



**City of Newton Fiscal Year 2023
Classification Hearing
November 21, 2022
James Shaughnessy, Director
Assessment Administration**

City of Newton
FY2023 Classification Hearing
November 21, 2022

*****Special Thanks to Steve Vezeau of the City
Hall Print Shop for printing and assembling this
packet for distribution*****

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Fiscal Year 2023
Classification Hearing**

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November 21, 2022



Ruthanne Fuller
Mayor

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Date: November 18, 2022

To: The Honorable Ruthanne Fuller, Mayor
Rebecca Walker Grossman, Chair, Finance Committee
City Council Members

From: Jim Shaughnessy, Director of Assessing

Subject: Support Information Relative to the Fiscal Year 2023
Property Tax Rate Classification

In anticipation of the public hearing for the FY2023 Tax Rate Classification, scheduled for Monday, November 21, 2022, I offer the attached documents for your reference. These documents reflect preliminary figures and are subject to minor changes prior to the public hearing.

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

I would also like to commend the entire staff of our Assessing Office. Their dedication, hard work and professionalism should be recognized and is greatly appreciated. Our staff members are:

Julie Acheson
Marie Caruso
Valeriya Cherkashyna
Allan Cohen
Alyson Cox
Brian Davis
Syma Donovan
Padraig Doyle
Sarah Haney
Toni McDonald
Loretta Morrell

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

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Questions and Answers

1. What is the purpose of this hearing?

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

2. How do taxes increase or decrease?

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

Based on the Mayor's determination of the financial needs of the City, the Mayor presented a budget to the City Council in the spring of 2022. The City Council then conducted budget hearings. The Mayor and the City Council approved the budget based on the financial needs determined during the spring budget hearings. These budget hearings determined if the property tax collected for fiscal year 2023 would be higher or lower than property tax collected for fiscal year 2022.

For fiscal year 2022, the actual levy limit was \$389,181,547 (without Debt Exclusion Payment). For fiscal year 2023, by law, the City Council has the option (but are not required) to increase the fiscal year 2022 Levy Limit by 2.5%. This 2.5% increase is \$9,729,539. Finally, the Council has the option (but are not required) to increase the fiscal year 2022 tax levy by the amount of "new growth" in the City for calendar year 2021. 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 2023 is \$5,589,169.

Special note: The voters were asked in the spring of 2013 if they wanted to increase their taxes by two debt exclusion questions. These debt exclusion questions were approved by the majority of voters who participated in this spring 2013 election.

Therefore, the maximum amount the fiscal year 2023 tax levy can be (with this debt exclusion debt service added) is:

Fiscal Year 2022 Tax Levy Limit:	\$389,181,547
2.5% Increase:	\$ 9,729,539
New Growth:	\$ 5,589,169
Debt Exclusion Debt Service:	\$ 3,225,359
Fiscal Year 2023 Tax Levy Limit:	\$407,725,614

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Therefore, when the City Council opted to increase the tax levy by the 2.5% maximum, apply all the new growth as new revenue, and add the debt service to the tax levy, the City Council approved a tax increase of \$15,414,722 (including Debt Exclusion payment) for fiscal year 2023. This is an increase of 3.93% from last year's actual tax levy limit. This means citywide, the average tax increase is 3.93%, because the City Council is asking for 3.93% more tax this year as compared to last year.

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

The City Council cannot increase this levy limit above \$407,725,614 (including debt exclusion) without the approval of a majority of voters in the City of Newton. This can be accomplished by either override or debt exclusion.

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

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

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

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

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

The Assessors determine the value, based on use, of all taxable property in the City. These assessed values represent the value of the property as of January 1, 2022 for fiscal year 2023. These assessed values determine the proportion of the tax levy that each property owner will pay, which will ultimately be determined by the decision of the City Council on what proportion of the levy to shift (or not) from residential property owners to commercial, industrial, and personal property owners.

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

This is the purpose of the classification hearing. The City Council will decide how much of the tax levy the owners of residential properties will pay and how much of the tax levy the owners of commercial/industrial/personal property will pay. This is the decision that creates two tax rates (or split tax rates) in the City. The two tables below show the process with fiscal year 2023 numbers. If there was no “shift”, there would be a single tax rate and the following table would apply:

<u>Class</u>	<u>FY2023 Value</u>	<u>%Value</u>	<u>%Tax</u>
Residential	\$33,729,173,360	90.91%	90.91%
Commercial	\$2,653,977,440	7.15%	7.15%
Industrial	\$215,141,400	0.58%	0.58%
Personal	\$504,991,200	1.36%	1.36%
Total	\$37,103,283,400	100.00%	100.00%

This means the residential property makes up 90.91% of the overall value in the City and therefore would pay 90.91% of the overall tax levy. The commercial property makes up 7.15% of the overall value in the City and therefore would pay 7.15% of the overall tax levy and so on for industrial and personal property classes.

The classification hearing is when the City Council must decide whether to shift more of the tax levy onto the commercial/industrial/personal property owners and less onto the residential property owners. By law, the maximum allowable shift for Newton is 175%. (The City Council shifted 175% last fiscal year). If the Council decides to shift 175% again this year, the process would be to multiply the (%Value) of the commercial, industrial, and personal property classes by 175% (1.75) to determine the increased percentage of the tax levy that those various classes will pay. By increasing those percentages, the residential percentage is lowered by 6.82%. The table below illustrates this (percentages rounded to two digits).

<u>Class</u>	<u>FY2023 Value</u>	<u>%Value</u>	<u>Shift</u>	<u>%Tax</u>
Residential	\$33,729,173,360	90.91%	-	84.09%
Commercial	\$2,653,977,440	7.15%	175%	12.52%
Industrial	\$215,141,400	0.58%	175%	1.01%
Personal	\$504,991,200	1.36%	175%	2.38%
Total	\$37,103,283,400	100.00%		100.00%

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Put another way, once the factor of 175% (1.75) is applied to commercial, industrial, and personal property, those classes then become responsible for 15.91% of the tax levy. That number then is subtracted from 100% to arrive at the residential proportion of 84.09% of the tax levy.

So, if the City Council decides to shift 175%, the owners of commercial, industrial, and personal property, which represent 9.09% of the taxable value, become responsible for 15.91% of the property tax levy. The result of this vote is that the residential property owners, whose property represents 90.91% of the taxable value, become responsible for 84.09% of the property tax levy.

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

That is the ultimate purpose of the classification hearing.

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

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

7. What are the components of Proposition 2 ½?

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

8. What is "personal property"?

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

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 Classification Hearing
 Real Estate Value Changes FY2022 to FY2023

<u>Property Class</u>	<u>FY2022 Base Values</u>	<u>FY2023 Values</u>	<u>Percent Change</u>
<u>Residential Classes</u>			
Single Family	\$22,581,704,800	\$24,621,907,400	9.03%
Two and Three Family	\$2,938,480,900	\$3,121,331,600	6.22%
Condominium	\$4,099,468,400	\$4,408,205,600	7.53%
Apartments	\$962,808,200	\$1,021,018,100	6.05%
Vacant Land	\$151,314,100	\$167,375,600	10.61%
<u>Commercial Classes</u>			
Commercial	\$2,454,962,400	\$2,508,801,400	2.19%
Industrial	\$199,872,600	\$215,141,400	7.64%
<u>Mixed Use Classes</u>			
Mixed Use	\$366,247,700	\$420,147,300	14.72%

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).

Mixed use values increased due to Dunstan Street and Los Angeles Street converting to mixed use properties.

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 Property Values by Class

RESIDENTIAL PROPERTY CLASSES

<u>Property Type</u>	<u>Count</u>	<u>Value</u>	<u>Percent of Value</u>
Single Family	16,944	\$24,621,907,400	66.36%
Condominium	5,557	\$4,408,205,600	11.88%
Miscellaneous	169	\$83,756,000	0.23%
Two Family	2,591	\$2,796,972,000	7.54%
Three Family	265	\$324,359,600	0.87%
Apartments	149	\$1,021,018,100	2.75%
Vacant Land	794	\$167,375,600	0.45%
Mixed Use Residential	241	\$305,579,060	0.82%
Total Residential	26,710	\$33,729,173,360	90.91%

COMMERCIAL/INDUSTRIAL/PERSONAL PROPERTY CLASSES

<u>Property Type</u>	<u>Count</u>	<u>Value</u>	<u>Percent of Value</u>
Commercial	704	\$2,508,801,400	6.76%
Industrial	72	\$215,141,400	0.58%
Forest (Ch. 61)	0	\$0	0.00%
Golf Courses (Ch. 61B)	19	\$30,607,800	0.08%
Mixed Use Commercial	241	\$114,568,240	0.31%
Personal Property	961	\$67,695,500	0.18%
Personal Property	919	\$38,987,900	0.11%
Personal Property	2	\$331,232,400	0.89%
Personal Property	11	\$53,649,700	0.14%
Personal Property	1	\$2,724,200	0.01%
Personal Property	4	\$10,701,500	0.03%
Total CIP	2,934	\$3,374,110,040	9.09%
Total Value		\$37,103,283,400	100.00%
Exempt Property		<u>Value</u> \$4,950,318,000	

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Tax Base Analysis

	Prior Year	2.50%					
FY	Levy Limit	Increase	New Growth	Debt Service	Levy Limit	Actual Levy	Reserve
1990	\$100,745,902	\$2,518,648	\$2,148,683		\$105,413,233	\$105,205,222	\$208,011
1991	\$105,413,233	\$2,635,331	\$806,319		\$108,854,883	\$108,838,759	\$16,124
1992	\$108,854,883	\$2,721,372	\$1,179,709		\$112,755,964	\$112,689,184	\$66,780
1993	\$112,755,964	\$2,818,899	\$1,417,235		\$116,992,098	\$116,941,920	\$50,178
1994	\$116,992,098	\$2,924,802	\$1,280,054		\$121,198,833	\$121,079,222	\$119,611
1995	\$121,198,833	\$3,030,062	\$1,109,665		\$125,342,219	\$125,293,531	\$48,688
1996	\$125,338,470	\$3,133,462	\$1,227,029		\$129,698,961	\$129,682,983	\$15,978
1997	\$129,698,961	\$3,242,474	\$1,220,214		\$134,161,649	\$134,082,167	\$79,482
1998	\$134,161,649	\$3,354,041	\$1,493,092		\$139,008,782	\$138,934,388	\$74,394
1999	\$139,008,782	\$3,475,220	\$1,627,559		\$144,111,561	\$144,105,992	\$5,569
2000	\$144,111,561	\$3,602,789	\$1,761,734		\$149,476,084	\$149,411,520	\$64,564
2001	\$149,476,084	\$3,736,902	\$2,931,316		\$156,144,302	\$156,140,737	\$3,565
2002	\$156,144,302	\$3,903,608	\$2,335,800		\$162,383,709	\$162,278,416	\$105,293
2003	\$162,383,709	\$4,059,593	\$2,231,188		\$180,174,490	\$180,170,220	\$4,270
2004	\$180,174,491	\$4,504,362	\$2,720,067		\$187,398,920	\$187,384,724	\$14,196
2005	\$187,398,920	\$4,684,973	\$2,152,049		\$194,235,942	\$194,189,921	\$46,021
2006	\$194,235,942	\$4,855,899	\$2,150,663		\$201,242,504	\$201,238,041	\$4,462
2007	\$201,242,504	\$5,031,063	\$2,242,123		\$208,515,689	\$208,504,128	\$11,562
2008	\$208,515,689	\$5,212,892	\$2,100,302		\$215,828,884	\$215,772,425	\$56,459
2009	\$215,828,884	\$5,395,722	\$3,711,998		\$224,936,604	\$224,896,509	\$40,095
2010	\$224,936,604	\$5,623,415	\$2,828,806		\$233,388,825	\$233,300,284	\$88,541
2011	\$233,388,825	\$5,834,721	\$2,501,206		\$241,724,752	\$241,707,854	\$16,898
2012	\$241,724,752	\$6,043,119	\$3,030,583		\$250,798,454	\$250,781,839	\$16,615
2013	\$250,798,454	\$6,269,961	\$3,121,321		\$260,189,736	\$260,175,335	\$14,401
2014	\$260,189,736	\$6,504,743	\$4,147,309		\$279,241,788	\$279,224,275	\$17,513
2015	\$279,241,788	\$6,981,045	\$5,404,599	\$283,962	\$291,911,394	\$291,889,879	\$21,515
2016	\$291,627,432	\$7,290,686	\$5,136,645	\$1,296,583	\$305,351,346	\$305,327,821	\$23,525
2017	\$304,054,763	\$7,601,369	\$4,799,698	\$1,554,028	\$318,009,858	\$318,006,048	\$3,810
2018	\$316,455,830	\$7,911,396	\$5,573,023	\$1,960,280	\$331,900,529	\$331,872,472	\$28,057
2019	\$329,940,249	\$8,248,506	\$5,762,382	\$3,000,495	\$346,951,632	\$346,936,564	\$15,068
2020	\$343,951,137	\$8,598,778	\$5,605,861	\$3,336,395	\$361,492,171	\$361,460,788	\$31,383
2021	\$358,256,799	\$8,956,420	\$6,462,543	\$3,139,766	\$376,815,528	\$376,720,819	\$94,709
2022	\$373,675,762	\$9,341,894	\$6,163,891	\$3,129,345	\$392,310,892	\$392,295,695	\$15,197
2023	\$389,181,547	\$9,729,539	\$5,589,169	\$3,225,359	\$407,725,614	\$407,725,614	\$0

