



**City of Newton Fiscal Year 2020
Classification Hearing
November 18, 2019
James Shaughnessy, Director
Assessment Administration**

City of Newton
FY2020 Classification Hearing
November 18, 2019

**City of Newton
Fiscal Year 2020
Classification Hearing**

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Ruthanne Fuller
Mayor

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Date: November 15, 2019

To: The Honorable Ruthanne Fuller, Mayor
Leonard J. Gentile, Chairman, Finance Committee
City Council Members

From: James Shaughnessy, Director of Assessing

Subject: Support Information Relative to the Fiscal Year 2020
Property Tax Rate Classification

In anticipation of the public hearing for the FY2020 Tax Rate Classification, scheduled for Monday, November 18, 2019, 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:

Anika Bieg
Marie Caruso
Valeriya Cherkashyna
Allan Cohen
Brian Davis
Padraig Doyle
Ken Greenwood
Sarah Haney
Toni McDonald
Curtis Ross
Dave Velluti
Lucy Yen

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 2019. 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 2020 would be higher or lower than property tax collected for fiscal year 2019.

For fiscal year 2019, the actual levy was \$346,936,564.69 (\$343,951,137 Levy Limit + Debt Exclusion Payment). For fiscal year 2020, by law, the City Council has the option (but are not required) to increase the fiscal year 2019 Levy Limit by 2.5%. This 2.5% increase is \$8,598,778. Finally, the Council has the option (but are not required) to increase the fiscal year 2019 tax levy by the amount of "new growth" in the City for calendar year 2018. 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 2020 is \$5,605,861.

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 2020 tax levy can be (with this debt exclusion debt service added) is:

Fiscal Year 2019 Tax Levy Limit:	\$343,951,137
2.5% Increase:	\$ 8,598,778
New Growth:	\$ 5,605,861
Debt Exclusion Debt Service:	\$ 3,336,395
Fiscal Year 2020 Tax Levy Limit:	\$361,492,171

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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 \$14,555,606 for fiscal year 2020. This is an increase of 4.20% from last year's actual tax levy limit. This means citywide, the average tax increase has to be 4.20%, because the City Council is asking for 4.20% 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 \$361,492,171 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, 2019 for fiscal year 2020. 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 2020 numbers. If there was no “shift”, there would be a single tax rate and the following table would apply:

<u>Class</u>	<u>FY2020 Value</u>	<u>%Value</u>	<u>%Tax</u>
Residential	\$28,565,605,020	90.00%	90.00%
Commercial	\$2,499,190,780	7.87%	7.87%
Industrial	\$203,293,600	0.64%	0.64%
Personal	\$472,007,200	1.49%	1.49%
Total	\$31,740,096,600	100.00%	100.00%

This means the residential property makes up 90.00% of the overall value in the City and therefore would pay 90.00% of the overall tax levy. The commercial property makes up 7.87% of the overall value in the City and therefore would pay 7.87% 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 7.50%. The table below illustrates this (percentages rounded to two digits).

<u>Class</u>	<u>FY2020 Value</u>	<u>%Value</u>	<u>Shift</u>	<u>%Tax</u>
Residential	\$28,565,605,020	90.00%	-	82.50%
Commercial	\$2,499,190,780	7.87%	175%	13.78%
Industrial	\$203,293,600	0.64%	175%	1.12%
Personal	\$472,007,200	1.49%	175%	2.60%
Total	\$31,740,096,600	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 17.50 % of the tax levy. That number then is subtracted from 100% to arrive at the residential proportion of 82.50% of the tax levy.

So, if the City Council decides to shift 175%, the owners of commercial, industrial and personal property, which represent 10.00% of the taxable value, become responsible for 17.50% of the property tax levy. The result of this vote is that the residential property owners, whose property represents 90.00% of the taxable value, become responsible for 82.50% 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?

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

7. What are the components of Proposition 2 ½?

Proposition 2 ½ has two basic components. First, you cannot increase the prior year levy limit by more than 2.5% (plus new growth) without voter approval and second, your levy limit cannot exceed 2.5% of your total taxable value. Another way of stating the second component is a community's tax rate cannot exceed \$25.00 per \$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 FY2019 to FY2020

<u>Property Class</u>	<u>FY2019 Base Values</u>	<u>FY2020 Values</u>	<u>Percent Change</u>
<u>Residential Classes</u>			
Single Family	\$20,117,459,400	\$20,864,898,500	3.72%
Two and Three Family	\$2,552,755,700	\$2,723,090,700	6.67%
Condominium	\$3,480,759,600	\$3,691,249,600	6.05%
Apartments	\$765,459,800	\$804,950,600	5.16%
Vacant Land	\$127,480,200	\$140,343,300	10.09%
<u>Commercial Classes</u>			
Commercial	\$2,268,032,300	\$2,361,509,400	4.12%
Industrial	\$201,886,600	\$203,293,600	0.70%
<u>Mixed Use Classes</u>			
Mixed Use	\$345,850,900	\$372,622,250	7.74%

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).

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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	16,953	\$20,864,898,500	65.74%
Condominium	5,235	\$3,691,249,600	11.63%
Miscellaneous	170	\$80,770,400	0.25%
Two Family	2,693	\$2,444,910,600	7.70%
Three Family	273	\$278,180,100	0.88%
Apartments	149	\$804,950,600	2.54%
Vacant Land	821	\$140,343,300	0.44%
Mixed Use Residential	231	\$260,301,920	0.82%
Total Residential	26,525	\$28,565,605,020	90.00%

COMMERCIAL/INDUSTRIAL/PERSONAL PROPERTY CLASSES

<u>Property Type</u>	<u>Count</u>	<u>Value</u>	<u>Percent of Value</u>
Commercial	737	\$2,361,509,400	7.44%
Industrial	74	\$203,293,600	0.64%
Forest (Ch. 61)	0	\$0	0.00%
Golf Courses (Ch. 61B)	19	\$25,361,050	0.08%
Mixed Use Commercial	231	\$112,320,330	0.35%
Personal Property	1,087	\$80,937,000	0.25%
Personal Property	1,056	\$49,985,600	0.16%
Personal Property	2	\$277,799,800	0.88%
Personal Property	12	\$51,303,900	0.16%
Personal Property	1	\$2,547,100	0.01%
Personal Property	4	\$9,433,800	0.03%
Total CIP	3,223	\$3,174,491,580	10.00%
Total Value		\$31,740,096,600	100.00%
Exempt Property		<u>Value</u> \$4,581,955,500	

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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	\$361,492,171	\$0

Estimated

FY2020 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.

Fiscal Year 2020 had a \$3,336,395 voter-approved debt exclusion debt service.

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

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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>
FY2019 Value	\$1,185,891	\$843,364	\$3,060,772	\$2,691,821
FY2019 Tax Rate	\$10.45	\$10.45	\$19.94	\$19.94
FY2019 Tax Bill	\$12,392.56	\$8,813.15	\$61,031.80	\$53,674.92
FY2020 Value	\$1,230,750	\$907,876	\$3,204,219	\$2,747,211

