

**City of Newton Fiscal Year 2014 Classification Hearing
November 18, 2013
Elizabeth Dromey Director-Assessment Administration**

City of Newton
FY2014 Classification Hearing
November 18, 2013

**City of Newton
Fiscal Year 2014
Classification Hearing**

Table of Contents

Page 1	Opening Memorandum
Page 2	Aldermen Questions and Answers
Page 6	Real Estate Value Changes: FY2013 to FY2014
Page 7	Property Values FY2014 by Land Use (Class)
Page 8	Historical Tax Base Analysis FY1990 to Present
Page 9	Tax Rates and Impact by Class: Average and Median Dollar Changes
Page 10	Tax Rates and Impact by Class: Average and Median Percent Changes
Page 11	Historical Levy Amounts and Increases FY1990 to Present
Page 12	Impact of Assessments on Tax Increases/Decreases
Page 13	Historical Tracking of Residential/Commercial Shifts Selected by the Board of Aldermen
Page 14	Historical Tax Rates: Fiscal Year 1980 to Present
Page 15	Shift and Tax Rate Table with Residential Factor
Page 16	Mean and Median Sales Prices by Neighborhood
Page 17	Assessing Neighborhood Map
Page 18	Summary of Residential Single and Multi Family Sales
Page 20	Largest Tax Levies Statewide (Top 20)
Page 21	Nine Year Single Family Median Sale Price (2005-2013)
Page 22	Tax Shift at 174% Visual Example
Page 23	Summary Sheet
Supplement	Statewide Single Family Tax Bills and Tax Rates FY2013
Supplement	<u>Assessing Frequently Asked Questions</u>

City of Newton
FY2014 Classification Hearing
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City of Newton



Setti D. Warren
Mayor

ASSESSMENT ADMINISTRATION

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Date: November 15, 2013

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 2014
Property Tax Rate Classification

In anticipation of the public hearing for the FY2014 Tax Rate Classification, scheduled for Monday, November 18, 2013, I offer the attached documents for your reference. These documents reflect preliminary figures and are subject to minor changes prior to the public hearing.

We provide you with this information to assist you in your decision to establish the proportion of the tax levy raised by the residential and commercial classes of property.

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
Fiscal Year 2014
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 2013. 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 2014 would be higher or lower than property tax collected for fiscal year 2013.

For fiscal year 2013, the levy limit (the amount of taxes that can be raised without a tax override or debt exclusion) was \$260,189,736. For fiscal year 2014, by law, the Aldermen have the option (but are not required) to increase the fiscal year 2013 tax levy by 2.5%. This 2.5% increase is \$6,504,743. Finally, the Aldermen have the option (but are not required) to increase the fiscal year 2013 tax levy by the amount of "new growth" in the City for calendar year 2012. 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 2014 is \$4,147,309.

Special note: The voters were asked in the spring of 2013 if they wanted to increase their taxes by an additional \$8,400,000 via Proposition 2 ½ override ballot question (not the debt exclusions). This Proposition 2 ½ override question was approved by the majority of voters who participated in this spring election.

Therefore, the maximum amount the fiscal year 2014 tax levy can be (with this tax override) is:

Fiscal Year 2013 Tax Levy Limit:	\$260,189,736
2.5% Increase:	\$ 6,504,743
New Growth:	\$ 4,147,309
Proposition 2 ½ Override:	\$ 8,400,000
Fiscal Year 2014 Tax Levy Limit:	\$279,241,788

**City of Newton
Fiscal Year 2014
Classification Hearing**

Therefore, when the Aldermen opted to increase the tax levy by the 2.5% maximum, apply all of the new growth as new revenue, and add the Proposition 2 ½ override to the tax levy, the Aldermen approved a tax increase of \$19,052,052 for fiscal year 2014. This is an increase of 7.32% from last year's levy limit. This means citywide, the average tax increase has to be 7.32%, because the Aldermen are asking for 7.32% more tax this year as compared to last year.

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 \$279,241,788 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, 2013 for fiscal year 2014. 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 2014
Classification Hearing**

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 2014 numbers. If there was no “shift”, there would be a single tax rate and the following table would apply:

<u>Class</u>	<u>FY2014 Value</u>	<u>%Value</u>	<u>%Tax</u>
Residential	\$18,687,096,235	89.15%	89.15%
Commercial	\$1,756,659,465	8.38%	8.38%
Industrial	\$150,126,600	0.72%	0.72%
Personal	\$368,307,500	1.76%	1.76%
Total	\$20,962,189,800	100.00%	100.00%

This means the residential property makes up 89.15% of the overall value in the City and therefore would pay 89.15% of the overall tax levy. The commercial property makes up 8.38% of the overall value in the City and therefore would pay 8.38% 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 shifted 174% last fiscal year). If the Aldermen decide to shift 174% again this year, the process would be to multiply the (%Value) of the commercial, industrial, and personal property classes by 174% (1.74) 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 8.03%. The table below illustrates this (percentages rounded to two digits).

<u>Class</u>	<u>FY2014 Value</u>	<u>%Value</u>	<u>Shift</u>	<u>%Tax</u>
Residential	\$18,687,096,235	89.15%	-	81.12%
Commercial	\$1,756,659,465	8.38%	174%	14.58%
Industrial	\$150,126,600	0.72%	174%	1.25%
Personal	\$368,307,500	1.76%	174%	3.06%
Total	\$20,962,189,800	100.00%		100.00%

**City of Newton
Fiscal Year 2014
Classification Hearing**

Put another way, once the factor of 174% (1.74) is applied to commercial, industrial and personal property, those classes then become responsible for 18.88 % of the tax levy. That number then is subtracted from 100% to arrive at the residential proportion of 81.12% of the tax levy.

So, if the Aldermen decide to shift 174%, the owners of commercial, industrial and personal property, which represent 10.85% of the taxable value, become responsible for 18.88% of the property tax levy. The result of this vote is that the residential property owners, whose property represents 89.15% of the taxable value, become responsible for 81.12% 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 the prior year levy limit by more than 2.5% (plus new growth) without voter approval and second, your levy limit cannot exceed 2.5% of your total taxable value. Another way of stating the second component is a community's tax rate cannot exceed \$25.00 per \$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 2014
 Classification Hearing
 Real Estate Value Changes FY2013 to FY2014

<u>Property Class</u>	<u>FY2013 Base Values</u>	<u>FY2014 Values</u>	<u>Percent Change</u>
<u>Residential Classes</u>			
Single Family	\$13,666,453,000	\$13,869,581,400	1.49%
Two and Three Family	\$1,887,638,600	\$1,888,295,100	0.03%
Condominium	\$2,058,823,000	\$2,094,383,700	1.73%
Apartments	\$495,521,000	\$496,095,300	0.12%
Vacant Land	\$92,614,700	\$97,225,200	4.98%
<u>Commercial Classes</u>			
Commercial	\$1,610,873,900	\$1,671,033,700	3.73%
Industrial	\$150,970,900	\$150,126,600	-0.56%
<u>Mixed Use Classes</u>			
Mixed Use	\$251,677,600	\$249,389,800	-0.91%

Please note these valuation changes include increases due to new construction/renovations and/or additions (new growth) and properties changing classes.
 (For example: Properties leaving Two-family category and entering the Condominium category).

City of Newton
 Fiscal Year 2014
 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	16,968	\$13,869,581,400	66.16%
Condominium	4,635	\$2,094,383,700	9.99%
Miscellaneous	171	\$59,570,700	0.28%
Two Family	2,859	\$1,698,711,100	8.10%
Three Family	288	\$189,584,000	0.90%
Apartments	155	\$496,095,300	2.37%
Vacant Land	858	\$97,225,200	0.46%
Mixed Use Residential	258	\$181,944,835	0.87%
Total Residential	26,192	\$18,687,096,235	89.15%

COMMERCIAL/INDUSTRIAL/PERSONAL PROPERTY CLASSES

<u>Property Type</u>	<u>Count</u>	<u>Value</u>	<u>Percent of Value</u>
Commercial	762	\$1,671,033,700	7.97%
Industrial	70	\$150,126,600	0.72%
Forest (Ch. 61)	1	\$500	0.00%
Golf Courses (Ch. 61B)	17	\$18,180,300	0.09%
Mixed Use	258	\$67,444,965	0.32%
Personal Property	1,109	\$41,271,700	0.20%
Personal Property	1,272	\$69,892,500	0.33%
Personal Property	2	\$184,569,900	0.88%
Personal Property	11	\$60,870,600	0.29%
Personal Property	1	\$1,417,900	0.01%
Personal Property	5	\$10,284,900	0.05%
Total CIP	3,508	\$2,275,093,565	10.85%
Total Value		\$20,962,189,800	100.00%
Exempt Property		\$3,350,242,400	