Estimated

FY2023 Construction Growth Has Been Certified by the
Massachusetts Department of Revenue

Please note:

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

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

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

Fiscal Year 2021 had amended new growth of additional \$101,023.

Fiscal Year 2023 had a \$3,225,359 voter-approved debt exclusion debt service.

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Impact Calculations on Various Property Classes Using Average and Median Values

<u>AVERAGES</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2022 Value	\$1,333,040	\$1,002,905	\$3,395,522	\$2,776,008
FY2022 Tax Rate	\$10.52	\$10.52	\$19.95	\$19.95
FY2022 Tax Bill	\$14,023.59	\$10,550.56	\$67,740.66	\$55,381.37
FY2023 Value	\$1,453,134	\$1,079,495	\$3,563,638	\$2,988,075

<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%	\$986.38	\$599.95	-\$5,083.93	-\$2,844.32	\$10.33	\$17.58
161%	\$970.41	\$588.08	-\$4,692.32	-\$2,515.97	\$10.32	\$17.69
162%	\$954.43	\$576.22	-\$4,300.72	-\$2,187.61	\$10.31	\$17.80
163%	\$938.46	\$564.35	-\$3,909.12	-\$1,859.25	\$10.30	\$17.91
164%	\$922.48	\$552.48	-\$3,517.51	-\$1,530.90	\$10.29	\$18.02
165%	\$906.51	\$540.62	-\$3,125.91	-\$1,202.54	\$10.27	\$18.13
166%	\$890.54	\$528.75	-\$2,734.30	-\$874.18	\$10.26	\$18.24
167%	\$874.56	\$516.88	-\$2,342.70	-\$545.83	\$10.25	\$18.35
168%	\$858.59	\$505.02	-\$1,951.09	-\$217.47	\$10.24	\$18.46
169%	\$842.61	\$493.15	-\$1,559.49	\$110.89	\$10.23	\$18.57
170%	\$826.64	\$481.28	-\$1,167.88	\$439.24	\$10.22	\$18.68
171%	\$810.67	\$469.42	-\$776.28	\$767.60	\$10.21	\$18.79
172%	\$794.69	\$457.55	-\$384.67	\$1,095.96	\$10.20	\$18.90
173%	\$778.72	\$445.68	\$6.93	\$1,424.31	\$10.19	\$19.01
174%	\$762.74	\$433.82	\$398.54	\$1,752.67	\$10.18	\$19.12
175%	\$746.77	\$421.95	\$790.14	\$2,081.02	\$10.16	\$19.23

<u>MEDIANS</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2022 Value	\$1,132,650	\$950,800	\$1,037,400	\$908,500
FY2022 Tax Rate	\$10.52	\$10.52	\$19.95	\$19.95
FY2022 Tax Bill	\$11,915.48	\$10,002.42	\$20,696.13	\$18,124.58
FY2023 Value	\$1,232,750	\$1,025,800	\$1,128,300	\$980,950

<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%	\$818.06	\$593.45	-\$858.09	-\$877.28	\$10.33	\$17.58
161%	\$804.51	\$582.18	-\$734.10	-\$769.48	\$10.32	\$17.69
162%	\$790.95	\$570.90	-\$610.12	-\$661.69	\$10.31	\$17.80
163%	\$777.40	\$559.63	-\$486.13	-\$553.89	\$10.30	\$17.91
164%	\$763.85	\$548.35	-\$362.14	-\$446.10	\$10.29	\$18.02
165%	\$750.30	\$537.07	-\$238.15	-\$338.30	\$10.27	\$18.13
166%	\$736.75	\$525.80	-\$114.17	-\$230.51	\$10.26	\$18.24
167%	\$723.20	\$514.52	\$9.82	-\$122.71	\$10.25	\$18.35
168%	\$709.65	\$503.24	\$133.81	-\$14.91	\$10.24	\$18.46
169%	\$696.09	\$491.97	\$257.80	\$92.88	\$10.23	\$18.57
170%	\$682.54	\$480.69	\$381.79	\$200.68	\$10.22	\$18.68
171%	\$668.99	\$469.41	\$505.77	\$308.47	\$10.21	\$18.79
172%	\$655.44	\$458.14	\$629.76	\$416.27	\$10.20	\$18.90
173%	\$641.89	\$446.86	\$753.75	\$524.06	\$10.19	\$19.01
174%	\$628.34	\$435.59	\$877.74	\$631.86	\$10.18	\$19.12
175%	\$614.79	\$424.31	\$1,001.72	\$739.65	\$10.16	\$19.23

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Impact Calculations on Various Property Classes Using Average and Median Values

<u>AVERAGES</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2022 Value	\$1,333,040	\$1,002,905	\$3,395,522	\$2,776,008
FY2022 Tax Rate	\$10.52	\$10.52	\$19.95	\$19.95
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FY2023 Value	\$1,453,134	\$1,079,495	\$3,563,638	\$2,988,075

<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%	7.03%	5.69%	-7.50%	-5.14%	\$10.33	\$17.58
161%	6.92%	5.57%	-6.93%	-4.54%	\$10.32	\$17.69
162%	6.81%	5.46%	-6.35%	-3.95%	\$10.31	\$17.80
163%	6.69%	5.35%	-5.77%	-3.36%	\$10.30	\$17.91
164%	6.58%	5.24%	-5.19%	-2.76%	\$10.29	\$18.02
165%	6.46%	5.12%	-4.61%	-2.17%	\$10.27	\$18.13
166%	6.35%	5.01%	-4.04%	-1.58%	\$10.26	\$18.24
167%	6.24%	4.90%	-3.46%	-0.99%	\$10.25	\$18.35
168%	6.12%	4.79%	-2.88%	-0.39%	\$10.24	\$18.46
169%	6.01%	4.67%	-2.30%	0.20%	\$10.23	\$18.57
170%	5.89%	4.56%	-1.72%	0.79%	\$10.22	\$18.68
171%	5.78%	4.45%	-1.15%	1.39%	\$10.21	\$18.79
172%	5.67%	4.34%	-0.57%	1.98%	\$10.20	\$18.90
173%	5.55%	4.22%	0.01%	2.57%	\$10.19	\$19.01
174%	5.44%	4.11%	0.59%	3.16%	\$10.18	\$19.12
175%	5.33%	4.00%	1.17%	3.76%	\$10.16	\$19.23

<u>MEDIANS</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2022 Value	\$1,132,650	\$950,800	\$1,037,400	\$908,500
FY2022 Tax Rate	\$10.52	\$10.52	\$19.95	\$19.95
FY2022 Tax Bill	\$11,915.48	\$10,002.42	\$20,696.13	\$18,124.58
FY2023 Value	\$1,232,750	\$1,025,800	\$1,128,300	\$980,950

<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%	6.87%	5.93%	-4.15%	-4.84%	\$10.33	\$17.58
161%	6.75%	5.82%	-3.55%	-4.25%	\$10.32	\$17.69
162%	6.64%	5.71%	-2.95%	-3.65%	\$10.31	\$17.80
163%	6.52%	5.59%	-2.35%	-3.06%	\$10.30	\$17.91
164%	6.41%	5.48%	-1.75%	-2.46%	\$10.29	\$18.02
165%	6.30%	5.37%	-1.15%	-1.87%	\$10.27	\$18.13
166%	6.18%	5.26%	-0.55%	-1.27%	\$10.26	\$18.24
167%	6.07%	5.14%	0.05%	-0.68%	\$10.25	\$18.35
168%	5.96%	5.03%	0.65%	-0.08%	\$10.24	\$18.46
169%	5.84%	4.92%	1.25%	0.51%	\$10.23	\$18.57
170%	5.73%	4.81%	1.84%	1.11%	\$10.22	\$18.68
171%	5.61%	4.69%	2.44%	1.70%	\$10.21	\$18.79
172%	5.50%	4.58%	3.04%	2.30%	\$10.20	\$18.90
173%	5.39%	4.47%	3.64%	2.89%	\$10.19	\$19.01
174%	5.27%	4.35%	4.24%	3.49%	\$10.18	\$19.12
175%	5.16%	4.24%	4.84%	4.08%	\$10.16	\$19.23

City of Newton
Fiscal Year 2023
Classification Hearing
Historical Levy Amounts and Levy Increases