<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%	\$690.35	\$837.61	-\$2,651.42	-\$3,621.16	\$10.63	\$18.22
161%	\$674.77	\$826.12	-\$2,286.55	-\$3,308.32	\$10.62	\$18.33
162%	\$659.20	\$814.63	-\$1,921.67	-\$2,995.49	\$10.60	\$18.45
163%	\$643.63	\$803.14	-\$1,556.79	-\$2,682.65	\$10.59	\$18.56
164%	\$628.05	\$791.65	-\$1,191.91	-\$2,369.82	\$10.58	\$18.68
165%	\$612.48	\$780.16	-\$827.04	-\$2,056.98	\$10.57	\$18.79
166%	\$596.90	\$768.67	-\$462.16	-\$1,744.14	\$10.55	\$18.90
167%	\$581.33	\$757.18	-\$97.28	-\$1,431.31	\$10.54	\$19.02
168%	\$565.75	\$745.69	\$267.59	-\$1,118.47	\$10.53	\$19.13
169%	\$550.18	\$734.20	\$632.47	-\$805.64	\$10.52	\$19.24
170%	\$534.60	\$722.72	\$997.35	-\$492.80	\$10.50	\$19.36
171%	\$519.03	\$711.23	\$1,362.23	-\$179.96	\$10.49	\$19.47
172%	\$503.45	\$699.74	\$1,727.10	\$132.87	\$10.48	\$19.59
173%	\$487.88	\$688.25	\$2,091.98	\$445.71	\$10.47	\$19.70
174%	\$472.30	\$676.76	\$2,456.86	\$758.54	\$10.45	\$19.81
175%	\$456.73	\$665.27	\$2,821.74	\$1,071.38	\$10.44	\$19.93

<u>MEDIANS</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2019 Value	\$1,004,500	\$806,900	\$966,400	\$940,700
FY2019 Tax Rate	\$10.45	\$10.45	\$19.94	\$19.94
FY2019 Tax Bill	\$10,497.03	\$8,432.11	\$19,270.02	\$18,757.56
FY2020 Value	\$1,043,900	\$865,000	\$997,800	\$945,350

<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%	\$599.67	\$762.88	-\$1,090.25	-\$1,533.43	\$10.63	\$18.22
161%	\$586.46	\$751.93	-\$976.63	-\$1,425.78	\$10.62	\$18.33
162%	\$573.25	\$740.98	-\$863.01	-\$1,318.13	\$10.60	\$18.45
163%	\$560.04	\$730.04	-\$749.38	-\$1,210.47	\$10.59	\$18.56
164%	\$546.83	\$719.09	-\$635.76	-\$1,102.82	\$10.58	\$18.68
165%	\$533.62	\$708.14	-\$522.14	-\$995.17	\$10.57	\$18.79
166%	\$520.41	\$697.20	-\$408.51	-\$887.52	\$10.55	\$18.90
167%	\$507.20	\$686.25	-\$294.89	-\$779.87	\$10.54	\$19.02
168%	\$493.99	\$675.31	-\$181.27	-\$672.22	\$10.53	\$19.13
169%	\$480.78	\$664.36	-\$67.64	-\$564.57	\$10.52	\$19.24
170%	\$467.57	\$653.41	\$45.98	-\$456.92	\$10.50	\$19.36
171%	\$454.36	\$642.47	\$159.60	-\$349.27	\$10.49	\$19.47
172%	\$441.15	\$631.52	\$273.23	-\$241.62	\$10.48	\$19.59
173%	\$427.94	\$620.57	\$386.85	-\$133.97	\$10.47	\$19.70
174%	\$414.73	\$609.63	\$500.48	-\$26.32	\$10.45	\$19.81
175%	\$401.51	\$598.68	\$614.10	\$81.34	\$10.44	\$19.93

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Impact Calculations on Various Property Classes Using Average and Median Values

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FY2019 Value	\$1,185,891	\$843,364	\$3,060,772	\$2,691,821
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FY2020 Value	\$1,230,750	\$907,876	\$3,204,219	\$2,747,211

<u>Shift Selected</u>	<u>% Change Single Family</u>	<u>% Change Two Family</u>	<u>% Change Commercial</u>	<u>% Change Industrial</u>	<u>Residential Tax Rate</u>	<u>Commercial Tax Rate</u>
160%	5.57%	9.50%	-4.34%	-6.75%	\$10.63	\$18.22
161%	5.44%	9.37%	-3.75%	-6.16%	\$10.62	\$18.33
162%	5.32%	9.24%	-3.15%	-5.58%	\$10.60	\$18.45
163%	5.19%	9.11%	-2.55%	-5.00%	\$10.59	\$18.56
164%	5.07%	8.98%	-1.95%	-4.42%	\$10.58	\$18.68
165%	4.94%	8.85%	-1.36%	-3.83%	\$10.57	\$18.79
166%	4.82%	8.72%	-0.76%	-3.25%	\$10.55	\$18.90
167%	4.69%	8.59%	-0.16%	-2.67%	\$10.54	\$19.02
168%	4.57%	8.46%	0.44%	-2.08%	\$10.53	\$19.13
169%	4.44%	8.33%	1.04%	-1.50%	\$10.52	\$19.24
170%	4.31%	8.20%	1.63%	-0.92%	\$10.50	\$19.36
171%	4.19%	8.07%	2.23%	-0.34%	\$10.49	\$19.47
172%	4.06%	7.94%	2.83%	0.25%	\$10.48	\$19.59
173%	3.94%	7.81%	3.43%	0.83%	\$10.47	\$19.70
174%	3.81%	7.68%	4.03%	1.41%	\$10.45	\$19.81
175%	3.69%	7.55%	4.62%	2.00%	\$10.44	\$19.93

<u>MEDIANS</u>	<u>Single Family</u>	<u>Two Family</u>	<u>Commercial</u>	<u>Industrial</u>
FY2019 Value	\$1,004,500	\$806,900	\$966,400	\$940,700
FY2019 Tax Rate	\$10.45	\$10.45	\$19.94	\$19.94
FY2019 Tax Bill	\$10,497.03	\$8,432.11	\$19,270.02	\$18,757.56
FY2020 Value	\$1,043,900	\$865,000	\$997,800	\$945,350

<u>Shift Selected</u>	<u>% Change Single Family</u>	<u>% Change Two Family</u>	<u>% Change Commercial</u>	<u>% Change Industrial</u>	<u>Residential Tax Rate</u>	<u>Commercial Tax Rate</u>
160%	5.71%	9.05%	-5.66%	-8.17%	\$10.63	\$18.22
161%	5.59%	8.92%	-5.07%	-7.60%	\$10.62	\$18.33
162%	5.46%	8.79%	-4.48%	-7.03%	\$10.60	\$18.45
163%	5.34%	8.66%	-3.89%	-6.45%	\$10.59	\$18.56
164%	5.21%	8.53%	-3.30%	-5.88%	\$10.58	\$18.68
165%	5.08%	8.40%	-2.71%	-5.31%	\$10.57	\$18.79
166%	4.96%	8.27%	-2.12%	-4.73%	\$10.55	\$18.90
167%	4.83%	8.14%	-1.53%	-4.16%	\$10.54	\$19.02
168%	4.71%	8.01%	-0.94%	-3.58%	\$10.53	\$19.13
169%	4.58%	7.88%	-0.35%	-3.01%	\$10.52	\$19.24
170%	4.45%	7.75%	0.24%	-2.44%	\$10.50	\$19.36
171%	4.33%	7.62%	0.83%	-1.86%	\$10.49	\$19.47
172%	4.20%	7.49%	1.42%	-1.29%	\$10.48	\$19.59
173%	4.08%	7.36%	2.01%	-0.71%	\$10.47	\$19.70
174%	3.95%	7.23%	2.60%	-0.14%	\$10.45	\$19.81
175%	3.83%	7.10%	3.19%	0.43%	\$10.44	\$19.93

City of Newton
Fiscal Year 2020
Classification Hearing
Historical Levy Amounts and Levy Increases

<u>Fiscal Year</u>	<u>Actual Levy</u>	<u>Amount of Increase</u>	<u>Percent Increase</u>	<u>Residential Share</u>	<u>CIP Share</u>
1990	\$105,205,222	\$9,623,948	10.07%	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%
Estimate 2020	\$361,492,171	\$14,555,607	4.20%		

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 2020 had a \$3,336,395 voter-approved debt exclusion debt payment.**

Fiscal Year 2019 Levy Limit was \$343,951,137 before voter approved debt exclusion payment of \$3,000,495.