City of Newton
Fiscal Year 2014
Classification Hearing
Tax Base Analysis

	Prior Year	2.50%				
<u>Fiscal Year</u>	<u>Levy Limit</u>	<u>Increase</u>	<u>New Growth</u>	<u>Levy Limit</u>	<u>Actual Levy</u>	<u>Reserve</u>
1990	\$100,745,902	\$2,518,648	\$2,148,683	\$105,413,233	\$105,205,222	\$208,011
1991	\$105,413,233	\$2,635,331	\$806,319	\$108,854,883	\$108,838,759	\$16,124
1992	\$108,854,883	\$2,721,372	\$1,179,709	\$112,755,964	\$112,689,184	\$66,780
1993	\$112,755,964	\$2,818,899	\$1,417,235	\$116,992,098	\$116,941,920	\$50,178
1994	\$116,992,098	\$2,924,802	\$1,280,054	\$121,198,833	\$121,079,222	\$119,611
1995	\$121,198,833	\$3,030,062	\$1,109,665	\$125,342,219	\$125,293,531	\$48,688
1996	\$125,338,470	\$3,133,462	\$1,227,029	\$129,698,961	\$129,682,983	\$15,978
1997	\$129,698,961	\$3,242,474	\$1,220,214	\$134,161,649	\$134,082,167	\$79,482
1998	\$134,161,649	\$3,354,041	\$1,493,092	\$139,008,782	\$138,934,388	\$74,394
1999	\$139,008,782	\$3,475,220	\$1,627,559	\$144,111,561	\$144,105,992	\$5,569
2000	\$144,111,561	\$3,602,789	\$1,761,734	\$149,476,084	\$149,411,520	\$64,564
2001	\$149,476,084	\$3,736,902	\$2,931,316	\$156,144,302	\$156,140,737	\$3,565
2002	\$156,144,302	\$3,903,608	\$2,335,800	\$162,383,709	\$162,278,416	\$105,293
2003	\$162,383,709	\$4,059,593	\$2,231,188	\$180,174,490	\$180,170,220	\$4,270
2004	\$180,174,491	\$4,504,362	\$2,720,067	\$187,398,920	\$187,384,724	\$14,196
2005	\$187,398,920	\$4,684,973	\$2,152,049	\$194,235,942	\$194,189,921	\$46,021
2006	\$194,235,942	\$4,855,899	\$2,150,663	\$201,242,504	\$201,238,041	\$4,462
2007	\$201,242,504	\$5,031,063	\$2,242,123	\$208,515,689	\$208,504,128	\$11,562
2008	\$208,515,689	\$5,212,892	\$2,100,302	\$215,828,884	\$215,772,425	\$56,459
2009	\$215,828,884	\$5,395,722	\$3,711,998	\$224,936,604	\$224,896,509	\$40,095
2010	\$224,936,604	\$5,623,415	\$2,828,806	\$233,388,825	\$233,300,284	\$88,541
2011	\$233,388,825	\$5,834,721	\$2,501,206	\$241,724,752	\$241,707,854	\$16,898
2012	\$241,724,752	\$6,043,119	\$3,030,583	\$250,798,454	\$250,781,839	\$16,615
2013	\$250,798,454	\$6,269,961	\$3,121,321	\$260,189,736	\$260,175,335	\$14,401
2014	\$260,189,736	\$6,504,743	\$4,147,309	\$279,241,788	\$279,241,788	\$0

Estimated

FY2014 Construction Growth Has Been Certified by the
Massachusetts Department of Revenue

Please note:

Fiscal Year 2003 had an \$11,500,000 voter-approved override.

Fiscal Year 2014 had an \$8,400,000 voter-approved override.

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

City of Newton
Fiscal Year 2014
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>
FY2013 Value	\$805,758	\$589,677	\$2,111,237	\$2,187,984
FY2013 Tax Rate	\$11.49	\$11.49	\$21.93	\$21.93
FY2013 Tax Bill	\$9,258.16	\$6,775.39	\$46,299.43	\$47,982.49
FY2014 Value	\$817,396	\$594,163	\$2,192,958	\$2,144,666

<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%	\$835.16	\$561.41	\$441.05	-\$2,271.30	\$12.35	\$21.31
161%	\$821.90	\$551.77	\$733.18	-\$1,985.60	\$12.33	\$21.45
162%	\$808.64	\$542.14	\$1,025.31	-\$1,699.91	\$12.32	\$21.58
163%	\$795.39	\$532.50	\$1,317.44	-\$1,414.21	\$12.30	\$21.71
164%	\$782.13	\$522.86	\$1,609.57	-\$1,128.52	\$12.28	\$21.85
165%	\$768.87	\$513.23	\$1,901.69	-\$842.82	\$12.27	\$21.98
166%	\$755.62	\$503.59	\$2,193.82	-\$557.13	\$12.25	\$22.11
167%	\$742.36	\$493.96	\$2,485.95	-\$271.43	\$12.23	\$22.25
168%	\$729.10	\$484.32	\$2,778.08	\$14.26	\$12.22	\$22.38
169%	\$715.85	\$474.68	\$3,070.21	\$299.96	\$12.20	\$22.51
170%	\$702.59	\$465.05	\$3,362.33	\$585.65	\$12.19	\$22.65
171%	\$689.33	\$455.41	\$3,654.46	\$871.35	\$12.17	\$22.78
172%	\$676.08	\$445.77	\$3,946.59	\$1,157.04	\$12.15	\$22.91
173%	\$662.82	\$436.14	\$4,238.72	\$1,442.74	\$12.14	\$23.05
174%	\$649.56	\$426.50	\$4,530.85	\$1,728.43	\$12.12	\$23.18
175%	\$636.31	\$416.87	\$4,822.97	\$2,014.13	\$12.10	\$23.31

<u>MEDIANS</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2013 Value	\$685,900	\$565,200	\$754,200	\$874,200
FY2013 Tax Rate	\$11.49	\$11.49	\$21.93	\$21.93
FY2013 Tax Bill	\$7,880.99	\$6,494.15	\$16,539.61	\$19,171.21
FY2014 Value	\$693,900	\$571,700	\$758,600	\$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%	\$687.38	\$565.28	-\$370.88	-\$948.89	\$12.35	\$21.31
161%	\$676.12	\$556.01	-\$269.83	-\$835.00	\$12.33	\$21.45
162%	\$664.87	\$546.73	-\$168.77	-\$721.11	\$12.32	\$21.58
163%	\$653.61	\$537.46	-\$67.72	-\$607.22	\$12.30	\$21.71
164%	\$642.36	\$528.19	\$33.34	-\$493.33	\$12.28	\$21.85
165%	\$631.11	\$518.92	\$134.39	-\$379.44	\$12.27	\$21.98
166%	\$619.85	\$509.65	\$235.45	-\$265.55	\$12.25	\$22.11
167%	\$608.60	\$500.37	\$336.50	-\$151.66	\$12.23	\$22.25
168%	\$597.35	\$491.10	\$437.56	-\$37.77	\$12.22	\$22.38
169%	\$586.09	\$481.83	\$538.61	\$76.12	\$12.20	\$22.51
170%	\$574.84	\$472.56	\$639.66	\$190.01	\$12.19	\$22.65
171%	\$563.58	\$463.29	\$740.72	\$303.90	\$12.17	\$22.78
172%	\$552.33	\$454.01	\$841.77	\$417.79	\$12.15	\$22.91
173%	\$541.08	\$444.74	\$942.83	\$531.68	\$12.14	\$23.05
174%	\$529.82	\$435.47	\$1,043.88	\$645.57	\$12.12	\$23.18
175%	\$518.57	\$426.20	\$1,144.94	\$759.46	\$12.10	\$23.31

City of Newton
Fiscal Year 2014
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>
FY2013 Value	\$805,758	\$589,677	\$2,111,237	\$2,187,984
FY2013 Tax Rate	\$11.49	\$11.49	\$21.93	\$21.93
FY2013 Tax Bill	\$9,258.16	\$6,775.39	\$46,299.43	\$47,982.49
FY2014 Value	\$817,396	\$594,163	\$2,192,958	\$2,144,666

<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%	9.02%	8.29%	0.95%	-4.73%	\$12.35	\$21.31
161%	8.88%	8.14%	1.58%	-4.14%	\$12.33	\$21.45
162%	8.73%	8.00%	2.21%	-3.54%	\$12.32	\$21.58
163%	8.59%	7.86%	2.85%	-2.95%	\$12.30	\$21.71
164%	8.45%	7.72%	3.48%	-2.35%	\$12.28	\$21.85
165%	8.30%	7.57%	4.11%	-1.76%	\$12.27	\$21.98
166%	8.16%	7.43%	4.74%	-1.16%	\$12.25	\$22.11
167%	8.02%	7.29%	5.37%	-0.57%	\$12.23	\$22.25
168%	7.88%	7.15%	6.00%	0.03%	\$12.22	\$22.38
169%	7.73%	7.01%	6.63%	0.63%	\$12.20	\$22.51
170%	7.59%	6.86%	7.26%	1.22%	\$12.19	\$22.65
171%	7.45%	6.72%	7.89%	1.82%	\$12.17	\$22.78
172%	7.30%	6.58%	8.52%	2.41%	\$12.15	\$22.91
173%	7.16%	6.44%	9.16%	3.01%	\$12.14	\$23.05
174%	7.02%	6.29%	9.79%	3.60%	\$12.12	\$23.18
175%	6.87%	6.15%	10.42%	4.20%	\$12.10	\$23.31