Fiscal Year	<u>Actual Levy</u>	<u>Amount of Increase</u>	<u>Percent Increase</u>	<u>Residential Share</u>	<u>CIP Share</u>
1990	\$105,205,222	\$9,623,948	10.07%	72.3140%	27.6860%
1991	\$108,838,759	\$3,633,537	3.45%	72.5684%	27.4316%
1992	\$112,689,184	\$3,850,425	3.54%	72.7117%	27.2883%
1993	\$116,941,920	\$4,252,736	3.77%	74.9205%	25.0795%
1994	\$121,079,222	\$4,137,302	3.54%	75.0179%	24.9821%
1995	\$125,293,531	\$4,214,309	3.48%	75.6575%	24.3425%
1996	\$129,682,983	\$4,389,452	3.50%	76.9124%	23.0876%
1997	\$134,082,167	\$4,399,184	3.39%	77.7435%	22.2565%
1998	\$138,934,388	\$4,852,221	3.62%	78.4214%	21.5786%
1999	\$144,105,992	\$5,171,604	3.72%	78.8086%	21.1914%
2000	\$149,411,520	\$5,305,528	3.68%	79.7915%	20.2085%
2001	\$156,140,737	\$6,729,217	4.50%	80.4603%	19.5397%
2002	\$162,278,416	\$6,137,679	3.93%	81.0536%	18.9464%
2003	\$180,174,491	\$17,896,075	11.03%	80.9189%	19.0811%
2004	\$187,384,724	\$7,210,233	4.00%	82.2193%	17.7807%
2005	\$194,189,921	\$6,805,197	3.63%	83.2145%	16.7855%
2006	\$201,238,041	\$7,048,120	3.63%	83.8966%	16.1034%
2007	\$208,504,128	\$7,266,087	3.61%	84.0340%	15.9660%
2008	\$215,828,884	\$7,324,756	3.51%	83.0740%	16.9260%
2009	\$224,896,509	\$9,067,625	4.20%	82.6368%	17.3632%
2010	\$233,300,284	\$8,403,775	3.74%	82.0356%	17.9644%
2011	\$241,707,854	\$8,407,570	3.60%	81.6880%	18.3120%
2012	\$250,781,839	\$9,073,985	3.75%	81.4038%	18.5962%
2013	\$260,175,335	\$9,393,496	3.75%	81.4641%	18.5359%
2014	\$279,224,275	\$19,048,940	7.32%	81.1152%	18.8848%
2015	\$291,627,432	\$12,403,157	4.44%	79.5308%	20.4692%
2016	\$305,327,821	\$13,700,389	4.70%	80.5768%	19.4232%
2017	\$318,006,048	\$12,678,227	4.15%	82.0007%	17.9993%
2018	\$331,872,472	\$13,866,424	4.36%	82.3859%	17.6141%
2019	\$346,936,564	\$15,064,092	4.54%	82.4350%	17.5650%
2020	\$361,460,789	\$14,524,225	4.19%	82.5074%	17.4926%
2021	\$376,720,919	\$15,260,131	4.22%	82.6968%	17.3032%
2022	\$392,295,695	\$15,574,776	4.13%	83.3434%	16.6566%
Estimate 2023	\$407,725,614	\$15,429,919	3.93%		

Please note:

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

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

Fiscal Year 2023 had a \$3,225,359 voter-approved debt exclusion debt payment.

Fiscal Year 2022 Levy Limit was \$389,181,547 before voter approved debt exclusion payment of \$3,129,345.

**City of Newton
Fiscal Year 2023
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 2023, the valuation date is January 1, 2022. The increase (or decrease) in assessed values from the previous fiscal year does not impact the tax increase (or decrease) that a typical property owner receives. The tax increase (or decrease) is strictly driven by the budgetary requirements of the City, as determined by the Mayor and the Newton City Council.

For example, in the current Fiscal Year 2023 proposed valuations, there is approximately an **9.03% increase** in residential single-family valuations. Assuming a 175% shift selected by the City Council, the result is a tax **increase** of \$746.77, or 5.33% 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 2023	Increase in %Tax for Fiscal Year 2023
Increase of 1%	\$746.77	5.33%
Increase of 50%	\$746.77	5.33%
Increase of 100%	\$746.77	5.33%
Decrease of 50%	\$746.77	5.33%
Decrease of 99%	\$746.77	5.33%

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

As can be seen, rising (or falling) assessed values do not mean rising (or falling) tax bills. The increase (or decrease) in taxes seen by the property owner is a direct result of the increase (or decrease) in the budget. The budget increase (or decrease) determines the tax increase (or decrease). Regardless of any overall valuation increase (or decrease), the average single-family home would have seen an increase in their tax bill of \$746.77 (assuming the shift of 175%) because of the budget approved by the Newton City Council.

City of Newton
 Fiscal Year 2023
 Classification Hearing
 Historical Tracking of Residential/Commercial Shift
 Selected by the Newton City Council (formerly Board of Aldermen)

Residential Single Family

<u>Fiscal Year</u>	<u>Shift Selected</u>	<u>Mean %%</u>	<u>Mean \$\$</u>	<u>Median %%</u>	<u>Median \$\$</u>
2008	175%	1.84%	\$140.95	0.97%	\$64.41
2009	175%	3.40%	\$264.80	3.38%	\$226.66
2010	175%	3.48%	\$280.12	3.13%	\$216.93
2011	175%	3.26%	\$271.14	2.98%	\$212.71
2012	174%	3.70%	\$317.91	3.36%	\$247.33
2013	174%	3.92%	\$348.90	3.69%	\$280.43
2014	174%	7.02%	\$649.56	6.72%	\$529.82
2015	174%	1.83%	\$181.33	1.39%	\$116.48
2016	175%	6.29%	\$635.10	5.91%	\$504.27
2017	175%	5.74%	\$615.48	5.88%	\$530.91
2018	175%	4.23%	\$479.99	3.92%	\$375.42
2019	175%	4.74%	\$560.83	5.52%	\$548.92
2020	175%	3.69%	\$456.73	3.83%	\$401.51
2021	172%	4.20%	\$539.74	4.24%	\$461.94
2022	175%	4.73%	\$633.01	4.87%	\$553.68
Last 5 Years			Increase	\$2,670.30	\$2,341.47
Last 10 Years			Increase	\$5,100.67	\$4,303.38

Commercial Property

<u>Fiscal Year</u>	<u>Shift Selected</u>	<u>Mean %%</u>	<u>Mean \$\$</u>	<u>Median %%</u>	<u>Median \$\$</u>
2008	175%	9.21%	\$3,170.24	12.34%	\$1,468.71
2009	175%	4.22%	\$1,586.70	3.50%	\$467.64
2010	175%	6.54%	\$2,561.06	4.92%	\$681.00
2011	175%	4.96%	\$2,069.54	4.65%	\$674.23
2012	174%	2.26%	\$987.66	6.90%	\$1,046.76
2013	174%	3.50%	\$1,566.49	2.00%	\$324.93
2014	174%	9.79%	\$4,530.85	6.31%	\$1,043.88
2015	174%	15.30%	\$7,776.39	3.31%	\$581.24
2016	175%	-1.01%	-\$589.64	-1.78%	-\$323.07
2017	175%	-2.70%	-\$1,563.98	-3.02%	-\$537.67
2018	175%	1.87%	\$1,053.97	2.95%	\$508.90
2019	175%	6.83%	\$3,906.54	8.89%	\$1,575.28
2020	175%	4.62%	\$2,821.74	3.19%	\$614.10
2021	172%	5.03%	\$3,208.76	3.00%	\$595.31
2022	175%	1.29%	\$861.07	1.33%	\$272.67
Last 5 Years			Increase	\$11,852.08	\$3,566.26
Last 10 Years			Increase	\$23,572.19	\$4,655.57

Please note for Fiscal Year 2014 there was a voter-approved \$8,400,000 override.
 Please note there was a debt exclusion override passed starting in Fiscal Year 2015.

City of Newton
 Fiscal Year 2023
 Classification Hearing
 Historical Tax Rates Fiscal Year 1980 to Present

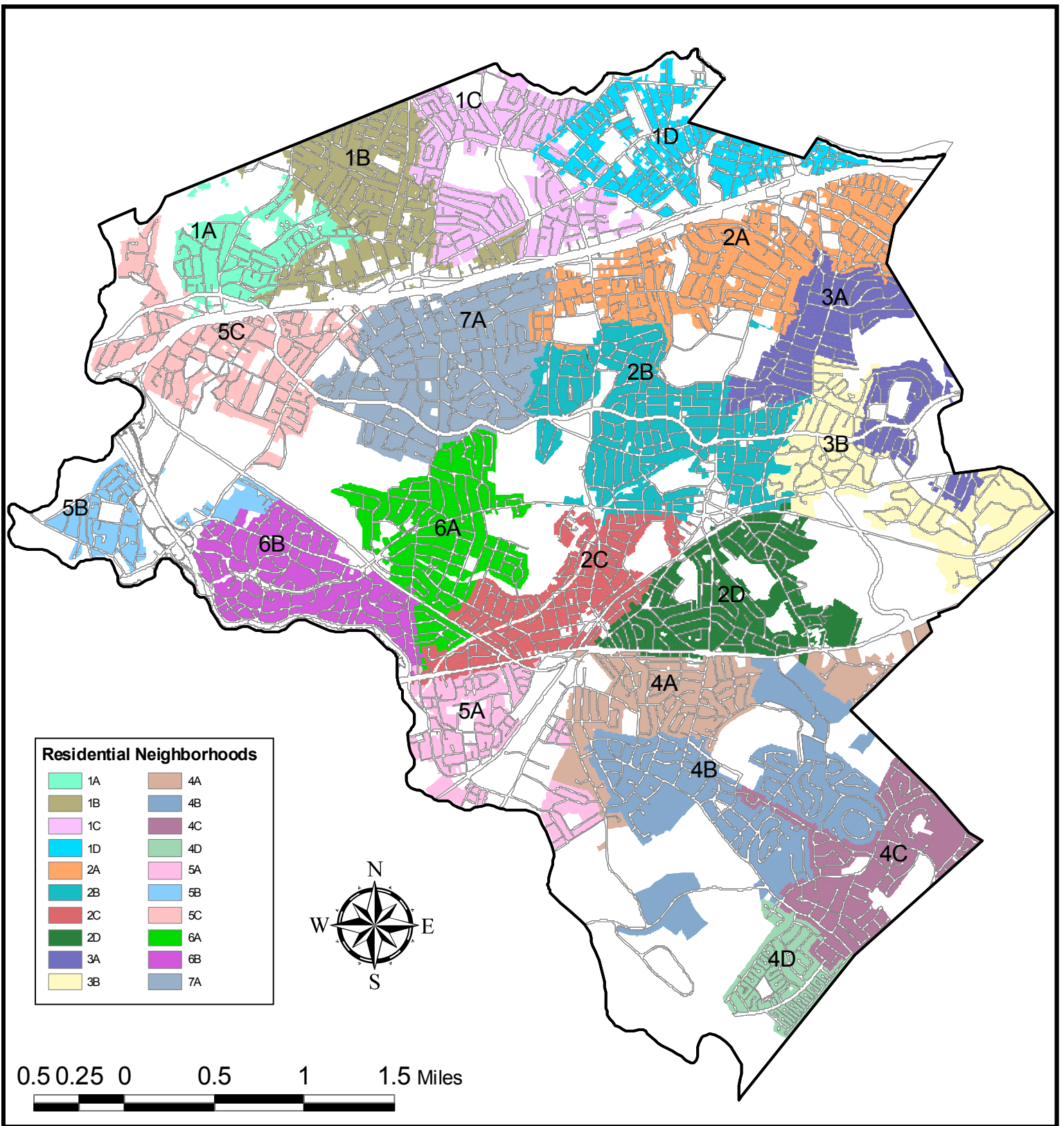
<u>Fiscal Year</u>	<u>Residential</u>	<u>Commercial</u>
1980	\$169.20	\$169.20
1981	\$177.00	\$177.00
1982	\$21.88	\$36.29
1983	\$21.84	\$35.90
1984	\$19.93	\$33.51
1985	\$20.34	\$34.12
1986	\$20.53	\$34.55
1987	\$11.49	\$19.31
1988	\$11.76	\$19.84
1989	\$12.35	\$20.90
1990	\$10.35	\$18.94
1991	\$10.79	\$19.72
1992	\$11.93	\$22.60
1993	\$13.49	\$26.09
1994	\$13.95	\$26.96
1995	\$14.18	\$27.29
1996	\$13.88	\$26.88
1997	\$13.85	\$26.68
1998	\$13.75	\$26.38
1999	\$12.65	\$24.20
2000	\$12.06	\$22.97
2001	\$11.57	\$21.93
2002	\$9.94	\$18.77
2003	\$10.92	\$20.63
2004	\$10.20	\$19.37
2005	\$9.48	\$18.02
2006	\$9.36	\$17.72
2007	\$9.33	\$17.64
2008	\$9.70	\$18.46
2009	\$9.96	\$19.00
2010	\$10.41	\$19.93
2011	\$10.90	\$20.89
2012	\$11.17	\$21.32
2013	\$11.49	\$21.93
2014	\$12.12	\$23.18
2015	\$11.61	\$22.38
2016	\$11.38	\$21.94
2017	\$11.12	\$21.27
2018	\$10.82	\$20.62
2019	\$10.45	\$19.94
2020	\$10.44	\$19.92
2021	\$10.76	\$20.12
2022	\$10.52	\$19.95

