$2,582	311
HINSDALE	\$187,879,200	834	\$225,275	\$11.42	\$2,573	312
WEST BROOKFIELD	\$284,842,300	1,270	\$224,285	\$10.94	\$2,454	313
SPENCER	\$659,176,400	3,028	\$217,694	\$11.07	\$2,410	314
WINDSOR	\$82,502,300	442	\$186,657	\$12.90	\$2,408	315
LAWRENCE	\$760,054,400	4,264	\$178,249	\$13.45	\$2,397	316
WAREHAM	\$2,415,776,000	9,248	\$261,221	\$8.93	\$2,333	317
FALL RIVER	\$1,968,271,200	8,684	\$226,655	\$10.23	\$2,319	318
TEMPLETON	\$440,326,400	2,396	\$183,776	\$12.55	\$2,306	319
ADAMS	\$306,964,000	2,156	\$142,377	\$16.00	\$2,278	320
DENNIS	\$4,694,292,770	11,525	\$407,314	\$5.59	\$2,277	321
MOUNT WASHINGTON	\$61,813,800	146	\$423,382	\$5.36	\$2,269	322
DUDLEY	\$667,385,800	3,108	\$214,732	\$10.56	\$2,268	323
BECKET	\$416,779,300	1,686	\$247,200	\$8.82	\$2,180	324
OTIS	\$493,914,000	1,518	\$325,372	\$6.62	\$2,154	325
GOSNOLD	\$144,621,570	134	\$1,079,265	\$1.96	\$2,115	326
ATHOL	\$505,127,300	3,399	\$148,611	\$14.14	\$2,101	327
CHESHIRE	\$230,215,600	1,099	\$209,477	\$9.45	\$1,980	328
ROYALSTON	\$105,749,000	510	\$207,351	\$9.28	\$1,924	329
NEW ASHFORD	\$22,086,500	84	\$262,935	\$7.28	\$1,914	330
NORTH ADAMS	\$357,179,500	2,637	\$135,449	\$14.00	\$1,896	331
CLARKSBURG	\$102,699,200	602	\$170,597	\$11.11	\$1,895	332
TOLLAND	\$155,202,500	493	\$314,812	\$5.44	\$1,713	333

FY2011 (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>
ERVING	\$94,566,120	508	\$186,154	\$7.24	\$1,348	334
FLORIDA	\$45,038,700	292	\$154,242	\$8.08	\$1,246	335
MONROE	\$5,558,800	64	\$86,856	\$12.80	\$1,112	336
ROWE	\$43,436,800	209	\$207,832	\$5.33	\$1,108	337
HANCOCK	\$72,312,600	297	\$243,477	\$3.11	\$757	338

FY2011 (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>
BARNSTABLE			\$0		\$0	*
BOSTON			\$0		\$0	*
BROOKLINE			\$0		\$0	*
CAMBRIDGE			\$0		\$0	*
CHELSEA			\$0		\$0	*
EVERETT			\$0		\$0	*
MALDEN			\$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, 2011 for Fiscal Year 2012. This estimate of market value is determined by examining sales of properties from late calendar year 2009, calendar year 2010, and early calendar year 2011 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 2012, the Mayor and the Board of Aldermen approved a budget that included a tax levy of \$250,798,454. The levy limit for Fiscal Year 2011 was \$241,724,752. So, the maximum amount of taxes that can be budgeted by the Mayor and the Board of Aldermen for Fiscal Year 2012 is $\$241,724,752 \times 102.5\% = \$247,767,871$ 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 \$3,030,583. Therefore, the maximum amount of taxes which can be levied for Fiscal Year 2012 is $\$247,767,871 + \$3,030,583 = \$250,798,454$. 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 \$9,073,702. 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 2010, there is no limit or minimum price it would sell for in calendar year 2011 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 2012 represents the estimate of market value as of January 1, 2011. This estimate of market value is determined by examining sales of properties from late calendar year 2009, calendar year 2010, and early calendar year 2011. 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 2012, it is the market value as of January 1, 2011. This Fiscal Year 2012 assessment is determined by examining sales of properties from late calendar year 2009, calendar year 2010, and early calendar year 2011.

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 2012 represent the estimate of market value as of January 1, 2011.

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 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, 2011 for Fiscal Year 2012. If you purchased the property after January 1, 2011, by law we will carry both your name and the legal owner as of January 1, 2011. For Fiscal Year 2013, the legal owner as of January 1, 2012 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 2012?

The median assessed values for Fiscal Year 2012 are as follows:

Single Family	\$680,550
Two-Family	\$563,200
Three-Family	\$610,650
Condominium	\$392,300
Apartments	\$882,900

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.