**City of Newton
Fiscal Year 2020
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 2020, the valuation date is January 1, 2019. 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 2020 proposed valuations, there is approximately an **3.72% increase** in residential single-family valuations. Assuming a 175% shift selected by the City Council, the result is a tax **increase** of \$456.73, or 3.69% 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 2020	Increase in %Tax for Fiscal Year 2020
Increase of 1%	\$456.73	3.69%
Increase of 50%	\$456.73	3.69%
Increase of 100%	\$456.73	3.69%
Decrease of 50%	\$456.73	3.69%
Decrease of 99%	\$456.73	3.69%

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 \$456.73 (assuming the shift of 175%) because of the budget approved by the Newton City Council.

City of Newton
Fiscal Year 2020
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>
2006	175%	4.62%	\$325.92	4.42%	\$271.58
2007	175%	3.62%	\$267.07	3.56%	\$228.35
2008	175%	1.84%	\$140.95	0.97%	\$64.41
2009	175%	3.40%	\$264.80	3.38%	\$226.66
2010	175%	3.48%	\$280.12	3.13%	\$216.93
2011	175%	3.26%	\$271.14	2.98%	\$212.71
2012	174%	3.70%	\$317.91	3.36%	\$247.33
2013	174%	3.92%	\$348.90	3.69%	\$280.43
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
Last 5 Years	Increase		\$2,472.73		\$2,076.00
Last 10 Years	Increase		\$4,340.36		\$3,563.22

Commercial Property

<u>Fiscal Year</u>	<u>Shift Selected</u>	<u>Mean %%</u>	<u>Mean \$\$</u>	<u>Median %%</u>	<u>Median \$\$</u>
2006	175%	0.12%	\$40.62	3.94%	\$438.69
2007	175%	2.65%	\$889.46	3.01%	\$348.20
2008	175%	9.21%	\$3,170.24	12.34%	\$1,468.71
2009	175%	4.22%	\$1,586.70	3.50%	\$467.64
2010	175%	6.54%	\$2,561.06	4.92%	\$681.00
2011	175%	4.96%	\$2,069.54	4.65%	\$674.23
2012	174%	2.26%	\$987.66	6.90%	\$1,046.76
2013	174%	3.50%	\$1,566.49	2.00%	\$324.93
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
Last 5 Years	Increase		\$10,583.28		\$1,804.68
Last 10 Years	Increase		\$22,298.88		\$5,575.48

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 2020
Classification Hearing

Historical Tax Rates Fiscal Year 1980 to Present

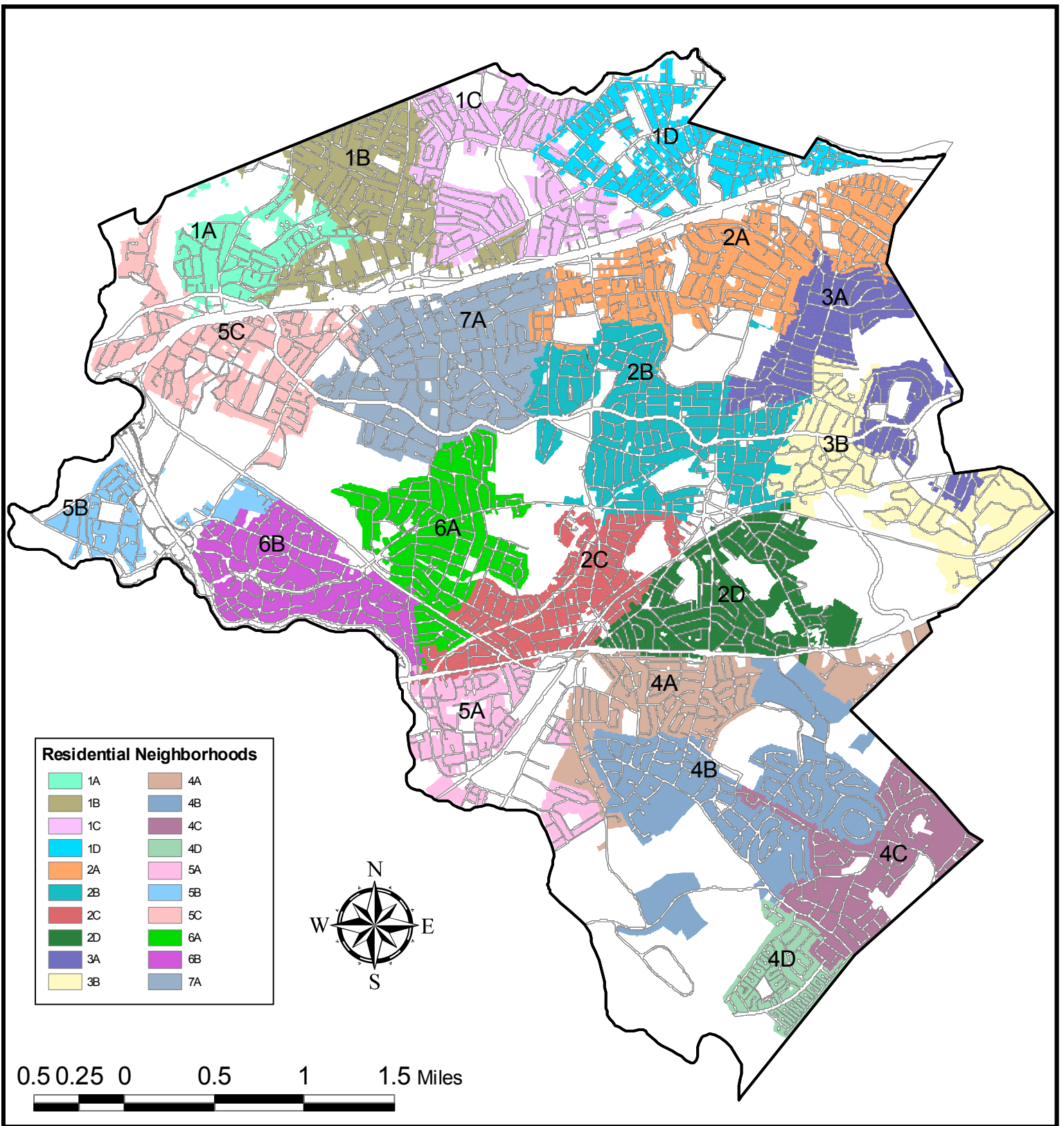
<u>Fiscal Year</u>	<u>Residential</u>	<u>Commercial</u>
1980	\$169.20	\$169.20
1981	\$177.00	\$177.00
1982	\$21.88	\$36.29
1983	\$21.84	\$35.90
1984	\$19.93	\$33.51
1985	\$20.34	\$34.12
1986	\$20.53	\$34.55
1987	\$11.49	\$19.31
1988	\$11.76	\$19.84
1989	\$12.35	\$20.90
1990	\$10.35	\$18.94
1991	\$10.79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

City of Newton
 Fiscal Year 2020
 Classification Hearing
 Shift/Tax Rate Table with Residential Factors