City of Newton
 Fiscal Year 2023
 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%	\$10.99	90.9062%	\$10.99	9.0938%	100.0000
105%	\$10.93	90.4515%	\$11.54	9.5485%	99.4998
110%	\$10.88	89.9968%	\$12.09	10.0032%	98.9996
115%	\$10.82	89.5421%	\$12.64	10.4579%	98.4995
120%	\$10.77	89.0874%	\$13.19	10.9126%	97.9993
125%	\$10.71	88.6328%	\$13.74	11.3673%	97.4991
130%	\$10.66	88.1781%	\$14.29	11.8219%	96.9989
135%	\$10.60	87.7234%	\$14.84	12.2766%	96.4988
140%	\$10.55	87.2687%	\$15.38	12.7313%	95.9986
145%	\$10.49	86.8140%	\$15.93	13.1860%	95.4984
150%	\$10.44	86.3593%	\$16.48	13.6407%	94.9982
155%	\$10.38	85.9046%	\$17.03	14.0954%	94.4981
160%	\$10.33	85.4499%	\$17.58	14.5501%	93.9979
165%	\$10.27	84.9952%	\$18.13	15.0048%	93.4977
166%	\$10.26	84.9043%	\$18.24	15.0957%	93.3977
167%	\$10.25	84.8134%	\$18.35	15.1866%	93.2976
168%	\$10.24	84.7224%	\$18.46	15.2776%	93.1976
169%	\$10.23	84.6315%	\$18.57	15.3685%	93.0976
170%	\$10.22	84.5405%	\$18.68	15.4595%	92.9975
171%	\$10.21	84.4496%	\$18.79	15.5504%	92.8975
172%	\$10.20	84.3587%	\$18.90	15.6413%	92.7975
173%	\$10.19	84.2677%	\$19.01	15.7323%	92.6974
174%	\$10.18	84.1768%	\$19.12	15.8232%	92.5974
175%	\$10.16	84.0859%	\$19.23	15.9142%	92.4973

City of Newton
 Fiscal Year 2023
 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)	\$950,000	\$1,114,158
1B	West Newton/Newtonville (North of Mass. Pike)	\$898,400	\$1,019,860
1C	Newtonville (North of Mass. Pike)	\$1,080,000	\$1,161,189
1D	Nonantum	\$908,000	\$1,068,529
2A	Newtonville (South of Mass. Pike)	\$1,499,500	\$1,623,638
2B	Newton Centre (North of Beacon Street)	\$1,605,000	\$1,721,342
2C	South of Beacon Street to Route 9	\$1,380,000	\$1,521,457
2D	Newton Highlands (North of Route 9)	\$1,425,000	\$1,523,568
3A	Farlow Hill/North Chestnut Hill	\$1,795,500	\$2,035,346
3B	Chestnut Hill	\$2,260,000	\$3,017,155
4A	South of Route 9	\$1,151,500	\$1,326,259
4B	Old Oak Hill	\$1,585,000	\$1,896,927
4C	South Side/Abutting West Roxbury and Brookline	\$1,749,500	\$1,827,588
4D	Oak Hill Park	\$1,185,000	\$1,397,700
5A	Upper Falls	\$899,000	\$1,151,022
5B	Lower Falls	\$1,050,000	\$1,175,760
5C	Auburndale (Islington and South of Commonwealth Avenue)	\$1,325,000	\$1,490,864
6A	Northeast Waban	\$1,885,000	\$2,138,380
6B	Southwest Waban	\$1,747,500	\$2,059,791
7A	West Newton Hill	\$2,562,500	\$2,889,928
	CITYWIDE CALENDAR YEAR 2021 SALES Single Family Homes	\$1,450,000	\$1,723,079



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 2023
Classification Hearing
Summary of Calendar Year 2021 Single Family, Condominium, and Multi-family Sales**

**Calendar Year 2021
Single Family, Multi-family (2 and 3 units) and Condominium Sales**

	<u>Single Families</u>	<u>Multi-Families</u>	<u>Condominiums</u>
Number of Sales	786	136	398
Median Sale Price	\$1,450,000	\$1,150,000	\$752,500
Average Sale Price	\$1,723,079	\$1,221,767	\$863,190

Summary of Single Family Sale Prices

<u>Less than</u> \$400,000	<u>Sales</u> 1	<u>Percent</u> 0.13%	<u>More than</u> \$600,000	<u>Sales</u> 778	<u>Percent</u> 98.98%
<u>Less than</u> \$600,000	<u>Sales</u> 8	<u>Percent</u> 1.02%	<u>More than</u> \$750,000	<u>Sales</u> 756	<u>Percent</u> 96.18%
			<u>More than</u> \$1,000,000	<u>Sales</u> 633	<u>Percent</u> 80.53%
			<u>More than</u> \$1,500,000	<u>Sales</u> 382	<u>Percent</u> 48.60%
			<u>More than</u> \$2,000,000	<u>Sales</u> 207	<u>Percent</u> 26.34%

2021 Single Family Sales



Median Sale Price: \$1,450,000

Average Sale Price: \$1,723,079

**> \$750,000-756 Sales
(96.18%)**



**> \$1,000,000-633 Sales
(80.53%)**



**> \$1,500,000-382 Sales
(48.60%)**

City of Newton
 Fiscal Year 2023
 Classification Hearing
 Fiscal Year 2022 (Last Year)
 Massachusetts Communities with Top 20 Highest Tax Levies Statewide

<u>Community</u>	<u>Residential</u>	<u>CIP</u>	<u>Total</u>	<u>RES%</u>	<u>CIP%</u>
Boston	\$1,176,493,555	\$1,646,829,822	\$2,823,323,376	41.67%	58.33%
Cambridge	\$170,916,155	\$323,815,837	\$494,731,992	34.55%	65.45%
<u>Newton</u>	<u>\$326,950,105</u>	<u>\$65,345,590</u>	<u>\$392,295,695</u>	<u>83.34%</u>	<u>16.66%</u>
Worcester	\$210,790,883	\$135,840,900	\$346,631,783	60.81%	39.19%
Brookline	\$227,049,107	\$45,075,286	\$272,124,393	83.44%	16.56%
Quincy	\$195,022,741	\$62,828,418	\$257,851,159	75.63%	24.37%
Springfield	\$142,347,178	\$94,995,781	\$237,342,959	59.98%	40.02%
Lexington	\$168,698,916	\$49,477,816	\$218,176,732	77.32%	22.68%
Waltham	\$84,880,067	\$120,922,169	\$205,802,236	41.24%	58.76%
Somerville	\$145,693,300	\$55,146,616	\$200,839,916	72.54%	27.46%
Framingham	\$127,955,263	\$72,105,898	\$200,061,161	63.96%	36.04%
Plymouth	\$163,217,850	\$30,822,510	\$194,040,360	84.12%	15.88%
Needham	\$131,175,236	\$39,658,663	\$170,833,899	76.79%	23.21%
Andover	\$116,492,612	\$48,967,264	\$165,459,877	70.41%	29.59%
Brockton	\$118,361,218	\$42,159,207	\$160,520,425	73.74%	26.26%
Wellesley	\$135,798,606	\$19,608,291	\$155,406,897	87.38%	12.62%
Lowell	\$117,043,713	\$36,522,578	\$153,566,291	76.22%	23.78%
Lynn	\$122,369,527	\$25,540,570	\$147,910,098	82.73%	17.27%
Arlington	\$134,822,256	\$8,125,970	\$142,948,226	94.32%	5.68%
New Bedford	\$91,760,838	\$49,713,719	\$141,474,557	64.86%	35.14%

The Tax Levy is the amount of money raised by a vote of the Aldermen, Selectmen or City Council. The City of Newton had the 3rd highest tax levy in the Commonwealth of Massachusetts as voted by the Newton City Council (formerly Board of Aldermen) for FY2022 (last fiscal year).

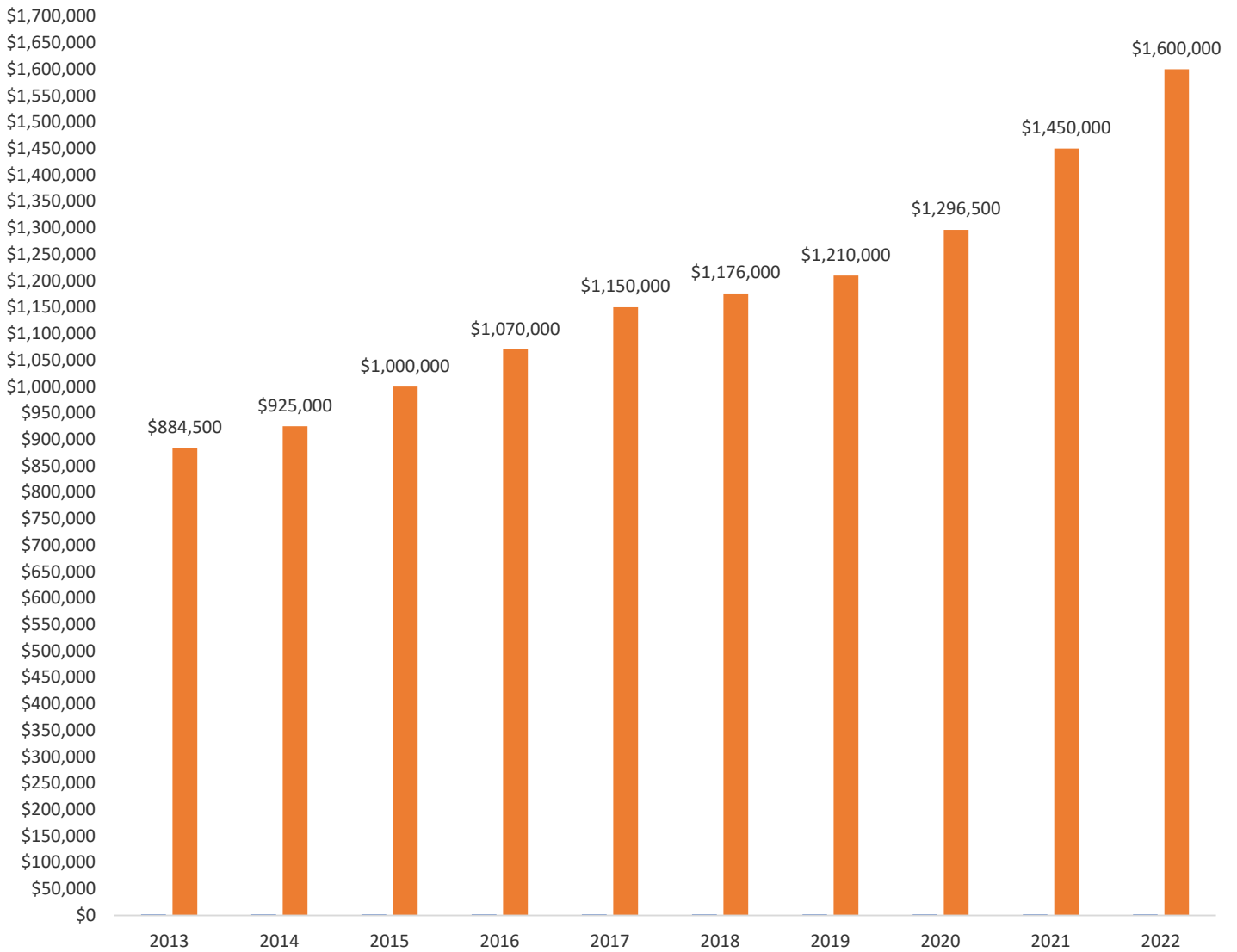
The breakdown between Residential and Commercial, Industrial, and Personal (CIP) classes is determined by the classification selected by the Aldermen, Selectmen or City Council.