<u>MEDIANS</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2013 Value	\$685,900	\$565,200	\$754,200	\$874,200
FY2013 Tax Rate	\$11.49	\$11.49	\$21.93	\$21.93
FY2013 Tax Bill	\$7,880.99	\$6,494.15	\$16,539.61	\$19,171.21
FY2014 Value	\$693,900	\$571,700	\$758,600	\$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%	8.72%	8.70%	-2.24%	-4.95%	\$12.35	\$21.31
161%	8.58%	8.56%	-1.63%	-4.36%	\$12.33	\$21.45
162%	8.44%	8.42%	-1.02%	-3.76%	\$12.32	\$21.58
163%	8.29%	8.28%	-0.41%	-3.17%	\$12.30	\$21.71
164%	8.15%	8.13%	0.20%	-2.57%	\$12.28	\$21.85
165%	8.01%	7.99%	0.81%	-1.98%	\$12.27	\$21.98
166%	7.87%	7.85%	1.42%	-1.39%	\$12.25	\$22.11
167%	7.72%	7.70%	2.03%	-0.79%	\$12.23	\$22.25
168%	7.58%	7.56%	2.65%	-0.20%	\$12.22	\$22.38
169%	7.44%	7.42%	3.26%	0.40%	\$12.20	\$22.51
170%	7.29%	7.28%	3.87%	0.99%	\$12.19	\$22.65
171%	7.15%	7.13%	4.48%	1.59%	\$12.17	\$22.78
172%	7.01%	6.99%	5.09%	2.18%	\$12.15	\$22.91
173%	6.87%	6.85%	5.70%	2.77%	\$12.14	\$23.05
174%	6.72%	6.71%	6.31%	3.37%	\$12.12	\$23.18
175%	6.58%	6.56%	6.92%	3.96%	\$12.10	\$23.31

City of Newton
Fiscal Year 2014
Classification Hearing
Historical Levy Amounts and Levy Increases

<u>Fiscal Year</u>	<u>Actual Levy</u>	<u>Amount of Increase</u>	<u>Percent Increase</u>	<u>Residential Share</u>	<u>CIP Share</u>
1990	\$105,205,222	\$9,623,948	10.0689%	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%
2012	\$250,781,839	\$9,073,985	3.7541%	81.4038%	18.5962%
2013	\$260,175,335	\$9,393,496	3.7457%	81.4641%	18.5359%
Estimate 2014	\$279,241,788	\$19,066,453	7.3283%		

Please note:

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

Fiscal Year 2014 had an \$8,400,000 voter-approved Proposition 2 1/2 Override.

**City of Newton
Fiscal Year 2014
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 2014, the valuation date is January 1, 2013. 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 2014 proposed valuations, there is approximately a **1.49% increase** in residential single-family valuations. Assuming a 174% shift selected by the Board of Aldermen, the result is a tax **increase** of \$649.56, or 7.02% 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 2014	Increase in %Tax for Fiscal Year 2013
Increase of 1%	\$649.56	7.02%
Increase of 50%	\$649.56	7.02%
Increase of 100%	\$649.56	7.02%
Decrease of 50%	\$649.56	7.02%
Decrease of 100%	\$649.56	7.02%

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 \$649.56 (assuming the shift of 174%) because of the budget approved by the Newton Board of Aldermen.

City of Newton
Fiscal Year 2014
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
2012	174%	3.70%	\$317.91	3.36%	\$247.33
2013	174%	3.92%	\$348.90	3.69%	\$280.43
Last 5 Years	Increase		\$1,482.87		\$1,184.06
Last 10 Years	Increase		\$2,784.02		\$2,153.90

Commercial Property

<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
2012	174%	2.26%	\$987.66	6.90%	\$1,046.76
2013	174%	3.50%	\$1,566.49	2.00%	\$324.93
Last 5 Years	Increase		\$8,771.45		\$3,194.56
Last 10 Years	Increase		\$10,916.24		\$4,808.25

Please note for Fiscal Year 2003 there was a voter-approved \$11,500,000 override.
Please note for Fiscal Year 2014 there was a voter-approved \$8,400,000 override.
The Fiscal Year 2014 numbers will appear next year.

City of Newton
Fiscal Year 2014
Classification Hearing

Historical Tax Rates Fiscal Year 1980 to Present

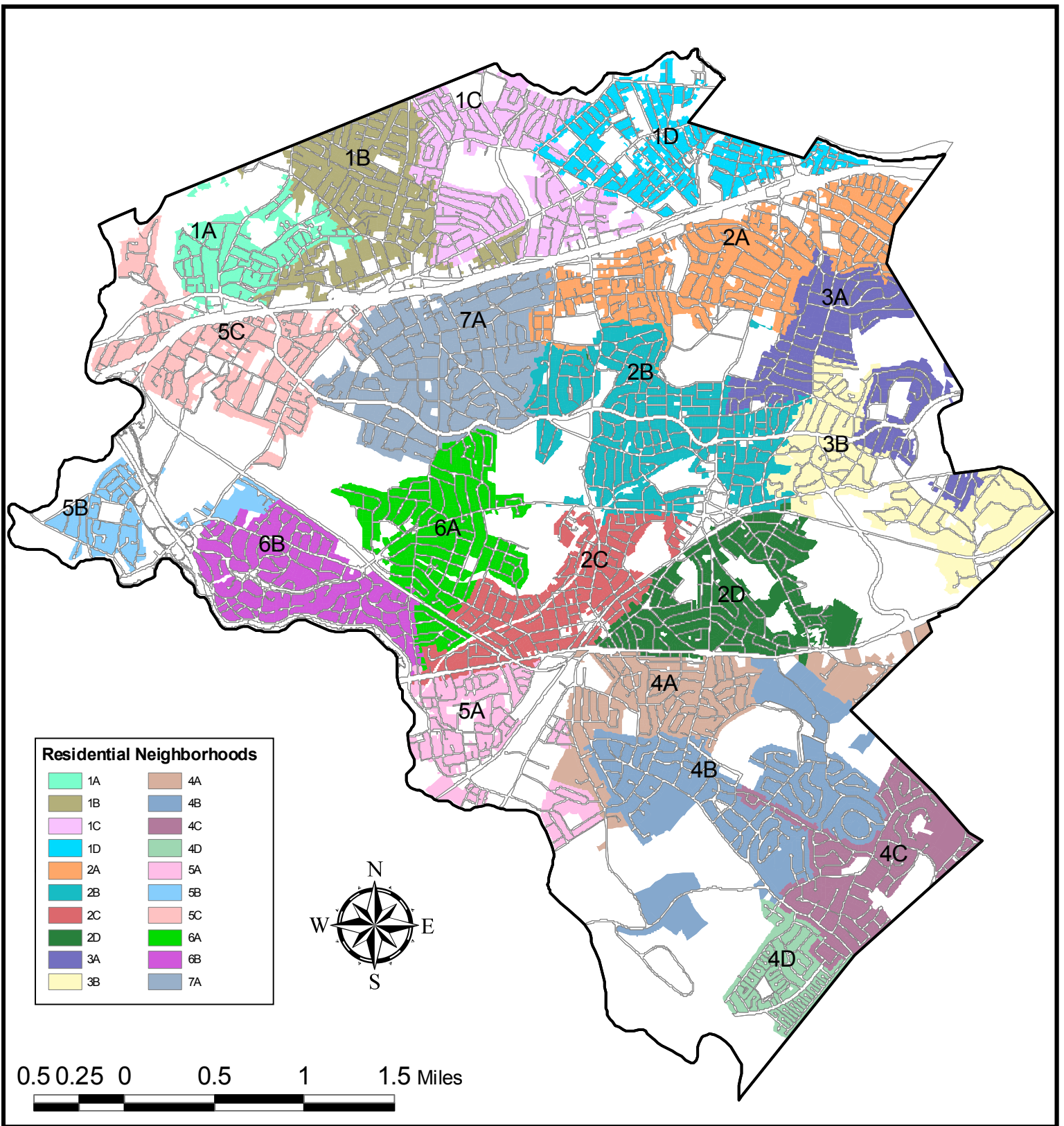
<u>Fiscal Year</u>	<u>Residential</u>	<u>Commercial</u>
1980	\$169.20	\$169.20
1981	\$177.00	\$177.00
1982	\$21.88	\$36.29
1983	\$21.84	\$35.90
1984	\$19.93	\$33.51
1985	\$20.34	\$34.12
1986	\$20.53	\$34.55
1987	\$11.49	\$19.31
1988	\$11.76	\$19.84
1989	\$12.35	\$20.90
1990	\$10.35	\$18.94
1991	\$10.79	\$19.72
1992	\$11.93	\$22.60
1993	\$13.49	\$26.09
1994	\$13.95	\$26.96
1995	\$14.18	\$27.29
1996	\$13.88	\$26.88
1997	\$13.85	\$26.68
1998	\$13.75	\$26.38
1999	\$12.65	\$24.20
2000	\$12.06	\$22.97
2001	\$11.57	\$21.93
2002	\$9.94	\$18.77
2003	\$10.92	\$20.63
2004	\$10.20	\$19.37
2005	\$9.48	\$18.02
2006	\$9.36	\$17.72
2007	\$9.33	\$17.64
2008	\$9.70	\$18.46
2009	\$9.96	\$19.00
2010	\$10.41	\$19.93
2011	\$10.90	\$20.89
2012	\$11.17	\$21.32
2013	\$11.49	\$21.93