<u>C.I.P. %</u>	<u>RES. RATE</u>	<u>RES. % LEVY</u>	<u>COMM. RATE</u>	<u>COMM. % LEVY</u>	<u>RESIDENTIAL FACTOR</u>
100%	\$11.39	90.0000%	\$11.39	10.0000%	100.0000
105%	\$11.33	89.5000%	\$11.96	10.5000%	99.4444
110%	\$11.26	89.0000%	\$12.53	11.0000%	98.8887
115%	\$11.20	88.5000%	\$13.10	11.5000%	98.3331
120%	\$11.14	88.0000%	\$13.66	12.0000%	97.7774
125%	\$11.07	87.5000%	\$14.23	12.5000%	97.2218
130%	\$11.01	87.0000%	\$14.80	13.0000%	96.6661
135%	\$10.95	86.5000%	\$15.37	13.5000%	96.1105
140%	\$10.88	86.0000%	\$15.94	14.0000%	95.5548
145%	\$10.82	85.5000%	\$16.51	14.5000%	94.9992
150%	\$10.76	85.0000%	\$17.08	15.0000%	94.4435
155%	\$10.69	84.5000%	\$17.65	15.5000%	93.8879
160%	\$10.63	84.0000%	\$18.22	16.0000%	93.3322
165%	\$10.57	83.5000%	\$18.79	16.5000%	92.7766
166%	\$10.55	83.4000%	\$18.90	16.6000%	92.6654
167%	\$10.54	83.3000%	\$19.02	16.7000%	92.5543
168%	\$10.53	83.2000%	\$19.13	16.8000%	92.4432
169%	\$10.52	83.1000%	\$19.24	16.9000%	92.3320
170%	\$10.50	83.0000%	\$19.36	17.0000%	92.2209
171%	\$10.49	82.9000%	\$19.47	17.1000%	92.1098
172%	\$10.48	82.8000%	\$19.59	17.2000%	91.9987
173%	\$10.47	82.7000%	\$19.70	17.3000%	91.8875
174%	\$10.45	82.6000%	\$19.81	17.4000%	91.7764
175%	\$10.44	82.5000%	\$19.93	17.5000%	91.6653

City of Newton
 Fiscal Year 2020
 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)	\$900,000	\$870,344
1B	West Newton/Newtonville (North of Mass. Pike)	\$745,000	\$743,974
1C	Newtonville (North of Mass. Pike)	\$872,500	\$946,453
1D	Nonantum	\$677,500	\$722,056
2A	Newtonville (South of Mass. Pike)	\$1,159,000	\$1,267,879
2B	Newton Centre (North of Beacon Street)	\$1,477,500	\$1,566,380
2C	South of Beacon Street to Route 9	\$1,295,000	\$1,391,596
2D	Newton Highlands (North of Route 9)	\$1,040,000	\$1,097,595
3A	Farlow Hill/North Chestnut Hill	\$1,200,000	\$1,480,772
3B	Chestnut Hill	\$2,437,500	\$2,644,554
4A	South of Route 9	\$850,000	\$1,025,829
4B	Old Oak Hill	\$1,449,000	\$1,703,865
4C	South Side/Abutting West Roxbury and Brookline	\$1,158,500	\$1,393,264
4D	Oak Hill Park	\$818,500	\$1,112,891
5A	Upper Falls	\$735,000	\$828,044
5B	Lower Falls	\$912,450	\$1,009,921
5C	Auburndale (Islington and South of Commonwealth Avenue)	\$997,500	\$1,124,194
6A	Northeast Waban	\$1,397,500	\$1,518,650
6B	Southwest Waban	\$1,468,000	\$1,677,895
7A	West Newton Hill	\$2,005,000	\$2,464,579
	CITYWIDE CALENDAR YEAR 2018 SALES Single Family Homes	\$1,177,000	\$1,392,919



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 2020
Classification Hearing
Summary of Calendar Year 2018 Single Family Sales

Calendar Year 2018
Single Family Sales

Number of Sales 709

Median Sale Price \$1,177,000
 (Half the Single Family Homes sold for more than this median sale price)

Average Sale Price \$1,392,919

Summary of Sale Prices

<u>Less than</u>	<u>Sales</u>	<u>Percent</u>	<u>More than</u>	<u>Sales</u>	<u>Percent</u>
\$400,000	1	0.14%	\$600,000	687	96.90%
<u>Less than</u>	<u>Sales</u>	<u>Percent</u>	<u>More than</u>	<u>Sales</u>	<u>Percent</u>
\$600,000	22	3.10%	\$750,000	597	84.20%
			<u>More than</u>	<u>Sales</u>	<u>Percent</u>
			\$1,000,000	437	61.64%
			<u>More than</u>	<u>Sales</u>	<u>Percent</u>
			\$1,500,000	229	32.30%
			<u>More than</u>	<u>Sales</u>	<u>Percent</u>
			\$2,000,000	111	15.66%

2018 Single Family Sales



Median Sale Price: \$1,177,000

Average Sale Price: \$1,392,919



**> \$750,000-597 Sales
(84.20%)**



**> \$1,000,000-437 Sales
(61.64%)**



**> \$1,500,000-229 Sales
(32.30%)**

City of Newton
 Fiscal Year 2020
 Classification Hearing
 Fiscal Year 2019 (Last Year)
 Massachusetts Communities with Top 20 Highest Tax Levies Statewide

Community	Residential	CIP	Total	RES%	CIP%
Boston	\$927,771,044	\$1,422,138,060	\$2,349,909,104	39.48%	60.52%
Cambridge	\$141,666,216	\$268,143,645	\$409,809,861	34.57%	65.43%
Newton	\$286,009,449	\$60,927,116	\$346,936,565	82.44%	17.56%
Worcester	\$179,987,536	\$123,075,106	\$303,062,642	59.39%	40.61%
Quincy	\$170,914,643	\$58,477,788	\$229,392,431	74.51%	25.49%
Brookline	\$183,532,892	\$40,957,585	\$224,490,477	81.76%	18.24%
Springfield	\$117,830,550	\$87,455,160	\$205,285,710	57.40%	42.60%
Framingham	\$116,209,834	\$75,014,504	\$191,224,338	60.77%	39.23%
Lexington	\$149,257,420	\$36,943,633	\$186,201,054	80.16%	19.84%
Waltham	\$73,795,133	\$111,159,188	\$184,954,321	39.90%	60.10%
Plymouth	\$141,466,445	\$33,291,049	\$174,757,495	80.95%	19.05%
Somerville	\$117,750,319	\$37,280,921	\$155,031,240	75.95%	24.05%
Andover	\$104,232,359	\$41,137,924	\$145,370,283	71.70%	28.30%
Brockton	\$100,957,972	\$42,654,532	\$143,612,504	70.30%	29.70%
Needham	\$109,613,423	\$32,280,563	\$141,893,986	77.25%	22.75%
Wellesley	\$123,269,302	\$17,780,997	\$141,050,299	87.39%	12.61%
Lowell	\$96,788,003	\$36,997,805	\$133,785,808	72.35%	27.65%
Everett	\$44,204,534	\$88,362,990	\$132,567,524	33.34%	66.66%
Lynn	\$105,777,317	\$25,444,321	\$131,221,639	80.61%	19.39%
New Bedford	\$83,100,499	\$42,185,660	\$125,286,159	66.33%	33.67%

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 FY2019 (last fiscal year).