City of Newton
 Fiscal Year 2023
 Classification Hearing
 10 Year Median Single Family Sale Price

<u>Calendar Year</u>	<u>Median Sale Price</u>
2013	\$884,500
2014	\$925,000
2015	\$1,000,000
2016	\$1,070,000
2017	\$1,150,000
2018	\$1,176,000
2019	\$1,210,000
2020	\$1,296,500
2021	\$1,450,000
2022	\$1,600,000

Thru September 2022

Median Single Family Sale Price 2013-2022



City of Newton
Fiscal Year 2023
Classification Hearing
Summary Sheet

FY2022 Levy Limit	\$389,181,547					
2.5% Increase	\$9,729,539					
New Growth	\$5,589,169					
Voter Approved Debt Exclusion	\$3,225,359					
FY2023 Levy Limit	\$407,725,614					
FY2022 Levy Limit	\$392,310,892	Including DE				
Tax Increase Approved	\$15,414,722	3.93%	Overall Tax Levy Increase			

<u>Rounded Tax Rates (Estimated)</u>	<u>175%</u>	<u>174%</u>	<u>173%</u>	<u>172%</u>	<u>171%</u>	<u>170%</u>
Residential Tax Rate	\$10.16	\$10.18	\$10.19	\$10.20	\$10.21	\$10.22
Commercial Tax Rate	\$19.23	\$19.12	\$19.01	\$18.90	\$18.79	\$18.68
ACTUAL Residential Tax Rate	\$10.16	\$10.18	\$10.19	\$10.20	\$10.21	\$10.22
ACTUAL Commercial Tax Rate	\$19.23	\$19.07	\$18.97	\$18.87	\$18.75	\$18.65

<u>Tax Dollar Increases</u>						
Median Single Family Tax Increase	\$614.79	\$628.34	\$641.89	\$655.44	\$668.99	\$682.54
Median Two Family Tax Increase	\$424.31	\$435.59	\$446.86	\$458.14	\$469.41	\$480.69
Median Commercial Tax Increase	\$1,001.72	\$877.74	\$753.75	\$629.76	\$505.77	\$381.79
Median Industrial Tax Increase	\$739.65	\$631.86	\$524.06	\$416.27	\$308.47	\$200.68

<u>Tax Dollar % Increases</u>						
Median Single Family Tax Increase %	5.16%	5.27%	5.39%	5.50%	5.61%	5.73%
Median Two Family Tax Increase %	4.24%	4.35%	4.47%	4.58%	4.69%	4.81%
Median Commercial Tax Increase %	4.84%	4.24%	3.64%	3.04%	2.44%	1.84%
Median Industrial Tax Increase %	4.08%	3.49%	2.89%	2.30%	1.70%	1.11%

	<u>175%</u>	<u>174%</u>	<u>173%</u>	<u>172%</u>	<u>171%</u>	<u>170%</u>
Shift Selected (ROUNDED)						
Shift Selected (ACTUAL)	175.000%	173.570%	172.600%	171.700%	170.600%	169.750%
Residential Factor	0.924973	0.926404	0.927374	0.928275	0.929375	0.930225
Excess Levy Capacity	\$153,076.59	\$18,350.73	\$18,470.00	\$18,589.27	\$86,190.74	\$86,310.01

<u>Tax Rates - Pending DOR Approval</u>						
Residential Tax Rate	\$10.16	\$10.18	\$10.19	\$10.20	\$10.21	\$10.22
Commercial Tax Rate	\$19.23	\$19.07	\$18.97	\$18.87	\$18.75	\$18.65

<u>Historical Shift Prior 5 Years</u>	<u>Shift</u>	<u>Median Single Family Change</u>	<u>Median Commercial Change</u>
2018	175%	\$375.42	\$508.90
2019	175%	\$548.92	\$1,575.28
2020	175%	\$401.51	\$614.10
2021	172%	\$461.94	\$595.31
2022	175%	\$553.68	\$272.67

City of Newton
 Fiscal Year 2023
 Classification Hearing
 Excess Levy Capacity and Corresponding Tax Rates

<u>Shift Selected (Rounded)</u>	<u>Shift Selected (Actual)</u>	<u>Residential Factor</u>	<u>Excess Levy Capacity</u>
170%	169.7500%	0.930225	\$86,310.01
171%	170.6000%	0.929375	\$86,190.74
172%	171.7000%	0.928275	\$18,589.27
173%	172.6000%	0.927374	\$18,470.00
174%	173.5700%	0.926404	\$18,350.73
175%	175.0000%	0.924973	\$153,076.59

<u>Shift Selected (Rounded)</u>	<u>Shift Selected (Actual)</u>	<u>Residential Tax Rate</u>	<u>Commercial Tax Rate</u>
170%	169.7500%	\$10.22	\$18.65
171%	170.6000%	\$10.21	\$18.75
172%	171.7000%	\$10.20	\$18.87
173%	172.6000%	\$10.19	\$18.97
174%	173.5700%	\$10.18	\$19.07
175%	175.0000%	\$10.16	\$19.23

City of Newton
FY2023 Classification Hearing
November 21, 2022

City of Newton
Fiscal Year 2023
Classification Hearing
November 21, 2022

Supplement 1

Statewide Average Single Family Tax Bills

And

Statewide Residential Tax Rates

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

FY2022 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Weston	\$5,991,001,700	3,371	\$1,777,218	\$12.81	\$22,766	1
Brookline	\$9,206,462,880	4,578	\$2,011,023	\$10.19	\$20,492	2
Lincoln	\$1,904,083,200	1,527	\$1,246,944	\$14.93	\$18,617	3
Wellesley	\$10,551,056,000	7,297	\$1,445,944	\$11.68	\$16,889	4
Sherborn	\$1,169,578,300	1,328	\$880,707	\$19.03	\$16,760	5
Lexington	\$10,904,445,000	9,058	\$1,203,847	\$13.80	\$16,613	6
Concord	\$5,189,205,622	4,611	\$1,125,397	\$14.76	\$16,611	7
Winchester	\$7,177,000,496	5,678	\$1,264,001	\$12.51	\$15,813	8
Dover	\$2,326,891,400	1,839	\$1,265,303	\$12.42	\$15,715	9
Belmont	\$6,107,452,000	4,535	\$1,346,737	\$11.56	\$15,568	10
Carlisle	\$1,617,762,600	1,729	\$935,664	\$16.50	\$15,438	11
Wayland	\$3,421,042,700	4,080	\$838,491	\$18.35	\$15,386	12
Sudbury	\$4,339,227,738	5,441	\$797,506	\$18.05	\$14,395	13
Wenham	\$813,814,500	1,117	\$728,572	\$19.58	\$14,265	14
Manchester By The Sea	\$2,139,769,500	1,604	\$1,334,021	\$10.60	\$14,141	15
Newton	\$22,581,704,800	16,940	\$1,333,040	\$10.52	\$14,024	16
Cohasset	\$2,667,003,700	2,419	\$1,102,523	\$12.56	\$13,848	17
Needham	\$8,549,161,900	8,413	\$1,016,185	\$13.37	\$13,586	18
Acton	\$3,325,605,600	4,995	\$665,787	\$19.45	\$12,950	19
Medfield	\$2,548,578,200	3,536	\$720,752	\$17.42	\$12,555	20
Westwood	\$3,813,616,579	4,547	\$838,710	\$14.83	\$12,438	21
Harvard	\$1,145,756,955	1,698	\$674,769	\$17.91	\$12,085	22
Sharon	\$3,249,911,800	5,340	\$608,598	\$19.75	\$12,020	23
Bolton	\$1,029,662,700	1,737	\$592,782	\$19.87	\$11,779	24
Norwell	\$2,434,561,600	3,443	\$707,105	\$16.62	\$11,752	25
Hopkinton	\$3,045,920,126	4,473	\$680,957	\$17.03	\$11,597	26
Duxbury	\$4,395,361,100	4,922	\$893,003	\$12.84	\$11,466	27
Boxborough	\$793,227,500	1,210	\$655,560	\$17.42	\$11,420	28
Topsfield	\$1,289,710,800	1,884	\$684,560	\$16.65	\$11,398	29
Hamilton	\$1,491,108,600	2,370	\$629,160	\$17.88	\$11,249	30
Boxford	\$1,957,397,900	2,650	\$738,641	\$15.22	\$11,242	31
Southborough	\$1,990,729,200	2,885	\$690,027	\$16.28	\$11,234	32
Andover	\$6,614,726,757	8,720	\$758,570	\$14.60	\$11,075	33
Stow	\$1,173,959,500	2,108	\$556,907	\$19.56	\$10,893	34
Hingham	\$5,784,654,400	6,236	\$927,623	\$11.56	\$10,723	35