City of Newton
 Fiscal Year 2014
 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%	\$13.32	89.1467%	\$13.32	10.8533%	100.0000
105%	\$13.24	88.6040%	\$13.99	11.3960%	99.3913
110%	\$13.16	88.0614%	\$14.65	11.9386%	98.7825
115%	\$13.08	87.5187%	\$15.32	12.4813%	98.1738
120%	\$13.00	86.9760%	\$15.99	13.0240%	97.5651
125%	\$12.92	86.4334%	\$16.65	13.5666%	96.9563
130%	\$12.83	85.8907%	\$17.32	14.1093%	96.3476
135%	\$12.75	85.3480%	\$17.98	14.6520%	95.7389
140%	\$12.67	84.8054%	\$18.65	15.1946%	95.1301
145%	\$12.59	84.2627%	\$19.32	15.7373%	94.5214
150%	\$12.51	83.7201%	\$19.98	16.2800%	93.9127
155%	\$12.43	83.1774%	\$20.65	16.8226%	93.3039
160%	\$12.35	82.6347%	\$21.31	17.3653%	92.6952
165%	\$12.27	82.0921%	\$21.98	17.9079%	92.0865
166%	\$12.25	81.9835%	\$22.11	18.0165%	91.9647
167%	\$12.23	81.8750%	\$22.25	18.1250%	91.8430
168%	\$12.22	81.7665%	\$22.38	18.2335%	91.7212
169%	\$12.20	81.6579%	\$22.51	18.3421%	91.5995
170%	\$12.19	81.5494%	\$22.65	18.4506%	91.4777
171%	\$12.17	81.4409%	\$22.78	18.5591%	91.3560
172%	\$12.15	81.3323%	\$22.91	18.6677%	91.2342
173%	\$12.14	81.2238%	\$23.05	18.7762%	91.1125
174%	\$12.12	81.1153%	\$23.18	18.8847%	90.9907
175%	\$12.10	81.0067%	\$23.31	18.9933%	90.8690

City of Newton
Fiscal Year 2014
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)	\$635,000	\$797,159
1B	West Newton/Newtonville (North of Mass. Pike)	\$528,500	\$533,026
1C	Newtonville (North of Mass. Pike)	\$570,575	\$602,859
1D	Nonantum	\$481,000	\$481,014
2A	Newtonville (South of Mass. Pike)	\$819,000	\$970,028
2B	Newton Centre (North of Beacon Street)	\$875,000	\$989,592
2C	South of Beacon Street to Route 9	\$817,000	\$1,016,033
2D	Newton Highlands (North of Route 9)	\$679,000	\$820,480
3A	Farlow Hill/North Chestnut Hill	\$1,267,500	\$1,391,469
3B	Chestnut Hill	\$1,465,665	\$1,743,098
4A	South of Route 9	\$632,500	\$675,804
4B	Old Oak Hill	\$867,500	\$951,502
4C	South Side/Abutting West Roxbury and Brookline	\$804,000	\$1,030,956
4D	Oak Hill Park	\$736,500	\$781,273
5A	Upper Falls	\$502,250	\$519,088
5B	Lower Falls	\$595,750	\$699,255
5C	Auburndale (Islington and South of Commonwealth Avenue)	\$685,000	\$714,934
6A	Northeast Waban	\$900,000	\$1,120,578
6B	Southwest Waban	\$945,000	\$1,020,167
7A	West Newton Hill	\$1,280,000	\$1,609,731
	CITYWIDE	\$797,750	\$965,376



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 2014
Classification Hearing
Summary of Calendar Year 2012 Single Family Sales

**Calendar Year 2012
Single Family Sales**

Number of Sales 702

Median Sale Price \$797,750
 (Half the Single Family Homes sold for more than this median sale price)

Average Sale Price \$965,376

Summary of Sale Prices

<u>Less than</u> \$400,000	<u>Sales</u> 32	<u>Percent</u> 4.56%	<u>More than</u> \$600,000	<u>Sales</u> 512	<u>Percent</u> 72.93%
<u>Less than</u> \$600,000	<u>Sales</u> 190	<u>Percent</u> 27.07%	<u>More than</u> \$750,000	<u>Sales</u> 384	<u>Percent</u> 54.70%
			<u>More than</u> \$1,000,000	<u>Sales</u> 219	<u>Percent</u> 31.20%
			<u>More than</u> \$1,500,000	<u>Sales</u> 99	<u>Percent</u> 14.10%
			<u>More than</u> \$2,000,000	<u>Sales</u> 46	<u>Percent</u> 6.55%

2012 Single Family Sales



Median Sale Price: \$797,750

Average Sale Price: \$965,376



**> \$750,000-384 Sales
(54.70%)**



**> \$1,000,000-219 Sales
(31.20%)**



**> \$1,500,000-99 Sales
(14.10%)**

City of Newton
Fiscal Year 2014
Classification Hearing
Fiscal Year 2013 (Last Year)
Massachusetts Communities with Top 20 Highest Tax Levies Statewide

<u>Community</u>	<u>Residential</u>	<u>CIP</u>	<u>Total</u>	<u>RES%</u>	<u>CIP%</u>
Boston	\$659,303,136	\$1,024,377,944	\$1,683,681,080	39.16%	60.84%
Cambridge	\$109,529,460	\$207,418,309	\$316,947,769	34.56%	65.44%
Newton	\$211,944,528	\$48,230,807	\$260,175,335	81.46%	18.54%
Worcester	\$145,251,130	\$94,439,553	\$239,690,683	60.60%	39.40%
Quincy	\$125,430,566	\$60,349,657	\$185,780,223	67.52%	32.48%
Brookline	\$142,186,600	\$27,951,009	\$170,137,609	83.57%	16.43%
Springfield	\$95,758,191	\$71,645,146	\$167,403,337	57.20%	42.80%
Framingham	\$99,574,028	\$67,451,480	\$167,025,508	59.62%	40.38%
Waltham	\$64,838,451	\$90,049,387	\$154,887,838	41.86%	58.14%
Lexington	\$109,386,622	\$32,199,241	\$141,585,863	77.26%	22.74%
Plymouth	\$96,797,107	\$27,477,291	\$124,274,398	77.89%	22.11%
Andover	\$78,962,157	\$32,931,356	\$111,893,513	70.57%	29.43%
Brockton	\$71,389,769	\$40,110,492	\$111,500,261	64.03%	35.97%
Somerville	\$80,782,294	\$29,140,742	\$109,923,036	73.49%	26.51%
Wellesley	\$96,339,929	\$13,120,676	\$109,460,605	88.01%	11.99%
Lowell	\$75,130,596	\$33,736,287	\$108,866,883	69.01%	30.99%
Lynn	\$75,209,844	\$29,136,105	\$104,345,949	72.08%	27.92%
Needham	\$78,219,084	\$22,223,187	\$100,442,271	77.87%	22.13%
Barnstable	\$88,546,873	\$11,839,148	\$100,386,021	88.21%	11.79%
Billerica	\$57,336,408	\$41,935,878	\$99,272,286	57.76%	42.24%

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 FY2013 (last fiscal year).

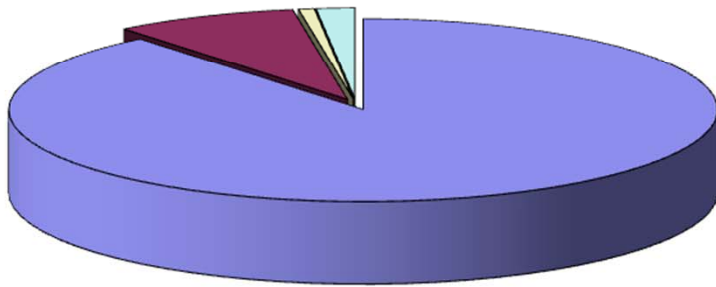
The breakdown between Residential and Commercial, Industrial, and Personal (CIP) classes is determined by the classification selected by the Aldermen, Selectmen or City Council.

City of Newton
Fiscal Year 2014
Classification Hearing
10 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	\$752,000
2012	\$784,010
2013	\$883,825

2013 is through September 30, 2013

City of Newton FY2014 Property Valuation by Class



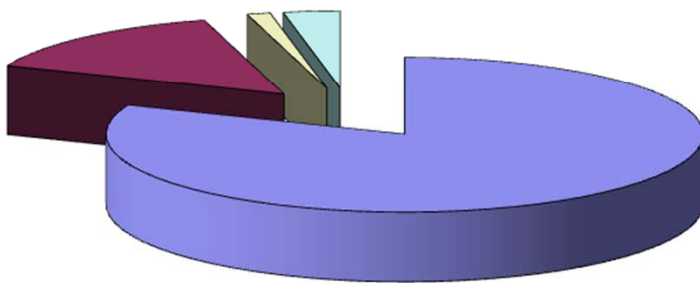
■ Residential (89.15%)

■ Commercial (8.38%)

□ Industrial (0.72%)

□ Personal (1.76%)

Property Taxation Assuming 174% SHIFT (Same shift as FY2013)



■ Residential (81.12%)

■ Commercial (14.58%)

□ Industrial (1.25%)

□ Personal (3.06%)

City of Newton
Fiscal Year 2014
Classification Hearing
Summary Sheet

FY2013 Levy Limit	\$260,189,736
2.5% Increase	\$6,504,743
New Growth	\$4,147,309
Voter Approved Override	\$8,400,000
FY2014 Levy Limit	\$279,241,788

Tax Increase Approved \$19,052,052

Shift Selected **175%** **174%** **173%** **172%** **171%** **170%**

Rounded Tax Rates (Estimated)

Residential Tax Rate	\$12.10	\$12.12	\$12.14	\$12.15	\$12.17	\$12.19
Commercial Tax Rate	\$23.31	\$23.18	\$23.05	\$22.91	\$22.78	\$22.65

Tax Dollar Increases

Median Single Family Tax Increase	\$518.57	\$529.82	\$541.08	\$552.33	\$563.58	\$574.84
Median Two Family Tax Increase	\$426.20	\$435.47	\$444.74	\$454.01	\$463.29	\$472.56
Median Commercial Tax Increase	\$1,144.94	\$1,043.88	\$942.83	\$841.77	\$740.72	\$639.66
Median Industrial Tax Increase	\$759.46	\$645.57	\$531.68	\$417.79	\$303.90	\$190.01