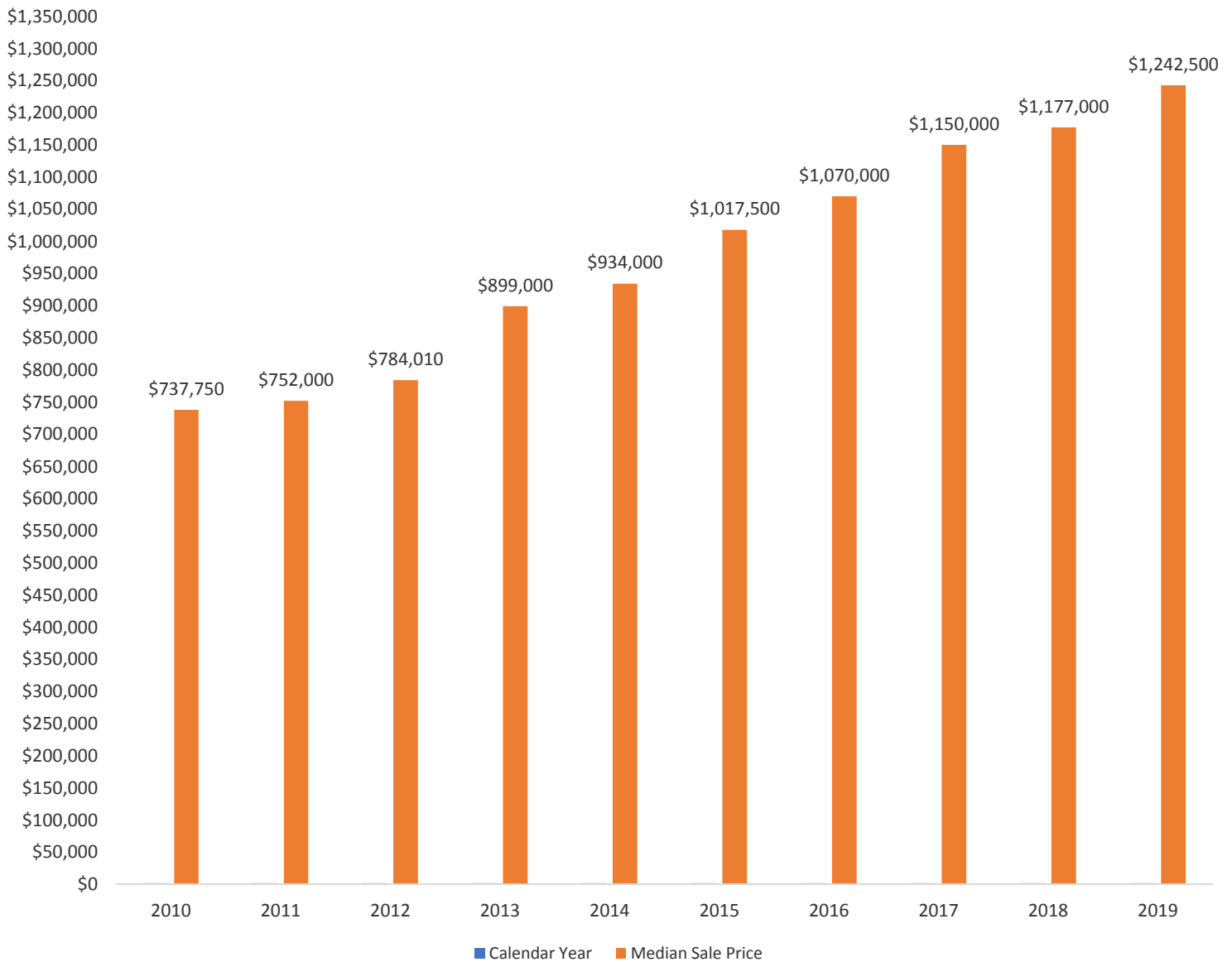
The breakdown between Residential and Commercial, Industrial, and Personal (CIP) classes is determined by the classification selected by the Aldermen, Selectmen or City Council.

City of Newton
 Fiscal Year 2020
 Classification Hearing
 10 Year Median Single Family Sale Price

<u>Calendar Year</u>	<u>Median Sale Price</u>
2010	\$737,750
2011	\$752,000
2012	\$784,010
2013	\$899,000
2014	\$934,000
2015	\$1,017,500
2016	\$1,070,000
2017	\$1,150,000
2018	\$1,177,000
2019	\$1,242,500

Thru September 2019

Median Single Family Sale Price 2010-2019



City of Newton
Fiscal Year 2020
Classification Hearing
Summary Sheet

FY2019 Levy Limit	\$343,951,137					
2.5% Increase	\$8,598,778					
New Growth	\$5,605,861					
Voter Approved Debt Exclusion	\$3,336,395					
FY2020 Levy Limit	\$361,492,171					
FY2019 Tax Levy	\$346,936,565					
Tax Increase Approved	\$14,555,606	4.20%	Overall Tax Levy Increase			

Shift Selected	<u>175%</u>	<u>174%</u>	<u>173%</u>	<u>172%</u>	<u>171%</u>	<u>170%</u>
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Rounded Tax Rates (Estimated)

Residential Tax Rate	\$10.44	\$10.45	\$10.47	\$10.48	\$10.49	\$10.50
Commercial Tax Rate	\$19.93	\$19.81	\$19.70	\$19.59	\$19.47	\$19.36

Tax Dollar Increases

Median Single Family Tax Increase	\$401.51	\$414.73	\$427.94	\$441.15	\$454.36	\$467.57
Median Two Family Tax Increase	\$598.68	\$609.63	\$620.57	\$631.52	\$642.47	\$653.41
Median Commercial Tax Increase	\$614.10	\$500.48	\$386.85	\$273.23	\$159.60	\$45.98
Median Industrial Tax Increase	\$81.34	-\$26.32	-\$133.97	-\$241.62	-\$349.27	-\$456.92

Tax Dollar % Increases

Median Single Family Tax Increase %	3.83%	3.95%	4.08%	4.20%	4.33%	4.45%
Median Two Family Tax Increase %	7.10%	7.23%	7.36%	7.49%	7.62%	7.75%
Median Commercial Tax Increase %	3.19%	2.60%	2.01%	1.42%	0.83%	0.24%
Median Industrial Tax Increase %	0.43%	-0.14%	-0.71%	-1.29%	-1.86%	-2.44%

Shift Selected (ROUNDED)	<u>175%</u>	<u>174%</u>	<u>173%</u>	<u>172%</u>	<u>171%</u>	<u>170%</u>
Shift Selected (ACTUAL)	174.900%	174.000%	173.150%	172.350%	170.950%	170.000%
Residential Factor	0.916764	0.917764	0.918709	0.919598	0.921153	0.922209
Excess Levy Capacity	\$31,382.32	\$63,175.43	\$94,968.53	\$95,016.73	\$31,623.28	\$95,161.30

Tax Rates - Pending DOR Approval

Residential Tax Rate	\$10.44	\$10.45	\$10.46	\$10.47	\$10.49	\$10.50
Commercial Tax Rate	\$19.92	\$19.82	\$19.72	\$19.63	\$19.47	\$19.36

<u>Historical Shift Prior 5 Years</u>	<u>Shift</u>	<u>Median Single Family Change</u>	<u>Median Commercial Change</u>
2015	174%	\$116.48	\$581.24
2016	175%	\$504.27	-\$323.07
2017	175%	\$530.91	-\$537.67
2018	175%	\$375.42	\$508.90
2019	175%	\$548.92	\$1,575.28

City of Newton
 Fiscal Year 2020
 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%	170.0001%	0.922209	\$95,161.30
171%	170.9500%	0.921153	\$31,623.28
172%	172.3500%	0.919598	\$95,016.73
173%	173.1500%	0.918709	\$94,968.53
174%	174.0000%	0.917764	\$63,175.43
175%	174.9000%	0.916764	\$31,382.32

<u>Shift Selected (Rounded)</u>	<u>Shift Selected (Actual)</u>	<u>Residential Tax Rate</u>	<u>Commercial Tax Rate</u>
170%	170.0001%	\$10.50	\$19.36
171%	170.9500%	\$10.49	\$19.47
172%	172.3500%	\$10.47	\$19.63
173%	173.1500%	\$10.46	\$19.72
174%	174.0000%	\$10.45	\$19.82
175%	174.9000%	\$10.44	\$19.92