FY2022 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Bedford	\$2,678,372,882	3,460	\$774,096	\$13.58	\$10,512	36
Essex	\$661,016,100	994	\$665,006	\$15.70	\$10,441	37
Westborough	\$2,184,590,808	3,911	\$558,576	\$18.49	\$10,328	38
Milton	\$5,940,994,100	7,206	\$824,451	\$12.47	\$10,281	39
Aquinnah	\$635,766,466	400	\$1,589,416	\$6.27	\$9,966	40
Marblehead	\$5,883,726,497	6,230	\$944,418	\$10.52	\$9,935	41
North Reading	\$2,833,156,200	4,298	\$659,180	\$15.00	\$9,888	42
Lynnfield	\$3,169,704,400	3,871	\$818,833	\$11.99	\$9,818	43
Norfolk	\$1,678,940,037	3,134	\$535,718	\$18.20	\$9,750	44
Cambridge	\$6,372,979,255	3,893	\$1,637,036	\$5.92	\$9,691	45
Longmeadow	\$2,139,190,800	5,444	\$392,945	\$24.64	\$9,682	46
Westford	\$3,821,520,500	6,365	\$600,396	\$16.12	\$9,678	47
Arlington	\$6,764,864,600	8,009	\$844,658	\$11.42	\$9,646	48
Reading	\$4,593,087,390	6,574	\$698,675	\$13.33	\$9,313	49
Groton	\$1,732,533,800	3,238	\$535,063	\$17.19	\$9,198	50
Littleton	\$1,595,690,500	3,079	\$518,250	\$17.71	\$9,178	51
Natick	\$5,865,707,500	8,545	\$686,449	\$13.34	\$9,157	52
Tisbury	\$2,239,206,703	2,129	\$1,051,765	\$8.70	\$9,150	53
Middleton	\$1,449,837,400	2,104	\$689,086	\$13.25	\$9,130	54
Swampscott	\$2,465,274,700	3,465	\$711,479	\$12.83	\$9,128	55
Holliston	\$2,352,238,700	4,498	\$522,952	\$17.38	\$9,089	56
Hanover	\$2,501,434,906	4,217	\$593,179	\$15.25	\$9,046	57
Scituate	\$4,758,263,800	6,837	\$695,958	\$12.62	\$8,783	58
West Newbury	\$935,286,800	1,390	\$672,868	\$13.01	\$8,754	59
Millis	\$1,031,639,200	2,230	\$462,618	\$18.88	\$8,734	60
Amherst	\$1,663,169,622	4,109	\$404,763	\$21.27	\$8,609	61
Walpole	\$3,912,376,400	6,616	\$591,351	\$14.46	\$8,551	62
Maynard	\$1,113,614,800	2,689	\$414,137	\$20.52	\$8,498	63
Newburyport	\$3,119,229,900	4,444	\$701,897	\$12.01	\$8,430	64
Dunstable	\$600,493,000	1,106	\$542,941	\$15.25	\$8,280	65
Ashland	\$1,987,866,200	3,814	\$521,202	\$15.88	\$8,277	66
North Andover	\$3,849,319,600	6,337	\$607,436	\$13.53	\$8,219	67
Northborough	\$2,021,140,300	4,067	\$496,961	\$16.49	\$8,195	68
Nahant	\$951,955,700	1,141	\$834,317	\$9.79	\$8,168	69
Provincetown	\$1,052,543,205	867	\$1,214,006	\$6.66	\$8,085	70

FY2022 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Medway	\$1,761,171,500	3,691	\$477,153	\$16.93	\$8,078	71
Gloucester	\$4,968,791,300	7,218	\$688,389	\$11.73	\$8,075	72
Amesbury	\$1,593,007,700	3,508	\$454,107	\$17.69	\$8,033	73
Dedham	\$3,964,824,100	6,633	\$597,742	\$13.35	\$7,980	74
Ipswich	\$2,257,982,500	3,649	\$618,795	\$12.86	\$7,958	75
Easton	\$2,940,588,500	5,739	\$512,387	\$15.39	\$7,886	76
Chelmsford	\$4,498,486,477	9,061	\$496,467	\$15.77	\$7,829	77
Upton	\$1,076,313,200	2,315	\$464,930	\$16.77	\$7,797	78
Mendon	\$990,653,800	1,962	\$504,920	\$15.41	\$7,781	79
Wakefield	\$3,939,285,182	6,250	\$630,286	\$12.32	\$7,765	80
Rowley	\$891,949,800	1,682	\$530,291	\$14.62	\$7,753	81
Marion	\$1,603,526,595	2,264	\$708,271	\$10.85	\$7,685	82
Mansfield	\$2,757,489,450	5,445	\$506,426	\$15.17	\$7,682	83
Grafton	\$2,053,979,093	4,579	\$448,565	\$16.88	\$7,572	84
Lancaster	\$815,737,500	2,096	\$389,188	\$19.45	\$7,570	85
Georgetown	\$1,335,865,460	2,493	\$535,847	\$14.08	\$7,545	86
Merrimac	\$758,357,800	1,656	\$457,946	\$16.34	\$7,483	87
Beverly	\$5,245,979,300	8,545	\$613,924	\$12.17	\$7,471	88
Canton	\$3,603,445,300	5,478	\$657,803	\$11.35	\$7,466	89
Foxborough	\$2,247,523,320	4,376	\$513,602	\$14.52	\$7,458	90
Melrose	\$4,481,993,500	6,372	\$703,389	\$10.57	\$7,435	91
Tewksbury	\$3,846,007,800	7,864	\$489,065	\$15.20	\$7,434	92
Shrewsbury	\$4,912,463,542	9,389	\$523,215	\$14.11	\$7,383	93
Groveland	\$982,158,900	1,925	\$510,212	\$14.47	\$7,383	93
Rockport	\$1,783,927,850	2,417	\$738,075	\$9.82	\$7,248	95
Boylston	\$671,692,500	1,469	\$457,245	\$15.84	\$7,243	96
Plympton	\$398,942,100	928	\$429,895	\$16.81	\$7,227	97
Berlin	\$380,989,180	827	\$460,688	\$15.63	\$7,201	98
Wrentham	\$1,897,378,254	3,614	\$525,008	\$13.67	\$7,177	99
West Tisbury	\$1,810,145,523	1,469	\$1,232,230	\$5.82	\$7,172	100
Mattapoissett	\$1,732,917,166	2,998	\$578,024	\$12.40	\$7,168	101
Franklin	\$3,930,834,400	7,756	\$506,812	\$14.05	\$7,121	102
Wilbraham	\$1,620,088,877	4,663	\$347,435	\$20.49	\$7,119	103
Pelham	\$163,615,800	473	\$345,911	\$20.56	\$7,112	104
Kingston	\$1,980,973,918	4,066	\$487,205	\$14.58	\$7,103	105

FY2022 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Wilmington	\$3,876,904,320	7,134	\$543,440	\$13.03	\$7,081	106
Watertown	\$1,525,489,179	2,858	\$533,761	\$13.25	\$7,072	107
Hopedale	\$608,345,400	1,478	\$411,600	\$17.11	\$7,042	108
Williamstown	\$769,115,800	1,863	\$412,837	\$16.92	\$6,985	109
Paxton	\$565,075,700	1,539	\$367,171	\$18.98	\$6,969	110
Hudson	\$1,954,130,100	4,448	\$439,328	\$15.86	\$6,968	111
Danvers	\$3,376,711,600	6,166	\$547,634	\$12.66	\$6,933	112
Abington	\$1,744,723,400	3,843	\$454,000	\$15.22	\$6,910	113
Somerville	\$1,559,561,715	2,308	\$675,720	\$10.18	\$6,879	114
Nantucket	\$10,275,413,545	5,613	\$1,830,646	\$3.74	\$6,847	115
Tyngsborough	\$1,456,006,400	3,196	\$455,571	\$14.94	\$6,806	116
Marshfield	\$4,792,123,800	9,196	\$521,110	\$12.95	\$6,748	117
Framingham	\$6,641,991,100	13,527	\$491,017	\$13.74	\$6,747	118
Hull	\$2,041,144,000	3,797	\$537,568	\$12.54	\$6,741	119
Orleans	\$3,565,764,500	3,830	\$931,009	\$7.20	\$6,703	120
Great Barrington	\$964,425,600	2,160	\$446,493	\$14.86	\$6,635	121
Princeton	\$526,436,900	1,245	\$422,841	\$15.68	\$6,630	122
Halifax	\$913,671,000	2,220	\$411,564	\$16.01	\$6,589	123
Pepperell	\$1,224,809,400	3,198	\$382,992	\$17.15	\$6,568	124
East Bridgewater	\$1,619,393,500	3,850	\$420,622	\$15.60	\$6,562	125
Bridgewater	\$2,578,011,400	5,634	\$457,581	\$14.32	\$6,553	126
Sandwich	\$4,254,860,100	8,553	\$497,470	\$13.16	\$6,547	127
Sturbridge	\$1,049,188,392	3,073	\$341,422	\$19.15	\$6,538	128
Sutton	\$1,275,958,914	2,970	\$429,616	\$15.18	\$6,522	129
Rockland	\$1,482,209,100	3,810	\$389,031	\$16.75	\$6,516	130
Leverett	\$225,827,700	653	\$345,831	\$18.84	\$6,515	131
Quincy	\$7,434,851,712	13,683	\$543,364	\$11.98	\$6,510	132
Plymouth	\$8,110,842,000	19,439	\$417,246	\$15.43	\$6,438	133
Lunenburg	\$1,341,445,900	3,583	\$374,392	\$17.19	\$6,436	134
West Boylston	\$724,695,287	1,994	\$363,438	\$17.68	\$6,426	135
Winthrop	\$1,253,531,685	2,300	\$545,014	\$11.76	\$6,409	136
Truro	\$1,758,097,274	2,123	\$828,119	\$7.73	\$6,401	137
Pembroke	\$2,411,591,500	5,338	\$451,778	\$14.15	\$6,393	138
Holden	\$2,331,817,400	6,051	\$385,361	\$16.56	\$6,382	139
Stoneham	\$3,136,856,600	5,139	\$610,402	\$10.41	\$6,354	140

FY2022 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Raynham	\$1,664,402,200	3,886	\$428,307	\$14.83	\$6,352	141
Northampton	\$2,011,092,100	5,708	\$352,329	\$17.89	\$6,303	142
Oak Bluffs	\$3,154,976,822	3,412	\$924,671	\$6.79	\$6,279	143
Sterling	\$1,047,828,600	2,553	\$410,430	\$15.25	\$6,259	144
Westhampton	\$196,630,500	644	\$305,327	\$20.49	\$6,256	145
East Longmeadow	\$1,697,484,000	5,508	\$308,185	\$20.29	\$6,253	146
Hanson	\$1,316,175,500	3,185	\$413,242	\$15.09	\$6,236	147
Newbury	\$1,531,585,400	2,397	\$638,959	\$9.73	\$6,217	148
West Bridgewater	\$811,690,900	2,124	\$382,152	\$16.22	\$6,199	149
Avon	\$506,080,600	1,292	\$391,703	\$15.81	\$6,193	150
Carver	\$1,219,983,300	3,151	\$387,173	\$15.98	\$6,187	151
Stoughton	\$2,868,478,400	6,698	\$428,259	\$14.41	\$6,171	152
Salem	\$2,330,958,200	5,007	\$465,540	\$13.25	\$6,168	153
Chilmark	\$2,386,528,700	1,097	\$2,175,505	\$2.82	\$6,135	154
Saugus	\$3,682,294,800	7,230	\$509,308	\$12.01	\$6,117	155
Plainville	\$877,680,400	2,016	\$435,357	\$14.03	\$6,108	156
Norton	\$1,881,113,290	4,452	\$422,532	\$14.26	\$6,025	157
Holbrook	\$1,173,426,500	3,217	\$364,758	\$16.49	\$6,015	158
North Attleborough	\$2,991,246,100	6,930	\$431,637	\$13.93	\$6,013	159
Rochester	\$854,019,453	1,813	\$471,053	\$12.74	\$6,001	160
Burlington	\$3,958,574,300	6,592	\$600,512	\$9.95	\$5,975	161
Norwood	\$3,238,170,200	5,849	\$553,628	\$10.75	\$5,952	162
Billerica	\$5,145,080,600	10,947	\$469,999	\$12.64	\$5,941	163
Blackstone	\$718,480,000	2,179	\$329,729	\$17.90	\$5,902	164
Medford	\$5,144,966,000	7,862	\$654,409	\$9.01	\$5,896	165
Williamsburg	\$218,291,500	722	\$302,343	\$19.44	\$5,878	166
Shutesbury	\$201,594,118	749	\$269,151	\$21.83	\$5,876	167
Douglas	\$994,289,900	2,782	\$357,401	\$16.34	\$5,840	168
Milford	\$2,227,993,300	5,909	\$377,051	\$15.39	\$5,803	169
Braintree	\$5,306,388,200	9,101	\$583,056	\$9.95	\$5,801	170
Townsend	\$957,408,900	2,908	\$329,233	\$17.61	\$5,798	171
Berkley	\$897,282,800	2,131	\$421,062	\$13.75	\$5,790	172
Hampden	\$544,400,200	1,762	\$308,967	\$18.72	\$5,784	173
West Stockbridge	\$321,822,200	707	\$455,194	\$12.56	\$5,717	174
Richmond	\$336,597,400	751	\$448,199	\$12.74	\$5,710	175