Tax Dollar % Increases

Median Single Family Tax Increase %	6.58%	6.72%	6.87%	7.01%	7.15%	7.29%
Median Two Family Tax Increase %	6.56%	6.71%	6.85%	6.99%	7.13%	7.28%
Median Commercial Tax Increase %	6.92%	6.31%	5.70%	5.09%	4.48%	3.87%
Median Industrial Tax Increase %	3.96%	3.37%	2.77%	2.18%	1.59%	0.99%

Shift Selected	175%	174%	173%	172%	171%	170%
Residential Factor	90.8690	90.9907	91.1125	91.2342	91.3560	91.4777
Excess Levy Capacity	\$118,243.50	\$17,512.79	\$171,905.86	\$71,175.16	\$225,568.24	\$124,837.55

Tax Rates - Pending DOR Approval

Residential Tax Rate	\$12.10	\$12.12	\$12.13	\$12.15	\$12.16	\$12.18
Commercial Tax Rate	\$23.30	\$23.18	\$23.03	\$22.91	\$22.76	\$22.64

Changed

	Median Single Family Change	Median Commercial Change
Historical Shift Prior 5 Years		
2009	175% \$226.66	\$467.64
2010	175% \$216.93	\$681.00
2011	175% \$212.71	\$674.23
2012	174% \$247.33	\$1,046.76
2013	174% \$280.43	\$324.93

City of Newton
FY2014 Classification Hearing
November 18, 2013

City of Newton
Fiscal Year 2014
Classification Hearing
November 18, 2013

Supplement 1

Statewide Average Single Family Tax Bills

And

Statewide Residential Tax Rates

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

FY2013 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
Weston	\$4,571,266,300	3,350	\$1,364,557	\$12.40	\$16,921	1
Sherborn	\$933,525,200	1,326	\$704,016	\$19.72	\$13,883	2
Lincoln	\$1,406,472,900	1,510	\$931,439	\$14.23	\$13,254	3
Dover	\$1,768,654,900	1,770	\$999,240	\$12.80	\$12,790	4
Wellesley	\$7,601,628,000	7,291	\$1,042,604	\$11.70	\$12,198	5
Carlisle	\$1,121,596,300	1,658	\$676,475	\$17.68	\$11,960	6
Concord	\$3,831,655,800	4,568	\$838,804	\$14.07	\$11,802	7
Sudbury	\$3,357,225,000	5,390	\$622,862	\$17.99	\$11,205	8
Lexington	\$6,441,950,000	8,978	\$717,526	\$15.20	\$10,906	9
Wayland	\$2,377,661,000	4,040	\$588,530	\$17.89	\$10,529	10
Manchester By The Sea	\$1,558,846,300	1,557	\$1,001,186	\$10.51	\$10,522	11
Cohasset	\$1,971,849,700	2,298	\$858,072	\$12.20	\$10,468	12
Belmont	\$3,509,384,000	4,516	\$777,100	\$13.33	\$10,359	13
Winchester	\$4,321,485,100	5,609	\$770,456	\$12.77	\$9,839	14
Acton	\$2,478,691,500	4,906	\$505,237	\$19.10	\$9,650	15
Wenham	\$553,184,814	1,093	\$506,116	\$18.48	\$9,353	16
Westwood	\$2,794,896,600	4,481	\$623,722	\$14.89	\$9,287	17
Newton	\$13,666,453,000	16,961	\$805,758	\$11.49	\$9,258	18
Bolton	\$700,456,800	1,586	\$441,650	\$20.96	\$9,257	19
Harvard	\$911,908,600	1,667	\$547,036	\$16.68	\$9,125	20
Boxborough	\$598,721,000	1,174	\$509,984	\$17.69	\$9,022	21
Medfield	\$1,968,934,100	3,496	\$563,196	\$15.73	\$8,859	22
Norwell	\$1,763,245,900	3,300	\$534,317	\$16.10	\$8,603	23
Sharon	\$2,212,763,100	5,272	\$419,720	\$20.45	\$8,583	24
Southborough	\$1,455,493,400	2,808	\$518,338	\$16.54	\$8,573	25
Swampscott	\$1,554,460,700	3,429	\$453,328	\$18.84	\$8,541	26
Needham	\$6,221,014,000	8,353	\$744,764	\$11.30	\$8,416	27
Boxford	\$1,471,126,900	2,639	\$557,456	\$14.88	\$8,295	28
Hopkinton	\$2,054,992,008	4,296	\$478,350	\$17.32	\$8,285	29
Topsfield	\$937,100,700	1,852	\$505,994	\$15.95	\$8,071	30
Hingham	\$3,985,833,700	6,159	\$647,156	\$12.32	\$7,973	31
Westborough	\$1,612,561,100	3,837	\$420,266	\$18.97	\$7,972	32
Andover	\$4,684,005,100	8,531	\$549,057	\$14.51	\$7,967	33
Bedford	\$1,775,053,600	3,426	\$518,113	\$15.37	\$7,963	34
Duxbury	\$2,708,923,600	4,837	\$560,042	\$14.19	\$7,947	35
Hamilton	\$1,081,817,700	2,344	\$461,526	\$17.17	\$7,924	36
Stow	\$875,841,500	2,066	\$423,931	\$18.37	\$7,788	37

FY2013 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
Lynnfield	\$1,950,466,575	3,817	\$510,995	\$14.82	\$7,573	38
Essex	\$484,930,200	983	\$493,317	\$15.15	\$7,474	39
Milton	\$3,626,448,300	7,135	\$508,262	\$14.70	\$7,471	40
Longmeadow	\$1,858,990,500	5,439	\$341,789	\$21.54	\$7,362	41
North Reading	\$1,908,377,300	4,218	\$452,437	\$16.04	\$7,257	42
Norfolk	\$1,227,487,400	2,921	\$420,228	\$17.10	\$7,186	43
West Newbury	\$607,427,900	1,337	\$454,322	\$15.75	\$7,156	44
Westford	\$2,784,386,800	6,328	\$440,011	\$16.13	\$7,097	45
Marblehead	\$4,038,853,850	6,179	\$653,642	\$10.85	\$7,092	46
Holliston	\$1,625,067,400	4,268	\$380,756	\$18.62	\$7,090	47
Arlington	\$4,013,979,200	7,984	\$502,753	\$13.61	\$6,842	48
Groton	\$1,240,596,580	3,129	\$396,483	\$16.85	\$6,681	49
Hanover	\$1,744,124,600	4,124	\$422,921	\$15.55	\$6,576	50
North Andover	\$2,972,126,200	6,217	\$478,064	\$13.72	\$6,559	51
Amherst	\$1,306,370,600	4,093	\$319,172	\$20.39	\$6,508	52
Middleton	\$939,391,200	1,973	\$476,123	\$13.59	\$6,471	53
Reading	\$2,816,675,700	6,516	\$432,271	\$14.94	\$6,458	54
Medway	\$1,238,434,312	3,628	\$341,355	\$18.56	\$6,336	55
Walpole	\$2,584,040,700	6,387	\$404,578	\$15.40	\$6,231	56
Littleton	\$1,039,877,900	2,838	\$366,412	\$16.98	\$6,222	57
Natick	\$3,676,320,700	8,481	\$433,477	\$14.34	\$6,216	58
Northborough	\$1,536,502,300	4,005	\$383,646	\$16.11	\$6,181	59
Ashland	\$1,330,005,200	3,722	\$357,336	\$17.14	\$6,125	60
Maynard	\$803,926,800	2,644	\$304,057	\$20.05	\$6,096	61
Dunstable	\$399,871,600	1,024	\$390,500	\$15.53	\$6,064	62
Scituate	\$3,167,639,400	6,653	\$476,122	\$12.72	\$6,056	63
Pelham	\$141,284,600	468	\$301,890	\$20.03	\$6,047	64
Amesbury	\$1,007,251,500	3,407	\$295,642	\$20.24	\$5,984	65
Dedham	\$2,471,790,700	6,574	\$375,995	\$15.79	\$5,937	66
Easton	\$2,063,838,100	5,576	\$370,129	\$15.80	\$5,848	67
Newburyport	\$1,887,637,100	4,307	\$438,272	\$13.32	\$5,838	68
Upton	\$766,110,500	2,205	\$347,442	\$16.72	\$5,809	69
Chelmsford	\$2,916,193,075	9,027	\$323,052	\$17.95	\$5,799	70
Framingham	\$4,336,186,300	13,377	\$324,152	\$17.84	\$5,783	71
Boylston	\$455,797,200	1,360	\$335,145	\$17.20	\$5,764	72
Canton	\$2,481,481,200	5,328	\$465,743	\$12.30	\$5,729	73
Marion	\$1,210,412,400	2,190	\$552,700	\$10.36	\$5,726	74