City of Newton
FY2020 Classification Hearing
November 18, 2019

City of Newton
Fiscal Year 2020
Classification Hearing
November 18, 2019

Supplement 1

Statewide Average Single Family Tax Bills

And

Statewide Residential Tax Rates

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

FY2019 (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	\$5,343,313,400	3,361	\$1,589,799	\$12.59	\$20,016	1
Lincoln	\$1,747,347,500	1,521	\$1,148,815	\$14.03	\$16,118	2
Sherborn	\$1,080,539,000	1,329	\$813,047	\$19.62	\$15,952	3
Dover	\$2,219,823,200	1,829	\$1,213,681	\$12.93	\$15,693	4
Wellesley	\$9,721,651,000	7,301	\$1,331,551	\$11.57	\$15,406	5
Carlisle	\$1,406,391,600	1,713	\$821,011	\$18.29	\$15,016	6
Lexington	\$9,486,786,000	9,030	\$1,050,585	\$14.12	\$14,834	7
Wayland	\$3,051,406,000	4,066	\$750,469	\$18.28	\$13,719	8
Winchester	\$6,112,384,300	5,658	\$1,080,308	\$12.11	\$13,083	9
Manchester By The Sea	\$1,830,957,400	1,599	\$1,145,064	\$11.23	\$12,859	10
Belmont	\$4,933,203,000	4,526	\$1,089,970	\$11.67	\$12,720	11
Cohasset	\$2,332,479,700	2,383	\$978,800	\$12.90	\$12,627	12
Newton	\$20,117,459,400	16,964	\$1,185,891	\$10.45	\$12,393	13
Wenham	\$745,267,900	1,108	\$672,624	\$18.02	\$12,121	14
Medfield	\$2,320,287,900	3,524	\$658,424	\$17.87	\$11,766	15
Needham	\$7,729,230,600	8,399	\$920,256	\$12.39	\$11,402	16
Acton	\$2,901,122,600	4,965	\$584,315	\$19.37	\$11,318	17
Westwood	\$3,488,287,900	4,523	\$771,233	\$14.65	\$11,299	18
Harvard	\$1,062,997,580	1,688	\$629,738	\$17.42	\$10,970	19
Bolton	\$891,829,600	1,689	\$528,022	\$20.47	\$10,809	20
Sharon	\$2,944,585,200	5,329	\$552,559	\$19.41	\$10,725	21
Duxbury	\$3,555,907,450	4,891	\$727,031	\$14.68	\$10,673	22
Norwell	\$2,189,524,000	3,420	\$640,212	\$16.40	\$10,499	23
Boxford	\$1,698,596,100	2,640	\$643,408	\$16.28	\$10,475	24
Hopkinton	\$2,660,433,100	4,437	\$599,602	\$17.17	\$10,295	25
Southborough	\$1,757,789,100	2,864	\$613,753	\$16.74	\$10,274	26
Topsfield	\$1,126,105,400	1,877	\$599,950	\$17.00	\$10,199	27
Boxborough	\$729,785,200	1,199	\$608,662	\$16.42	\$9,994	28
Andover	\$5,631,065,600	8,622	\$653,104	\$15.27	\$9,973	29
Hamilton	\$1,421,809,300	2,368	\$600,426	\$16.48	\$9,895	30
Hingham	\$5,148,138,600	6,227	\$826,745	\$11.81	\$9,764	31
Stow	\$1,013,911,100	2,097	\$483,506	\$20.13	\$9,733	32
Westborough	\$2,011,073,700	3,881	\$518,184	\$18.33	\$9,498	33
Bedford	\$2,519,323,044	3,458	\$728,549	\$12.96	\$9,442	34

FY2019 (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>
Milton	\$5,121,153,500	7,174	\$713,849	\$13.18	\$9,409	35
Swampscott	\$2,052,999,200	3,459	\$593,524	\$15.20	\$9,022	36
North Reading	\$2,467,636,800	4,267	\$578,307	\$15.58	\$9,010	37
Lynnfield	\$2,459,905,850	3,864	\$636,622	\$13.91	\$8,855	38
Westford	\$3,420,081,700	6,421	\$532,640	\$16.56	\$8,821	39
Norfolk	\$1,495,779,250	3,102	\$482,198	\$18.29	\$8,819	40
Marblehead	\$5,108,464,503	6,223	\$820,901	\$10.74	\$8,816	41
Essex	\$567,265,620	993	\$571,264	\$15.37	\$8,780	42
Longmeadow	\$1,977,108,100	5,448	\$362,905	\$24.09	\$8,742	43
Holliston	\$2,005,858,000	4,445	\$451,262	\$18.83	\$8,497	44
Arlington	\$6,015,971,500	7,998	\$752,184	\$11.26	\$8,470	45
Hanover	\$2,144,735,000	4,207	\$509,802	\$16.41	\$8,366	46
Middleton	\$1,267,799,000	2,082	\$608,933	\$13.69	\$8,336	47
West Newbury	\$785,068,500	1,378	\$569,716	\$14.57	\$8,301	48
Groton	\$1,475,951,250	3,221	\$458,228	\$18.11	\$8,299	49
Aquinnah	\$516,654,473	396	\$1,304,683	\$6.12	\$7,985	50
Littleton	\$1,308,082,800	3,005	\$435,302	\$18.24	\$7,940	51
Scituate	\$3,915,904,000	6,798	\$576,038	\$13.74	\$7,915	52
Natick	\$5,223,895,400	8,520	\$613,133	\$12.71	\$7,793	53
Newburyport	\$2,597,936,200	4,366	\$595,038	\$13.08	\$7,783	54
Maynard	\$985,202,900	2,674	\$368,438	\$21.04	\$7,752	55
Walpole	\$3,351,399,900	6,559	\$510,962	\$15.10	\$7,716	56
Amherst	\$1,450,092,800	4,100	\$353,681	\$21.80	\$7,710	57
Dunstable	\$484,218,400	1,074	\$450,855	\$17.06	\$7,692	58
Northborough	\$1,813,690,200	4,055	\$447,273	\$17.15	\$7,671	59
Ipswich	\$1,961,528,300	3,617	\$542,308	\$14.09	\$7,641	60
Gloucester	\$4,222,908,800	7,207	\$585,945	\$12.69	\$7,436	61
North Andover	\$3,492,463,300	6,314	\$553,130	\$13.41	\$7,417	62
Ashland	\$1,720,056,200	3,798	\$452,885	\$16.28	\$7,373	63
Millis	\$869,482,500	2,211	\$393,253	\$18.70	\$7,354	64
Upton	\$962,611,300	2,286	\$421,090	\$17.31	\$7,289	65
Medway	\$1,563,024,500	3,678	\$424,966	\$16.97	\$7,212	66
Easton	\$2,548,961,000	5,664	\$450,028	\$15.96	\$7,182	67
Dedham	\$3,305,847,600	6,613	\$499,901	\$14.15	\$7,074	68

FY2019 (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>
Nahant	\$733,089,400	1,133	\$647,034	\$10.91	\$7,059	69
Chelmsford	\$3,879,415,877	9,057	\$428,333	\$16.35	\$7,003	70
Georgetown	\$1,091,773,860	2,487	\$438,992	\$15.78	\$6,927	71
Marion	\$1,408,460,200	2,244	\$627,656	\$11.03	\$6,923	72
Amesbury	\$1,304,530,100	3,481	\$374,757	\$18.37	\$6,884	73
Mansfield	\$2,417,608,300	5,417	\$446,300	\$15.22	\$6,793	74
Mendon	\$775,942,200	1,914	\$405,403	\$16.74	\$6,786	75
Wakefield	\$3,307,212,300	6,261	\$528,224	\$12.83	\$6,777	76
Beverly	\$4,356,633,000	8,512	\$511,822	\$13.21	\$6,761	77
Pelham	\$146,684,200	470	\$312,094	\$21.59	\$6,738	78
Kingston	\$1,644,695,480	4,020	\$409,128	\$16.46	\$6,734	79
Canton	\$2,934,609,400	5,425	\$540,942	\$12.40	\$6,708	80
Lancaster	\$699,323,100	2,060	\$339,477	\$19.75	\$6,705	81
Rowley	\$759,298,400	1,663	\$456,584	\$14.68	\$6,703	82
Foxborough	\$1,975,187,100	4,346	\$454,484	\$14.70	\$6,681	83
Wilmington	\$3,412,969,220	7,082	\$481,922	\$13.75	\$6,626	84
West Tisbury	\$1,572,227,179	1,468	\$1,070,999	\$6.18	\$6,619	85
Grafton	\$1,752,562,000	4,471	\$391,984	\$16.66	\$6,530	86
Wrentham	\$1,620,083,158	3,513	\$461,168	\$14.12	\$6,512	87
Franklin	\$3,424,692,100	7,722	\$443,498	\$14.66	\$6,502	88
Wilbraham	\$1,378,564,400	4,644	\$296,848	\$21.80	\$6,471	89
Williamstown	\$666,365,100	1,860	\$358,261	\$18.05	\$6,467	90
Mattapoisett	\$1,434,325,500	2,931	\$489,364	\$13.21	\$6,464	91
Paxton	\$498,970,200	1,527	\$326,765	\$19.74	\$6,450	92
Boylston	\$578,081,800	1,444	\$400,334	\$16.04	\$6,421	93
Tewksbury	\$3,174,096,100	7,838	\$404,963	\$15.84	\$6,415	94
Framingham	\$5,623,443,775	13,497	\$416,644	\$15.38	\$6,408	95
Rockport	\$1,557,300,200	2,406	\$647,257	\$9.86	\$6,382	96
Leverett	\$199,574,000	654	\$305,159	\$20.89	\$6,375	97
Hudson	\$1,644,867,900	4,420	\$372,142	\$17.03	\$6,338	98
Abington	\$1,383,248,300	3,806	\$363,439	\$17.39	\$6,320	99
Plympton	\$330,268,200	924	\$357,433	\$17.68	\$6,319	100
Berlin	\$331,774,869	792	\$418,908	\$15.04	\$6,300	101
Melrose	\$3,693,965,080	6,366	\$580,265	\$10.81	\$6,273	102

