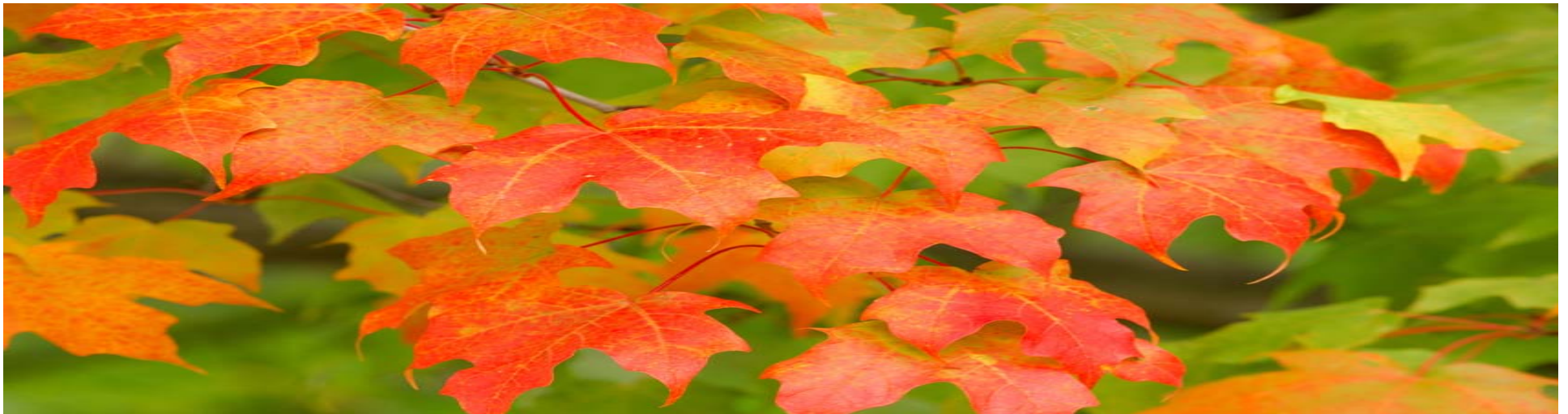




**CITY OF NEWTON
FISCAL YEAR 2014
TAX CLASSIFICATION HEARING**

November 18, 2013



Real Estate Value Changes

Class	FY2013	FY2014	Change
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%
Commercial	\$ 1,610,873,900	\$ 1,671,033,700	3.73%
Industrial	\$ 150,970,900	\$ 150,126,600	-0.56%
Mixed Use	\$ 251,677,600	\$ 249,389,800	-0.91%

Please refer to page 6 in booklet

Fiscal Year 2014 Average & Median Assessed Values

Property Class	Average FY2014 Value	Median FY2014 Value
Single Family	\$817,396	\$693,900
Two Family	\$594,163	\$571,700
Commercial	\$2,192,958	\$758,600
Industrial	\$2,144,666	\$854,950

Single Family Sales in Calendar 2012

- 4.56% sold for less than \$400,000
- 27.07% sold for less than \$600,000
- 72.93% sold for more than \$600,000
- 54.70% sold for more than \$750,000
- 31.20% sold for more than \$1,000,000
- 14.10% sold for more than \$1,500,000
- 6.55% sold for more than \$2,000,000

Parker Road / \$196,000 / 5-4-2012



Parker Road Now



Maynard Road / \$400,000 / 7-16-2012



Maynard Road Now



Woodland Road / \$695,000 / 8-17-2012



Cynthia Road / \$816,500 / 2-28-2012



Nathan Road / \$1,000,000 / 7-31-2012



Fuller Street / \$1,500,000 / 10-12-2012



Old Farm Road / \$2,012,000 / 10-3-2012



The Ledges Road / \$5,500,000 / 1-31-2012



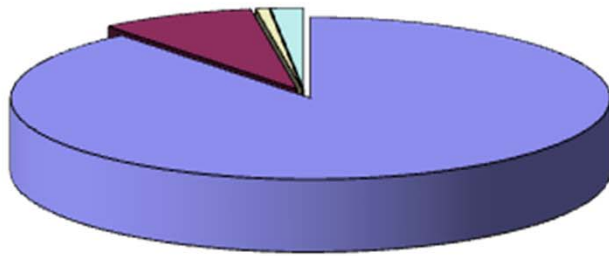
Chestnut Hill Square New Growth



Steps to Arrive at FY2014 Levy

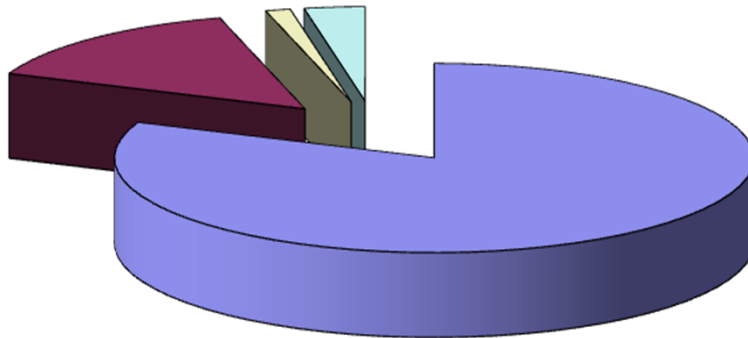
- FY2013 Levy Limit \$260,189,736
- 2.5% Increase \$ 6,504,743
- New Growth \$ 4,147,309
- Voter-Approved Override \$ 8,400,000
- FY2014 Levy Limit \$ 279,241,788

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



- Residential (81.12%)
- Commercial (14.58%)
- Industrial (1.25%)
- Personal (3.06%)

MINIMUM RESIDENTIAL FACTOR

- 90.9907 TO ACHIEVE 174% SHIFT
- \$12.12 Residential Tax Rate
- \$23.18 Commercial Tax Rate

IMPACT AT 174% SHIFT

- Median Assessed 1-Family Tax Increase \$ 529.82
- Median Assessed 2-Family Tax Increase \$ 435.47
- Median Assessed Commercial Tax Increase \$1,043.88
- Median Assessed Industrial Tax Increase \$ 645.57

EXCESS LEVY CAPACITY FOR SHIFTS FROM 175% DOWN TO 170%

- 175% \$118,243.50
- 174% \$ 17,512.79
- 173% \$171,905.86
- 172% \$ 71,175.16
- 171% \$225,568.24
- 170% \$124,837.55