FY2013 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
Ipswich	\$1,610,198,710	3,759	\$428,358	\$13.30	\$5,697	75
Gloucester	\$3,237,550,000	7,173	\$451,352	\$12.62	\$5,696	76
Nahant	\$595,133,500	1,127	\$528,069	\$10.74	\$5,671	77
Leverett	\$195,202,100	647	\$301,703	\$18.66	\$5,630	78
Wrentham	\$1,200,815,700	3,247	\$369,823	\$15.07	\$5,573	79
Beverly	\$3,427,872,900	8,402	\$407,983	\$13.64	\$5,565	80
Berlin	\$263,956,100	731	\$361,089	\$15.38	\$5,554	81
Millis	\$723,849,700	2,135	\$339,040	\$16.34	\$5,540	82
Provincetown	\$627,369,800	840	\$746,869	\$7.34	\$5,482	83
Foxborough	\$1,594,393,900	4,241	\$375,948	\$14.54	\$5,466	84
Wilbraham	\$1,265,269,900	4,602	\$274,939	\$19.66	\$5,405	85
Mattapoissett	\$1,257,063,000	2,857	\$439,994	\$12.28	\$5,403	86
Rockport	\$1,142,181,300	2,352	\$485,621	\$11.12	\$5,400	87
Aquinnah	\$476,332,407	382	\$1,246,943	\$4.32	\$5,387	88
Mansfield	\$1,916,810,700	5,315	\$360,642	\$14.89	\$5,370	89
Kingston	\$1,224,805,900	3,747	\$326,876	\$16.41	\$5,364	90
Princeton	\$366,671,400	1,210	\$303,034	\$17.50	\$5,303	91
Mendon	\$624,096,600	1,806	\$345,568	\$15.22	\$5,260	92
Williamstown	\$680,327,200	1,864	\$364,982	\$14.37	\$5,245	93
Rowley	\$589,149,500	1,629	\$361,663	\$14.50	\$5,244	94
Plympton	\$282,802,900	893	\$316,689	\$16.48	\$5,219	95
Melrose	\$2,531,791,355	6,329	\$400,030	\$13.03	\$5,212	96
Lancaster	\$546,453,200	2,022	\$270,254	\$19.08	\$5,156	97
Paxton	\$405,404,100	1,516	\$267,417	\$19.22	\$5,140	98
West Tisbury	\$1,409,453,500	1,445	\$975,400	\$5.26	\$5,131	99
Georgetown	\$920,191,760	2,437	\$377,592	\$13.55	\$5,116	100
Danvers	\$2,130,976,500	6,093	\$349,742	\$14.54	\$5,085	101
Grafton	\$1,379,624,800	4,246	\$324,923	\$15.55	\$5,053	102
Tyngsborough	\$970,386,700	3,121	\$310,922	\$16.19	\$5,034	103
Shutesbury	\$193,981,800	784	\$247,426	\$20.27	\$5,015	104
East Bridgewater	\$1,158,429,500	3,684	\$314,449	\$15.90	\$5,000	105
Franklin	\$2,651,054,200	7,618	\$347,999	\$14.34	\$4,990	106
Stoneham	\$1,928,350,300	5,067	\$380,570	\$13.06	\$4,970	107
Great Barrington	\$793,524,600	2,110	\$376,078	\$13.14	\$4,942	108
Wakefield	\$2,493,358,800	6,209	\$401,572	\$12.29	\$4,935	109
Merrimac	\$506,771,400	1,596	\$317,526	\$15.45	\$4,906	110
Halifax	\$579,458,800	2,128	\$272,302	\$17.99	\$4,899	111

FY2013 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
Tewksbury	\$2,461,823,600	7,777	\$316,552	\$15.44	\$4,888	112
Hull	\$1,355,795,600	3,762	\$360,392	\$13.47	\$4,854	113
Sutton	\$885,905,500	2,847	\$311,172	\$15.57	\$4,845	114
Groveland	\$613,158,100	1,848	\$331,796	\$14.48	\$4,804	115
Bridgewater	\$1,581,040,800	5,235	\$302,014	\$15.83	\$4,781	116
Abington	\$1,071,556,100	3,729	\$287,357	\$16.55	\$4,756	118
Wilmington	\$2,426,277,420	6,943	\$349,457	\$13.61	\$4,756	117
Sandwich	\$2,889,320,538	8,389	\$344,418	\$13.72	\$4,725	119
West Stockbridge	\$283,513,700	688	\$412,084	\$11.44	\$4,714	120
Hudson	\$1,255,474,100	4,375	\$286,966	\$16.38	\$4,700	121
East Longmeadow	\$1,343,028,500	5,341	\$251,456	\$18.62	\$4,682	122
Salem	\$1,377,516,800	4,836	\$284,846	\$16.38	\$4,666	123
Westhampton	\$171,373,900	632	\$271,161	\$17.15	\$4,650	124
Sterling	\$711,619,000	2,510	\$283,514	\$16.35	\$4,635	125
Winthrop	\$709,155,900	2,284	\$310,489	\$14.91	\$4,629	126
Marshfield	\$3,403,986,900	9,019	\$377,424	\$12.21	\$4,608	127
Pembroke	\$1,677,138,100	5,181	\$323,709	\$14.20	\$4,597	129
Quincy	\$4,331,189,000	13,661	\$317,048	\$14.50	\$4,597	128
Hopedale	\$437,663,865	1,481	\$295,519	\$15.51	\$4,584	130
Hampden	\$469,412,200	1,789	\$262,388	\$17.45	\$4,579	131
Plainville	\$606,380,700	1,919	\$315,988	\$14.47	\$4,572	132
Newbury	\$932,856,900	2,327	\$400,884	\$11.40	\$4,570	133
Sturbridge	\$763,733,050	3,000	\$254,578	\$17.95	\$4,570	134
Marlborough	\$2,110,641,800	6,973	\$302,688	\$15.00	\$4,540	135
Burlington	\$2,507,103,600	6,550	\$382,764	\$11.85	\$4,536	136
Holden	\$1,457,824,600	5,599	\$260,372	\$17.37	\$4,523	137
Lenox	\$618,094,700	1,592	\$388,250	\$11.58	\$4,496	138
West Bridgewater	\$557,211,700	1,997	\$279,024	\$16.09	\$4,490	139
Uxbridge	\$909,672,700	3,310	\$274,826	\$16.28	\$4,474	140
Billerica	\$3,355,108,500	10,746	\$312,219	\$14.31	\$4,468	141
Rochester	\$568,347,900	1,693	\$335,705	\$13.28	\$4,458	142
Milford	\$1,519,745,300	5,782	\$262,841	\$16.95	\$4,455	143
Williamsburg	\$190,907,300	727	\$262,596	\$16.84	\$4,422	144
West Boylston	\$492,152,500	1,943	\$253,295	\$17.45	\$4,420	145
Hanson	\$959,229,800	3,120	\$307,445	\$14.32	\$4,403	146
Rockland	\$931,328,000	3,736	\$249,285	\$17.58	\$4,382	147
Truro	\$1,465,090,100	2,033	\$720,654	\$6.02	\$4,338	148

FY2013 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
Plymouth	\$5,385,840,000	17,935	\$300,298	\$14.43	\$4,333	149
Oak Bluffs	\$1,854,527,540	3,303	\$561,468	\$7.71	\$4,329	150
Shrewsbury	\$3,387,789,755	9,148	\$370,331	\$11.67	\$4,322	151
Medford	\$2,739,606,700	7,861	\$348,506	\$12.36	\$4,308	152
Chilmark	\$1,989,522,796	1,061	\$1,875,139	\$2.29	\$4,294	153
Orleans	\$2,632,148,600	3,740	\$703,783	\$6.10	\$4,293	154
Raynham	\$1,047,958,100	3,580	\$292,726	\$14.66	\$4,291	155
Lunenburg	\$850,613,600	3,433	\$247,776	\$17.30	\$4,287	156
Westminster	\$595,483,200	2,578	\$230,987	\$18.36	\$4,241	157
Northampton	\$1,655,195,300	5,567	\$297,323	\$14.26	\$4,240	158
Blackstone	\$475,805,000	2,033	\$234,041	\$17.99	\$4,210	159
Norton	\$1,231,725,050	4,376	\$281,473	\$14.92	\$4,200	160
Holbrook	\$728,786,100	3,150	\$231,361	\$18.11	\$4,190	162
Pepperell	\$872,682,380	3,078	\$283,523	\$14.78	\$4,190	161
Whately	\$138,781,660	511	\$271,588	\$15.40	\$4,182	163
Richmond	\$311,427,800	742	\$419,714	\$9.95	\$4,176	164
Belchertown	\$1,031,783,400	4,246	\$243,001	\$17.11	\$4,158	165
Carver	\$779,024,900	3,063	\$254,334	\$16.34	\$4,156	166
Douglas	\$674,088,500	2,598	\$259,464	\$15.95	\$4,138	167
Sheffield	\$405,833,500	1,310	\$309,797	\$13.34	\$4,133	168
Stoughton	\$1,777,798,800	6,518	\$272,752	\$15.07	\$4,110	169
Shirley	\$380,618,860	1,457	\$261,235	\$15.65	\$4,088	170
Randolph	\$1,678,541,065	7,125	\$235,585	\$17.35	\$4,087	171
New Braintree	\$76,364,900	299	\$255,401	\$15.93	\$4,069	172
North Attleborough	\$2,146,892,000	6,759	\$317,635	\$12.78	\$4,059	173
Mashpee	\$3,048,363,000	6,832	\$446,189	\$9.09	\$4,056	174
Whitman	\$847,994,896	3,303	\$256,735	\$15.79	\$4,054	175
Norwood	\$2,127,873,500	5,824	\$365,363	\$11.04	\$4,034	176
Townsend	\$617,831,300	2,808	\$220,025	\$18.26	\$4,018	177
Rehoboth	\$1,275,033,200	3,770	\$338,205	\$11.75	\$3,974	178
Conway	\$172,891,100	597	\$289,600	\$13.70	\$3,968	179
Edgartown	\$3,784,672,100	3,389	\$1,116,752	\$3.55	\$3,964	180
Stockbridge	\$516,743,100	1,090	\$474,076	\$8.32	\$3,944	181
Rutland	\$588,656,200	2,498	\$235,651	\$16.66	\$3,926	182
Westfield	\$2,190,495,200	9,334	\$234,679	\$16.72	\$3,924	183
Chatham	\$4,479,931,900	5,750	\$779,119	\$5.03	\$3,919	184
Southampton	\$560,235,600	2,068	\$270,907	\$14.44	\$3,912	185