FY2019 (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>
Tyngsborough	\$1,178,169,800	3,184	\$370,028	\$16.93	\$6,265	103
Danvers	\$2,875,402,700	6,140	\$468,307	\$13.28	\$6,219	104
Great Barrington	\$838,423,100	2,144	\$391,056	\$15.72	\$6,147	105
Winthrop	\$1,072,358,200	2,300	\$466,243	\$13.18	\$6,145	106
Groveland	\$808,307,900	1,896	\$426,323	\$14.35	\$6,118	107
Merrimac	\$634,846,400	1,646	\$385,690	\$15.81	\$6,098	108
Hopedale	\$512,507,100	1,477	\$346,992	\$17.57	\$6,097	109
Stoneham	\$2,757,894,700	5,133	\$537,287	\$11.22	\$6,028	110
East Bridgewater	\$1,305,029,000	3,806	\$342,887	\$17.56	\$6,021	111
Princeton	\$459,139,600	1,222	\$375,728	\$16.02	\$6,019	112
Sutton	\$1,069,642,300	2,940	\$363,824	\$16.52	\$6,010	113
Orleans	\$3,085,254,790	3,810	\$809,778	\$7.40	\$5,992	114
Marshfield	\$4,077,626,500	9,143	\$445,983	\$13.38	\$5,967	115
Holbrook	\$972,733,400	3,193	\$304,646	\$19.46	\$5,928	116
Sterling	\$868,783,200	2,536	\$342,580	\$17.27	\$5,916	117
Sandwich	\$3,495,590,900	8,479	\$412,265	\$14.32	\$5,904	118
Edgartown	\$5,286,976,950	3,471	\$1,523,186	\$3.87	\$5,895	119
Plymouth	\$6,661,091,100	18,767	\$354,936	\$16.54	\$5,871	120
Halifax	\$739,282,600	2,206	\$335,124	\$17.47	\$5,855	121
Quincy	\$6,383,825,012	13,683	\$466,552	\$12.55	\$5,855	122
Salem	\$1,910,271,100	4,939	\$386,773	\$15.10	\$5,840	123
Hull	\$1,686,307,600	3,785	\$445,524	\$13.05	\$5,814	124
Westhampton	\$181,971,000	635	\$286,569	\$20.29	\$5,814	125
Shutesbury	\$184,233,300	741	\$248,628	\$23.26	\$5,783	126
Lunenburg	\$1,090,288,400	3,530	\$308,864	\$18.68	\$5,770	127
West Bridgewater	\$732,476,800	2,099	\$348,965	\$16.53	\$5,768	128
Pembroke	\$2,077,830,000	5,265	\$394,650	\$14.60	\$5,762	129
West Boylston	\$599,561,744	1,975	\$303,576	\$18.85	\$5,722	130
Bridgewater	\$2,101,227,900	5,447	\$385,759	\$14.83	\$5,721	131
Rockland	\$1,210,727,200	3,805	\$318,194	\$17.92	\$5,702	132
Holden	\$1,955,123,500	5,984	\$326,725	\$17.45	\$5,701	133
Shrewsbury	\$4,238,824,160	9,350	\$453,350	\$12.57	\$5,699	134
Plainville	\$752,946,600	1,983	\$379,701	\$14.97	\$5,684	135
Newbury	\$1,239,568,100	2,370	\$523,025	\$10.81	\$5,654	136

FY2019 (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>
Sturbridge	\$891,156,950	3,025	\$294,597	\$19.15	\$5,642	137
Stoughton	\$2,434,691,300	6,626	\$367,445	\$15.34	\$5,637	138
East Longmeadow	\$1,489,957,700	5,470	\$272,387	\$20.55	\$5,598	139
Raynham	\$1,478,181,600	3,775	\$391,571	\$14.23	\$5,572	140
Avon	\$396,696,000	1,292	\$307,040	\$17.99	\$5,524	141
Chilmark	\$2,084,664,300	1,089	\$1,914,292	\$2.88	\$5,513	142
North Attleborough	\$2,653,889,900	6,868	\$386,414	\$14.24	\$5,503	143
Oak Bluffs	\$2,402,765,100	3,369	\$713,198	\$7.69	\$5,484	144
Pepperell	\$1,041,028,500	3,154	\$330,066	\$16.59	\$5,476	145
Carver	\$1,002,342,800	3,129	\$320,340	\$17.05	\$5,462	146
Uxbridge	\$1,070,172,600	3,407	\$314,110	\$17.35	\$5,450	147
Williamsburg	\$201,663,800	733	\$275,121	\$19.80	\$5,447	148
Medford	\$4,446,547,200	7,867	\$565,215	\$9.60	\$5,426	149
Blackstone	\$613,221,300	2,139	\$286,686	\$18.91	\$5,421	150
Northampton	\$1,755,165,560	5,647	\$310,814	\$17.37	\$5,399	151
Douglas	\$832,467,000	2,713	\$306,844	\$17.50	\$5,370	152
Ashby	\$267,306,600	1,092	\$244,786	\$21.93	\$5,368	153
Rochester	\$676,419,400	1,770	\$382,158	\$14.00	\$5,350	154
Billerica	\$4,291,258,500	10,858	\$395,216	\$13.48	\$5,328	155
Conway	\$174,269,700	611	\$285,220	\$18.65	\$5,319	156
Berkley	\$759,641,700	2,093	\$362,944	\$14.64	\$5,313	157
Norton	\$1,582,566,130	4,445	\$356,033	\$14.90	\$5,305	158
Stockbridge	\$574,313,800	1,097	\$523,531	\$10.13	\$5,303	159
Townsend	\$789,851,400	2,890	\$273,305	\$19.33	\$5,283	160
Marlborough	\$2,643,845,400	7,055	\$374,748	\$14.07	\$5,273	161
Hampden	\$470,861,500	1,759	\$267,687	\$19.69	\$5,271	162
Burlington	\$3,307,750,200	6,582	\$502,545	\$10.48	\$5,267	163
Milford	\$1,842,873,300	5,850	\$315,021	\$16.54	\$5,210	164
Saugus	\$3,072,059,600	7,209	\$426,142	\$12.18	\$5,190	165
Rehoboth	\$1,507,324,900	3,816	\$395,001	\$13.11	\$5,178	166
Rutland	\$763,509,500	2,654	\$287,683	\$17.89	\$5,147	167
Hanson	\$1,047,883,700	3,166	\$330,980	\$15.53	\$5,140	168
Lanesborough	\$273,907,400	1,215	\$225,438	\$22.63	\$5,102	169
Granby	\$535,444,975	2,037	\$262,860	\$19.36	\$5,089	170