FY2022 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Rehoboth	\$1,783,341,300	3,972	\$448,978	\$12.67	\$5,689	176
Middleborough	\$2,083,144,100	5,643	\$369,155	\$15.38	\$5,678	177
Marlborough	\$3,046,739,000	7,066	\$431,183	\$13.12	\$5,657	178
Conway	\$188,708,600	600	\$314,514	\$17.95	\$5,646	179
Stockbridge	\$661,135,300	1,101	\$600,486	\$9.38	\$5,633	180
Granby	\$606,702,825	2,063	\$294,088	\$19.06	\$5,605	181
Whitman	\$1,308,725,600	3,405	\$384,354	\$14.56	\$5,596	182
Edgartown	\$6,449,196,323	3,518	\$1,833,200	\$3.03	\$5,555	183
Dighton	\$950,562,000	2,456	\$387,037	\$14.29	\$5,531	184
Ashburnham	\$716,992,274	2,449	\$292,769	\$18.88	\$5,527	185
Rutland	\$971,371,925	2,779	\$349,540	\$15.79	\$5,519	186
Leominster	\$2,753,119,500	8,284	\$332,342	\$16.56	\$5,504	187
Randolph	\$2,926,277,963	7,235	\$404,461	\$13.60	\$5,501	188
Shirley	\$554,252,270	1,568	\$353,477	\$15.48	\$5,472	189
Southampton	\$780,666,300	2,160	\$361,420	\$15.07	\$5,447	190
Lakeville	\$1,765,326,100	3,930	\$449,192	\$12.07	\$5,422	191
Belchertown	\$1,389,858,400	4,535	\$306,474	\$17.66	\$5,412	192
Westminster	\$972,146,600	2,845	\$341,704	\$15.80	\$5,399	193
Wellfleet	\$2,154,234,367	3,110	\$692,680	\$7.78	\$5,389	194
Auburn	\$1,631,101,100	5,100	\$319,824	\$16.82	\$5,379	195
Ayer	\$674,079,900	1,686	\$399,810	\$13.42	\$5,365	196
Uxbridge	\$1,231,929,939	3,481	\$353,901	\$15.16	\$5,365	196
Weymouth	\$6,275,719,440	13,438	\$467,013	\$11.46	\$5,352	198
Bourne	\$4,103,840,280	7,820	\$524,788	\$10.09	\$5,295	199
Seekonk	\$1,981,216,000	5,020	\$394,665	\$13.34	\$5,265	200
Ashby	\$330,814,800	1,119	\$295,634	\$17.69	\$5,230	201
Boston	\$14,589,955,329	30,455	\$479,066	\$10.88	\$5,212	202
Attleboro	\$3,558,891,500	9,896	\$359,629	\$14.45	\$5,197	203
Lynn	\$4,871,054,400	11,655	\$417,937	\$12.43	\$5,195	204
Dracut	\$3,324,962,600	7,874	\$422,271	\$12.29	\$5,190	205
Deerfield	\$486,175,260	1,428	\$340,459	\$15.17	\$5,165	206
Chatham	\$6,584,677,500	5,891	\$1,117,752	\$4.62	\$5,164	207
Harwich	\$5,481,957,000	8,612	\$636,549	\$8.11	\$5,162	208
Woburn	\$4,476,307,500	8,103	\$552,426	\$9.34	\$5,160	209
Mashpee	\$4,571,724,600	7,127	\$641,465	\$8.03	\$5,151	210

FY2022 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Southwick	\$936,398,950	3,101	\$301,967	\$16.98	\$5,127	211
Methuen	\$4,267,768,260	10,882	\$392,186	\$13.05	\$5,118	212
Salisbury	\$969,248,600	2,117	\$457,841	\$11.14	\$5,100	213
Millville	\$281,985,500	836	\$337,303	\$15.11	\$5,097	214
Brewster	\$3,650,943,540	5,629	\$648,595	\$7.85	\$5,091	215
Falmouth	\$11,688,834,400	18,521	\$631,112	\$8.05	\$5,080	216
Bellingham	\$1,722,725,915	4,781	\$360,328	\$14.08	\$5,073	217
Lenox	\$756,861,900	1,619	\$467,487	\$10.84	\$5,068	218
Northbridge	\$1,310,166,200	3,566	\$367,405	\$13.77	\$5,059	219
Westfield	\$2,567,790,146	9,436	\$272,127	\$18.49	\$5,032	220
Ludlow	\$1,527,524,100	6,070	\$251,651	\$19.99	\$5,031	221
Peabody	\$5,466,925,800	11,009	\$496,587	\$10.10	\$5,016	222
Chesterfield	\$144,281,000	525	\$274,821	\$18.25	\$5,015	223
Lanesborough	\$319,102,900	1,221	\$261,346	\$19.10	\$4,992	224
Whately	\$206,397,112	567	\$364,016	\$13.71	\$4,991	225
Haverhill	\$4,098,041,700	10,522	\$389,474	\$12.72	\$4,954	226
South Hadley	\$1,319,732,300	4,395	\$300,280	\$16.45	\$4,940	227
Greenfield	\$858,863,207	3,882	\$221,242	\$22.32	\$4,938	228
Eastham	\$2,957,949,600	5,158	\$573,468	\$8.58	\$4,920	229
Revere	\$2,135,839,700	4,515	\$473,054	\$10.40	\$4,920	229
Sunderland	\$261,184,700	781	\$334,423	\$14.70	\$4,916	231
Millbury	\$1,195,750,855	3,652	\$327,424	\$15.00	\$4,911	232
Easthampton	\$1,203,880,700	4,056	\$296,815	\$16.53	\$4,906	233
Clinton	\$800,563,070	2,437	\$328,504	\$14.91	\$4,898	234
Dalton	\$466,761,100	1,983	\$235,381	\$20.74	\$4,882	235
Russell	\$128,450,780	527	\$243,740	\$19.90	\$4,850	236
Barnstable	\$11,808,462,000	21,068	\$560,493	\$8.64	\$4,843	237
Freetown	\$1,177,853,500	2,944	\$400,086	\$12.06	\$4,825	238
Sheffield	\$513,318,600	1,332	\$385,374	\$12.44	\$4,794	239
Hatfield	\$356,617,100	1,018	\$350,311	\$13.67	\$4,789	240
Brimfield	\$379,533,500	1,303	\$291,277	\$16.43	\$4,786	241
Brockton	\$5,713,165,700	16,742	\$341,248	\$13.97	\$4,767	242
Ashfield	\$165,693,400	606	\$273,421	\$17.38	\$4,752	243
New Braintree	\$84,798,700	293	\$289,415	\$16.25	\$4,703	244
Lowell	\$4,380,540,846	11,892	\$368,360	\$12.69	\$4,674	245

FY2022 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Buckland	\$163,462,900	587	\$278,472	\$16.78	\$4,673	246
Bernardston	\$201,875,000	743	\$271,703	\$17.20	\$4,673	246
Brookfield	\$263,146,800	926	\$284,176	\$16.43	\$4,669	248
Waltham	\$3,633,603,654	8,740	\$415,744	\$11.14	\$4,631	249
Charlemont	\$89,229,400	402	\$221,964	\$20.73	\$4,601	250
Somerset	\$2,092,594,900	6,059	\$345,370	\$13.29	\$4,590	251
Charlton	\$1,455,718,400	4,217	\$345,202	\$13.29	\$4,588	252
Acushnet	\$1,164,788,000	3,378	\$344,816	\$13.27	\$4,576	253
Oxford	\$1,051,485,300	3,718	\$282,809	\$16.16	\$4,570	254
Monson	\$683,536,953	2,677	\$255,337	\$17.83	\$4,553	255
Shelburne	\$154,705,000	494	\$313,168	\$14.49	\$4,538	256
New Salem	\$100,476,949	420	\$239,231	\$18.92	\$4,526	257
Worcester	\$7,505,298,009	25,500	\$294,325	\$15.21	\$4,477	258
Hadley	\$615,159,400	1,677	\$366,821	\$12.18	\$4,468	259
Fitchburg	\$1,669,165,300	6,614	\$252,369	\$17.61	\$4,444	260
Agawam	\$2,131,209,055	7,737	\$275,457	\$16.11	\$4,438	261
Dartmouth	\$4,719,945,300	10,087	\$467,924	\$9.47	\$4,431	262
Gardner	\$959,390,400	4,032	\$237,944	\$18.59	\$4,423	263
Taunton	\$3,630,193,187	10,824	\$335,384	\$13.18	\$4,420	264
Swansea	\$2,064,042,883	6,096	\$338,590	\$13.05	\$4,419	265
Hubbardston	\$449,242,729	1,425	\$315,258	\$14.00	\$4,414	266
Webster	\$1,220,726,700	3,881	\$314,539	\$13.96	\$4,391	267
New Marlborough	\$411,429,700	872	\$471,823	\$9.30	\$4,388	268
Leyden	\$70,910,400	261	\$271,687	\$16.14	\$4,385	269
Worthington	\$130,892,800	480	\$272,693	\$16.04	\$4,374	270
Wendell	\$60,132,200	322	\$186,746	\$23.24	\$4,340	271
Barre	\$386,507,631	1,521	\$254,114	\$16.84	\$4,279	272
Malden	\$1,963,603,688	5,669	\$346,376	\$12.35	\$4,278	273
Palmer	\$688,068,600	3,196	\$215,291	\$19.83	\$4,269	274
Southbridge	\$655,366,100	2,750	\$238,315	\$17.90	\$4,266	275
Goshen	\$130,062,900	495	\$262,753	\$16.13	\$4,238	276
Holyoke	\$1,168,897,359	5,326	\$219,470	\$19.26	\$4,227	277
Heath	\$66,501,700	340	\$195,593	\$21.51	\$4,207	278
Egremont	\$416,976,700	787	\$529,831	\$7.93	\$4,202	279
Monterey	\$426,493,900	739	\$577,123	\$7.28	\$4,201	280