FY2013 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
Dighton	\$594,473,600	2,131	\$278,965	\$14.00	\$3,906	186
Avon	\$339,207,600	1,278	\$265,421	\$14.65	\$3,888	187
Lanesborough	\$258,870,100	1,207	\$214,474	\$18.07	\$3,876	188
Ashburnham	\$491,195,745	2,396	\$205,007	\$18.85	\$3,864	189
Middleborough	\$1,389,682,650	5,381	\$258,257	\$14.89	\$3,845	190
Haverhill	\$2,517,954,100	10,290	\$244,699	\$15.65	\$3,830	191
Braintree	\$3,096,987,000	9,022	\$343,271	\$11.11	\$3,814	192
Millville	\$205,468,000	815	\$252,108	\$15.11	\$3,809	193
Petersham	\$109,720,000	467	\$234,946	\$16.18	\$3,801	194
Falmouth	\$8,568,247,400	18,180	\$471,301	\$8.04	\$3,789	195
Leominster	\$1,693,391,400	8,065	\$209,968	\$17.96	\$3,771	196
Granby	\$469,081,900	2,035	\$230,507	\$16.34	\$3,766	197
Chesterfield	\$107,247,900	516	\$207,845	\$17.99	\$3,739	198
Leyden	\$58,505,900	256	\$228,539	\$16.29	\$3,723	199
Seekonk	\$1,386,474,600	4,749	\$291,951	\$12.75	\$3,722	200
Heath	\$61,836,800	333	\$185,696	\$20.04	\$3,721	201
Berkley	\$638,309,500	2,006	\$318,200	\$11.68	\$3,717	202
Southwick	\$730,203,800	3,046	\$239,725	\$15.48	\$3,711	203
Bellingham	\$1,171,165,825	4,559	\$256,891	\$14.44	\$3,710	204
Sunderland	\$209,599,700	760	\$275,789	\$13.43	\$3,704	205
Russell	\$98,298,420	523	\$187,951	\$19.68	\$3,699	206
Dracut	\$2,001,030,500	7,461	\$268,199	\$13.79	\$3,698	207
Harwich	\$3,615,690,100	8,408	\$430,030	\$8.58	\$3,690	208
Ashby	\$228,627,700	1,084	\$210,911	\$17.47	\$3,685	209
Bourne	\$2,987,357,430	7,671	\$389,435	\$9.45	\$3,680	210
Peabody	\$3,330,977,000	10,845	\$307,144	\$11.98	\$3,680	211
Saugus	\$2,324,872,100	7,142	\$325,521	\$11.28	\$3,672	212
Methuen	\$2,716,824,440	10,689	\$254,170	\$14.40	\$3,660	213
Auburn	\$1,088,962,700	4,978	\$218,755	\$16.70	\$3,653	214
Dalton	\$394,851,200	1,959	\$201,558	\$18.12	\$3,652	215
Lynn	\$2,484,978,400	11,524	\$215,635	\$16.93	\$3,651	216
Ayer	\$400,268,100	1,495	\$267,738	\$13.63	\$3,649	217
Revere	\$1,041,875,000	4,447	\$234,287	\$15.56	\$3,646	218
Greenfield	\$677,537,957	3,857	\$175,664	\$20.72	\$3,640	219
Lakeville	\$1,099,371,100	3,784	\$290,531	\$12.52	\$3,637	220
Weymouth	\$3,682,122,090	13,100	\$281,078	\$12.93	\$3,634	221
Wellfleet	\$1,710,051,560	3,033	\$563,815	\$6.41	\$3,614	222

FY2013 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
Montgomery	\$83,656,000	325	\$257,403	\$14.01	\$3,606	223
Ludlow	\$1,231,663,400	5,870	\$209,823	\$17.17	\$3,603	224
Ashfield	\$142,484,000	599	\$237,870	\$15.09	\$3,589	225
Deerfield	\$374,278,300	1,412	\$265,070	\$13.44	\$3,563	226
Brookfield	\$185,448,132	907	\$204,463	\$17.42	\$3,562	227
Woburn	\$2,725,772,800	7,978	\$341,661	\$10.40	\$3,553	228
Salisbury	\$627,738,900	2,035	\$308,471	\$11.51	\$3,551	229
West Springfield	\$1,386,824,000	6,454	\$214,878	\$16.44	\$3,533	230
Hatfield	\$285,096,700	993	\$287,106	\$12.30	\$3,531	231
South Hadley	\$1,012,140,600	4,311	\$234,781	\$14.91	\$3,501	232
Brimfield	\$299,739,700	1,271	\$235,830	\$14.84	\$3,500	233
Millbury	\$728,223,300	3,434	\$212,063	\$16.48	\$3,495	234
Worcester	\$4,686,046,560	24,931	\$187,961	\$18.58	\$3,492	235
Brewster	\$2,408,484,750	5,490	\$438,704	\$7.92	\$3,475	236
Freetown	\$789,458,500	2,901	\$272,133	\$12.76	\$3,472	237
Lee	\$446,640,300	1,816	\$245,947	\$14.09	\$3,465	238
Bernardston	\$152,082,900	741	\$205,240	\$16.85	\$3,458	239
Attleboro	\$2,345,083,100	9,419	\$248,974	\$13.88	\$3,456	240
Hawley	\$30,733,300	144	\$213,426	\$15.95	\$3,404	241
New Marlborough	\$324,774,800	859	\$378,085	\$8.97	\$3,391	242
Acushnet	\$826,298,200	3,220	\$256,614	\$13.17	\$3,380	243
Clinton	\$507,321,070	2,354	\$215,514	\$15.59	\$3,360	244
Monson	\$580,918,290	2,624	\$221,387	\$15.12	\$3,347	245
Holyoke	\$965,001,352	5,317	\$181,494	\$18.35	\$3,330	246
Easthampton	\$910,030,697	3,988	\$228,192	\$14.51	\$3,311	247
East Brookfield	\$175,474,900	775	\$226,419	\$14.55	\$3,294	248
Lowell	\$2,574,185,600	11,806	\$218,040	\$15.01	\$3,273	249
Agawam	\$1,600,455,400	7,693	\$208,040	\$15.60	\$3,245	250
Charlemont	\$76,608,000	404	\$189,624	\$17.09	\$3,241	251
Dartmouth	\$3,374,133,600	9,740	\$346,420	\$9.35	\$3,239	252
Northbridge	\$882,313,800	3,369	\$261,892	\$12.35	\$3,234	253
Chester	\$78,407,300	494	\$158,719	\$20.28	\$3,219	254
Hadley	\$504,223,900	1,638	\$307,829	\$10.44	\$3,214	255
Oxford	\$803,663,300	3,650	\$220,182	\$14.45	\$3,182	256
Shelburne	\$115,613,500	473	\$244,426	\$12.99	\$3,175	257
Buckland	\$126,171,500	596	\$211,697	\$14.88	\$3,150	258
New Salem	\$89,162,000	436	\$204,500	\$15.40	\$3,149	259

FY2013 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
Charlton	\$1,015,807,600	3,979	\$255,292	\$12.30	\$3,140	260
Huntington	\$141,359,900	737	\$191,804	\$16.37	\$3,140	261
Hubbardston	\$316,617,000	1,377	\$229,932	\$13.64	\$3,136	262
Montague	\$372,050,800	2,029	\$183,367	\$17.04	\$3,125	263
Taunton	\$2,356,010,980	10,386	\$226,845	\$13.77	\$3,124	264
Blandford	\$107,279,400	505	\$212,434	\$14.69	\$3,121	265
Brockton	\$3,031,688,480	16,444	\$184,364	\$16.88	\$3,112	266
Gill	\$88,745,505	438	\$202,615	\$15.34	\$3,108	267
Northfield	\$219,758,300	1,067	\$205,959	\$15.04	\$3,098	268
Ware	\$464,025,600	2,538	\$182,831	\$16.94	\$3,097	269
Worthington	\$109,119,600	475	\$229,725	\$13.36	\$3,069	270
Oakham	\$160,576,500	649	\$247,421	\$12.38	\$3,063	271
Plainfield	\$40,565,200	246	\$164,899	\$18.56	\$3,061	272
Middlefield	\$36,909,600	195	\$189,280	\$16.14	\$3,055	273
Swansea	\$1,446,919,000	5,693	\$254,158	\$12.02	\$3,055	274
Phillipston	\$146,249,100	753	\$194,222	\$15.56	\$3,022	275
Holland	\$263,529,500	1,362	\$193,487	\$15.61	\$3,020	276
Southbridge	\$440,529,000	2,695	\$163,462	\$18.47	\$3,019	277
Warwick	\$58,034,600	336	\$172,722	\$17.43	\$3,011	278
North Brookfield	\$264,284,300	1,298	\$203,609	\$14.75	\$3,003	280
Yarmouth	\$3,874,665,300	12,746	\$303,991	\$9.88	\$3,003	279
Goshen	\$109,597,070	502	\$218,321	\$13.74	\$3,000	281
Gardner	\$670,651,600	3,909	\$171,566	\$17.46	\$2,996	282
Palmer	\$573,386,800	3,196	\$179,408	\$16.69	\$2,994	283
Leicester	\$688,030,200	3,135	\$219,467	\$13.62	\$2,989	284
Warren	\$209,625,700	1,261	\$166,238	\$17.94	\$2,982	285
Fitchburg	\$1,014,161,200	6,481	\$156,482	\$19.05	\$2,981	286
Alford	\$201,119,200	294	\$684,079	\$4.35	\$2,976	288
Tyringham	\$122,035,600	246	\$496,080	\$6.00	\$2,976	287
Monterey	\$380,191,000	715	\$531,736	\$5.59	\$2,972	289
Egremont	\$284,273,100	755	\$376,521	\$7.89	\$2,971	290
Pittsfield	\$2,009,187,000	11,316	\$177,553	\$16.70	\$2,965	291
Sandisfield	\$139,519,700	596	\$234,093	\$12.60	\$2,950	292
Wales	\$123,317,400	714	\$172,713	\$17.07	\$2,948	293
Granville	\$135,275,200	557	\$242,864	\$12.10	\$2,939	294
Hardwick	\$143,559,000	681	\$210,806	\$13.94	\$2,939	295
Peru	\$62,012,400	344	\$180,269	\$16.30	\$2,938	296