FY2022 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Alford	\$247,589,200	310	\$798,675	\$5.25	\$4,193	281
Westport	\$2,999,686,900	6,066	\$494,508	\$8.48	\$4,193	281
Huntington	\$181,825,060	762	\$238,616	\$17.56	\$4,190	283
Granville	\$152,574,800	557	\$273,922	\$15.28	\$4,186	284
Ware	\$562,025,500	2,599	\$216,247	\$19.34	\$4,182	285
Plainfield	\$55,349,600	265	\$208,866	\$19.95	\$4,167	286
Yarmouth	\$5,838,417,170	12,884	\$453,153	\$9.18	\$4,160	287
Leicester	\$941,321,000	3,191	\$294,992	\$13.99	\$4,127	288
Phillipston	\$203,785,100	770	\$264,656	\$15.58	\$4,123	289
Pittsfield	\$2,512,537,640	11,314	\$222,073	\$18.56	\$4,122	290
Colrain	\$119,498,600	595	\$200,838	\$20.48	\$4,113	291
Warwick	\$65,304,700	335	\$194,939	\$21.07	\$4,107	292
West Springfield	\$1,685,819,000	6,502	\$259,277	\$15.76	\$4,086	293
Washington	\$67,905,100	247	\$274,919	\$14.84	\$4,080	294
Hardwick	\$190,910,100	691	\$276,281	\$14.70	\$4,061	295
New Bedford	\$3,279,590,410	12,569	\$260,927	\$15.54	\$4,055	296
Templeton	\$660,268,700	2,484	\$265,809	\$15.24	\$4,051	297
Hawley	\$32,987,700	143	\$230,683	\$17.52	\$4,042	298
East Brookfield	\$245,561,500	824	\$298,012	\$13.53	\$4,032	299
Gill	\$107,227,270	446	\$240,420	\$16.66	\$4,005	300
Montgomery	\$94,438,500	330	\$286,177	\$13.95	\$3,992	301
Holland	\$348,286,500	1,357	\$256,659	\$15.54	\$3,988	302
Wales	\$154,557,800	719	\$214,962	\$18.52	\$3,981	303
Lee	\$531,978,800	1,834	\$290,065	\$13.65	\$3,959	304
Montague	\$491,941,800	2,092	\$235,154	\$16.76	\$3,941	305
Spencer	\$941,481,762	3,151	\$298,788	\$13.16	\$3,932	306
North Brookfield	\$353,669,600	1,339	\$264,130	\$14.86	\$3,925	307
Oakham	\$204,840,900	665	\$308,031	\$12.72	\$3,918	308
Everett	\$1,018,989,975	2,702	\$377,124	\$10.36	\$3,907	309
Peru	\$73,944,900	347	\$213,098	\$18.32	\$3,904	310
West Brookfield	\$385,181,300	1,315	\$292,914	\$13.23	\$3,875	311
Orange	\$430,289,200	2,123	\$202,680	\$19.12	\$3,875	311
Petersham	\$127,506,020	449	\$283,978	\$13.54	\$3,845	313
Middlefield	\$40,138,300	186	\$215,797	\$17.79	\$3,839	314
Blandford	\$130,684,800	512	\$255,244	\$14.79	\$3,775	315

FY2022 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Cummington	\$87,966,900	337	\$261,029	\$14.45	\$3,772	316
Tyringham	\$139,418,200	250	\$557,673	\$6.72	\$3,748	317
Chester	\$95,882,700	491	\$195,280	\$19.18	\$3,745	318
Fairhaven	\$1,991,428,200	5,438	\$366,206	\$10.22	\$3,743	319
Winchendon	\$701,762,050	2,895	\$242,405	\$15.11	\$3,663	320
Chicopee	\$2,407,595,100	11,166	\$215,618	\$16.99	\$3,663	320
Sandisfield	\$168,236,600	594	\$283,227	\$12.90	\$3,654	322
Lawrence	\$1,368,169,500	4,288	\$319,069	\$11.44	\$3,650	323
Dudley	\$985,266,200	3,195	\$308,378	\$11.70	\$3,608	324
Hinsdale	\$224,228,900	851	\$263,489	\$13.66	\$3,599	325
Fall River	\$2,647,403,800	9,322	\$283,995	\$12.62	\$3,584	326
Wareham	\$3,061,885,294	9,475	\$323,154	\$10.87	\$3,513	327
Chelsea	\$220,165,254	835	\$263,671	\$13.25	\$3,494	328
Warren	\$293,947,000	1,310	\$224,387	\$15.56	\$3,491	329
Springfield	\$4,896,741,700	26,448	\$185,146	\$18.82	\$3,484	330
Adams	\$366,261,000	2,204	\$166,180	\$20.89	\$3,472	331
Northfield	\$265,119,100	1,083	\$244,801	\$13.85	\$3,390	332
Athol	\$705,709,200	3,413	\$206,771	\$16.05	\$3,319	333
New Ashford	\$27,800,100	92	\$302,175	\$10.94	\$3,306	334

FY2022 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Clarksburg	\$122,455,000	614	\$199,438	\$16.48	\$3,287	335
Dennis	\$6,783,722,160	11,718	\$578,915	\$5.60	\$3,242	336
North Adams	\$442,899,000	2,643	\$167,574	\$18.53	\$3,105	337
Mount Washington	\$73,203,500	148	\$494,618	\$6.11	\$3,022	338
Cheshire	\$266,581,300	1,136	\$234,667	\$12.76	\$2,994	339
Becket	\$468,012,900	1,700	\$275,302	\$10.80	\$2,973	340
Tolland	\$161,166,000	500	\$322,332	\$9.00	\$2,901	341
Windsor	\$98,535,200	451	\$218,482	\$13.15	\$2,873	342
Otis	\$565,706,100	1,545	\$366,153	\$7.75	\$2,838	343
Royalston	\$117,786,700	516	\$228,269	\$12.21	\$2,787	344
Savoy	\$53,852,850	300	\$179,510	\$14.40	\$2,585	345
Erving	\$112,729,100	513	\$219,745	\$7.90	\$1,736	346
Monroe	\$8,718,500	65	\$134,131	\$11.61	\$1,557	347
Florida	\$49,511,200	291	\$170,142	\$8.82	\$1,501	348
Rowe	\$55,583,800	212	\$262,188	\$5.33	\$1,397	349
Hancock	\$85,579,400	318	\$269,118	\$3.00	\$807	350
Gosnold	Not Approved					
Information from Massachusetts Department of Revenue						



Frequently Asked Questions

City of Newton
Department of Assessment Administration
James Shaughnessy, Director
Allan Cohen, Commercial Assessor
Brian Davis, Residential Assessor
Padraig Doyle, Associate Assessor

City of Newton
FY2023 Classification Hearing
November 21, 2022

City of Newton
Department of Assessment Administration
Frequently Asked Questions

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

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

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

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

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

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

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25. There is an item on my tax bill called "CPA Charge". What is that?
26. What are the median assessed values of single families, two and three families, condominiums, and apartment buildings for Fiscal Year 2023?
27. My next-door neighbors have done work on their house – a new kitchen, new bathroom and an addition. How come their assessment has not gone up?

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

City of Newton
Department of Assessment Administration
Frequently Asked Questions

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

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

2. What does my assessment represent?

The assessment is an estimate of market value. The definition of market value is the price a willing buyer would pay a willing seller in an open, competitive market, without any undue influences. The assessment represents the estimate of market value as of January 1, 2022 for Fiscal Year 2023. This estimate of market value is determined by examining sales of properties from late calendar year 2020, calendar year 2021, and early calendar year 2022 sales. Although most properties are not for sale, Massachusetts General Laws requires an assessment, or an estimate of market value, on every property. Sales of similar or comparable properties within a neighborhood are the best indicator of market value.

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

Proposition 2 ½ limits the City of Newton, and all other Massachusetts communities, the amount of citywide taxes that can be raised. Proposition 2 ½ limits a community to raising citywide taxes by 2.5% from the previous year's levy limit. Allowing for new growth can then increase this levy limit. New growth consists of property tax increases caused by new construction, renovations or land use changes. Proposition 2 ½ does not limit any individual property tax increase or decrease. For example, in Fiscal Year 2023, the Mayor and the City Council approved a budget that included a tax levy of \$404,500,255 (before Debt Exclusion). The levy limit for Fiscal Year 2022 was \$389,181,547 (before Debt Exclusion payment). So, the maximum amount of taxes that can be budgeted by the Mayor and the City Council for Fiscal Year 2023 is $\$389,181,547 \times 102.5\% = \$398,911,086$ plus certified new growth plus a voter approved debt exclusion payment of \$3,225,539. (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 \$5,589,169. Therefore, the maximum amount of taxes which can be levied for Fiscal Year 2023 is $\$398,911,086 + \$5,589,169 + \$3,225,359 = \$407,725,614$. This figure (minus the debt exclusion) is the levy limit, which will be used to determine next year's maximum tax levy. A community may increase the property tax levy less than 2.5%, but that is a determination made by the budgetary requirements of the city as determined by the Mayor and the City Council. A community may not increase the tax levy greater than 2.5% without approval of the voters. The Mayor and the City Council increased the tax levy limit by \$15,414,722 from last year's levy limit of \$392,310,892 (including Debt Exclusion). This is what causes a tax increase, not an increase or decrease in assessed values.

4. My assessment increased more than 2.5%. Doesn't Proposition 2 ½ limit the amount my assessment can increase?

Proposition 2 ½ limits the amount of taxes a community can raise from property tax. The assessment is an estimate of market value. Since the real estate market changes are based upon the buyers' and sellers' needs, there is no limit to the amount an assessment can increase or decrease. Assessment changes are always based on the real estate market. For example, if a property sells for \$500,000 in calendar year 2021, there is no limit or minimum price it would sell for in calendar year 2022 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 2023 represents the estimate of market value as of January 1, 2022. This estimate of market value is determined by examining sales of properties from late calendar year 2020, calendar year 2021, and early calendar year 2022. 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 2023, it is the market value as of January 1, 2022. This Fiscal Year 2023 assessment is determined by examining sales of properties from late calendar year 2020, calendar year 2021, and early calendar year 2022.

12. The taxes are too high. Soon I will not be able to afford to live in Newton. Why are you raising my taxes every year?

The assessors do not raise or lower taxes. The assessors reflect (or report) market value. The tax increase or decrease is determined by the budgetary requirements of the Mayor and the City Council to run the city. Rising or falling assessed values do not mean rising or falling tax bills. The increase or decrease in taxes seen by the property owner is a direct result of the increase or decrease in the budget. The budget increase or decrease determines the tax increase or decrease. Individual property owners may see an increase in their assessments due to renovations, additions or improvements that would cause an increase in their tax liability. There may also be some shifting of tax liability among classes of property (residential, commercial, industrial, personal) based upon the overall increase or decrease in value of the particular class. The primary reason for a tax increase or decrease is based on the budget requirements of the Mayor and the City Council to fund city operations.

13. What percentage of market value are the assessed values?

Assessments represent 100% of market value as required by Massachusetts General Laws. The assessments for Fiscal Year 2023 represent the estimate of market value as of January 1, 2022.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Legally, the assessors must retain the owner of record as of January 1, 2022 for Fiscal Year 2023. If you purchased the property after January 1, 2022, by law we will carry both your name and the legal owner as of January 1, 2022. For Fiscal Year 2024, the legal owner as of January 1, 2023 will be maintained. This is when the prior owner would be removed and your name would be the only name appearing on the ownership record.

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

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

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

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

26. What are the median assessed values of single families, two and three families, condominiums, and apartment buildings for Fiscal Year 2023?

The median assessed values for Fiscal Year 2023 are as follows:

Single Family	\$1,232,750
Two-Family	\$1,025,800
Three-Family	\$1,156,000
Condominium	\$698,900
Apartments (4+ Units)	\$1,659,900

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