FY2013 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
Eastham	\$2,284,657,200	5,081	\$449,647	\$6.53	\$2,936	297
Hinsdale	\$201,533,600	842	\$239,351	\$12.22	\$2,925	298
Colrain	\$100,791,100	566	\$178,076	\$16.34	\$2,910	299
Wendell	\$52,037,800	319	\$163,128	\$17.71	\$2,889	300
Barre	\$284,315,200	1,532	\$185,584	\$15.34	\$2,847	301
Cummington	\$76,779,600	335	\$229,193	\$12.34	\$2,828	302
Westport	\$2,167,666,700	5,724	\$378,698	\$7.39	\$2,799	303
Fairhaven	\$1,397,727,700	5,386	\$259,511	\$10.77	\$2,795	304
Orange	\$305,973,400	2,069	\$147,885	\$18.80	\$2,780	305
New Bedford	\$2,387,028,940	12,378	\$192,844	\$14.33	\$2,763	306
Webster	\$826,087,200	3,783	\$218,368	\$12.47	\$2,723	307
West Brookfield	\$260,554,300	1,275	\$204,356	\$13.22	\$2,702	308
Chicopee	\$1,884,552,200	11,004	\$171,261	\$15.74	\$2,696	309
Washington	\$47,958,100	237	\$202,355	\$12.91	\$2,612	310
Spencer	\$620,651,900	3,040	\$204,162	\$12.77	\$2,607	311
Winchendon	\$474,757,090	2,796	\$169,799	\$14.93	\$2,535	312
Lawrence	\$713,528,400	4,253	\$167,771	\$15.08	\$2,530	313
Springfield	\$3,313,387,300	26,052	\$127,184	\$19.71	\$2,507	314
Fall River	\$1,834,194,100	8,736	\$209,958	\$11.93	\$2,505	315
Savoy	\$42,987,100	289	\$148,744	\$16.81	\$2,500	316
Mount Washington	\$62,944,900	148	\$425,303	\$5.84	\$2,484	317
Adams	\$289,896,800	2,157	\$134,398	\$18.25	\$2,453	318
Gosnold	\$144,623,070	134	\$1,079,277	\$2.25	\$2,428	319
Wareham	\$2,134,740,500	9,276	\$230,136	\$10.47	\$2,410	320
Windsor	\$84,935,600	444	\$191,296	\$12.59	\$2,408	321
New Ashford	\$22,044,400	84	\$262,433	\$9.16	\$2,404	322
Dennis	\$4,523,233,250	11,536	\$392,097	\$6.09	\$2,388	323
Templeton	\$402,321,000	2,401	\$167,564	\$14.12	\$2,366	324
Becket	\$414,339,200	1,694	\$244,592	\$9.62	\$2,353	325
Dudley	\$635,421,000	3,127	\$203,205	\$11.56	\$2,349	326
Otis	\$482,737,900	1,523	\$316,965	\$7.17	\$2,273	327
Clarksburg	\$99,460,500	605	\$164,398	\$13.04	\$2,144	328
Cheshire	\$221,661,500	1,104	\$200,780	\$10.62	\$2,132	329
North Adams	\$356,454,900	2,634	\$135,328	\$15.30	\$2,071	330
Athol	\$454,943,700	3,404	\$133,650	\$15.48	\$2,069	331
Royalston	\$107,097,600	510	\$209,995	\$9.30	\$1,953	332
Tolland	\$139,171,700	493	\$282,296	\$6.74	\$1,903	333

FY2013 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
Erving	\$95,418,460	518	\$184,206	\$8.09	\$1,490	334
Rowe	\$44,914,000	211	\$212,863	\$6.30	\$1,341	335
Florida	\$44,723,800	295	\$151,606	\$8.74	\$1,325	336
Monroe	\$6,292,300	66	\$95,338	\$13.38	\$1,276	337
Hancock	\$71,661,400	302	\$237,289	\$2.84	\$674	338

FY2013 (Last Year) Average Single Family Tax Bills STATEWIDE
 (Information from Massachusetts DOR)

Community	Value	Parcels	Average	Rate	Taxes	Rank
Barnstable						
Boston						
Brookline						
Cambridge						
Chelsea						
Everett						
Malden						
Nantucket						
Somerset						
Somerville						
Tisbury						
Waltham						
Watertown						
*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
FY2014 Classification Hearing
November 18, 2013

City of Newton
Department of Assessment Administration
Frequently Asked Questions

Page 1

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

Page 2

4. My assessment increased more than 2.5%. Doesn't Proposition 2 ½ limit the amount my assessment can increase?
5. I am elderly and cannot afford this tax bill. Can't the assessors lower this assessment because I am elderly?
6. I am a young person who grew up in Newton and cannot afford this tax bill. Can't the assessors lower this assessment because I can't afford to live in Newton?
7. My neighbor told me not to let a representative from the assessors' office into my house. Do I have to let the assessors into my house?
8. My neighbor does not allow the assessors in and I do. Am I being penalized?

Page 3

9. Why do the assessors want to see the interior and exterior of my property?
10. Why did my assessed value increase when I did not do anything to the property in 5 years and I am not selling the property?
11. Why could my assessment change every year?
12. The taxes are too high. Soon I will not be able to afford to live in Newton. Why are you raising my taxes every year?

Page 4

13. What percentage of market value are the assessed values?
14. Why did my assessment change a different percentage than the assessment on my neighbors' house?
15. My assessment increased 20%. Does that mean my taxes will increase 20%?
16. I think my assessment is out of line with my neighbors' property, whose property is assessed lower. I want my assessment to be as low as theirs.

Page 5

17. Do I have to apply for an abatement every year if I received one in the past?
18. What is the difference between an abatement and an elderly exemption?
19. My neighbors' house assessment used to be higher than mine, now my assessment is higher than theirs. Why?
20. My neighbors have a two-family property and I have a single-family property. Why is my single-family property assessed higher than their two-family property?

Page 6

21. A house three times larger than mine sold up the street from me for \$2,000,000. Will that make my assessment go up?
22. What will happen to my assessment if I put an addition on my property?
23. Why is the previous owner's name still appearing on the tax bill?
24. My assessment went up 25%, is that good news or bad news?

Page 7

25. There is an item on my tax bill called "CPA Charge". What is that?
26. What are the median assessed values of single families, two and three families, condominiums, and apartment buildings for Fiscal Year 2014?
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?

Page 8

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

City of Newton
Department of Assessment Administration
Frequently Asked Questions

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

The assessors look at a property the same way a potential buyer looks at a property. The assessors consider the factors that a potential buyer considers. Examples of important factors are the following: location, interior condition, house size, kitchen quality, and bath quality. The assessors examine many qualities and conditions and then look for comparable properties that have sold in the neighborhood. Since no two houses are identical, adjustments are made for differing characteristics to determine the assessment. 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, 2013 for Fiscal Year 2014. This estimate of market value is determined by examining sales of properties from late calendar year 2011, calendar year 2012, and early calendar year 2013 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 2014, the Mayor and the Board of Aldermen approved a budget that included a tax levy of \$279,241,788. The levy limit for Fiscal Year 2013 was \$260,189,736. So, the maximum amount of taxes that can be budgeted by the Mayor and the Board of Aldermen for Fiscal Year 2014 is $\$260,189,736 \times 102.5\% = \$266,694,479$ plus certified new growth plus a voter approved override of \$8,400,000. (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 \$4,147,309. Therefore, the maximum amount of taxes which can be levied for Fiscal Year 2014 is $\$266,694,479 + \$4,147,309 + \$8,400,000 = \$279,241,788$. 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 voters approved an \$8,400,000 override for fiscal year 2014. The Mayor and the Board of Aldermen increased the tax levy by \$19,052,052. 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 2012, there is no limit or minimum price it would sell for in calendar year 2013 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 2014 represents the estimate of market value as of January 1, 2013. This estimate of market value is determined by examining sales of properties from late calendar year 2011, calendar year 2012, and early calendar year 2013. 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 2014, it is the market value as of January 1, 2013. This Fiscal Year 2014 assessment is determined by examining sales of properties from late calendar year 2011, calendar year 2012, and early calendar year 2013.

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 2014 represent the estimate of market value as of January 1, 2013.

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, 2013 for Fiscal Year 2014. If you purchased the property after January 1, 2013, by law we will carry both your name and the legal owner as of January 1, 2013. For Fiscal Year 2015, the legal owner as of January 1, 2014 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 2014?

The median assessed values for Fiscal Year 2014 are as follows:

Single Family	\$693,900
Two-Family	\$571,700
Three-Family	\$629,900
Condominium	\$394,100
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.