FY2019 (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>
West Stockbridge	\$293,031,600	701	\$418,019	\$12.13	\$5,071	171
Ashburnham	\$549,081,599	2,450	\$224,115	\$22.55	\$5,054	172
Randolph	\$2,406,344,775	7,205	\$333,983	\$14.98	\$5,003	173
Shirley	\$473,239,050	1,530	\$309,307	\$16.08	\$4,974	174
Westminster	\$737,378,000	2,713	\$271,794	\$18.25	\$4,960	175
Whitman	\$1,080,573,700	3,358	\$321,791	\$15.38	\$4,949	176
Dighton	\$789,980,300	2,394	\$329,983	\$14.99	\$4,946	177
Richmond	\$307,675,700	751	\$409,688	\$12.06	\$4,941	178
Belchertown	\$1,197,137,700	4,440	\$269,626	\$18.32	\$4,940	179
Middleborough	\$1,752,742,800	5,501	\$318,623	\$15.48	\$4,932	180
Norwood	\$2,647,081,200	5,847	\$452,725	\$10.89	\$4,930	181
Leominster	\$2,190,155,900	8,252	\$265,409	\$18.54	\$4,921	182
Braintree	\$4,407,368,500	9,069	\$485,982	\$10.09	\$4,904	183
Lenox	\$654,881,300	1,603	\$408,535	\$11.95	\$4,882	184
Southampton	\$651,834,200	2,178	\$299,281	\$16.31	\$4,881	185
Auburn	\$1,334,883,600	5,070	\$263,291	\$18.42	\$4,850	186
Lakeville	\$1,392,843,400	3,846	\$362,154	\$13.30	\$4,817	187
Whately	\$170,679,392	552	\$309,202	\$15.52	\$4,799	188
Dracut	\$2,658,494,800	7,731	\$343,875	\$13.75	\$4,728	189
Bourne	\$3,499,832,070	7,789	\$449,330	\$10.51	\$4,722	190
Sheffield	\$403,784,900	1,329	\$303,826	\$15.50	\$4,709	191
Harwich	\$4,640,054,200	8,563	\$541,872	\$8.67	\$4,698	192
Mashpee	\$3,666,967,200	6,986	\$524,902	\$8.92	\$4,682	193
Millville	\$240,157,000	831	\$288,998	\$16.16	\$4,670	194
Lynn	\$3,778,481,200	11,606	\$325,563	\$14.30	\$4,656	195
Chatham	\$5,620,341,200	5,861	\$958,939	\$4.85	\$4,651	196
Southwick	\$815,656,900	3,075	\$265,254	\$17.47	\$4,634	197
Deerfield	\$413,047,400	1,419	\$291,083	\$15.91	\$4,631	198
Westfield	\$2,201,893,000	9,394	\$234,394	\$19.67	\$4,611	199
New Braintree	\$79,597,300	294	\$270,739	\$17.00	\$4,603	200
Weymouth	\$5,085,090,630	13,395	\$379,626	\$12.12	\$4,601	201
Chesterfield	\$120,208,000	523	\$229,843	\$19.99	\$4,595	202
Millbury	\$1,042,491,800	3,598	\$289,742	\$15.85	\$4,592	203
Methuen	\$3,495,294,305	10,813	\$323,249	\$14.19	\$4,587	204

FY2019 (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>
Revere	\$1,709,686,500	4,520	\$378,249	\$12.11	\$4,581	205
Haverhill	\$3,432,261,300	10,454	\$328,320	\$13.95	\$4,580	206
Russell	\$107,409,620	533	\$201,519	\$22.69	\$4,572	207
Salisbury	\$802,219,500	2,083	\$385,127	\$11.86	\$4,568	208
Peabody	\$4,530,137,800	10,963	\$413,221	\$11.01	\$4,550	209
South Hadley	\$1,116,523,600	4,361	\$256,025	\$17.75	\$4,544	210
Ayer	\$540,865,100	1,626	\$332,635	\$13.63	\$4,534	211
Falmouth	\$9,735,575,700	18,381	\$529,654	\$8.56	\$4,534	212
Seekonk	\$1,713,467,200	4,950	\$346,155	\$13.06	\$4,521	213
Woburn	\$3,853,532,700	8,100	\$475,745	\$9.50	\$4,520	214
Brewster	\$2,926,780,620	5,582	\$524,325	\$8.58	\$4,499	215
Bellingham	\$1,485,059,120	4,702	\$315,836	\$14.21	\$4,488	216
Ludlow	\$1,355,862,300	6,012	\$225,526	\$19.82	\$4,470	217
Sunderland	\$224,443,600	773	\$290,354	\$15.33	\$4,451	218
Attleboro	\$3,033,588,300	9,693	\$312,967	\$14.16	\$4,432	219
Ashfield	\$153,169,900	604	\$253,593	\$17.16	\$4,352	220
Freetown	\$982,421,000	2,989	\$328,679	\$13.15	\$4,322	221
Hatfield	\$311,138,600	1,011	\$307,753	\$13.89	\$4,275	222
Clinton	\$642,763,970	2,412	\$266,486	\$15.93	\$4,245	223
Bernardston	\$159,530,000	739	\$215,873	\$19.64	\$4,240	224
Brookfield	\$204,217,100	918	\$222,459	\$18.95	\$4,216	225
Brockton	\$4,510,950,600	16,676	\$270,506	\$15.54	\$4,204	226
Brimfield	\$303,548,400	1,289	\$235,491	\$17.78	\$4,187	227
Monterey	\$411,333,600	729	\$564,244	\$7.40	\$4,175	228
Acushnet	\$976,906,600	3,319	\$294,338	\$14.18	\$4,174	229
Greenfield	\$721,919,257	3,869	\$186,591	\$22.36	\$4,172	230
Charlton	\$1,159,878,800	4,116	\$281,798	\$14.77	\$4,162	231
Taunton	\$2,812,391,499	10,673	\$263,505	\$15.76	\$4,153	232
Dalton	\$416,637,900	1,977	\$210,742	\$19.48	\$4,105	233
Dartmouth	\$4,121,867,100	9,989	\$412,641	\$9.93	\$4,098	234
Northbridge	\$1,110,949,100	3,519	\$315,700	\$12.97	\$4,095	235
Petersham	\$105,921,900	438	\$241,831	\$16.93	\$4,094	236
Eastham	\$2,544,189,900	5,137	\$495,268	\$8.25	\$4,086	237
Monson	\$588,225,055	2,648	\$222,139	\$18.34	\$4,074	238

FY2019 (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>
Worcester	\$5,724,445,790	25,293	\$226,325	\$18.00	\$4,074	239
New Marlborough	\$340,888,200	866	\$393,635	\$10.34	\$4,070	240
Lowell	\$3,438,599,300	11,875	\$289,566	\$14.04	\$4,066	241
Swansea	\$1,710,933,050	5,948	\$287,648	\$14.06	\$4,044	242
Webster	\$1,012,892,700	3,844	\$263,500	\$15.33	\$4,039	243
Worthington	\$120,255,300	486	\$247,439	\$16.30	\$4,033	244
Charlemont	\$81,231,900	398	\$204,100	\$19.73	\$4,027	245
Hadley	\$539,922,500	1,662	\$324,863	\$12.36	\$4,015	246
Buckland	\$125,500,200	585	\$214,530	\$18.63	\$3,997	247
Fitchburg	\$1,278,966,700	6,560	\$194,964	\$20.49	\$3,995	248
Leyden	\$56,962,800	249	\$228,766	\$17.42	\$3,985	249
Easthampton	\$1,039,287,500	4,049	\$256,678	\$15.46	\$3,968	250
Shelburne	\$135,845,600	493	\$275,549	\$14.39	\$3,965	251
Agawam	\$1,833,674,400	7,732	\$237,154	\$16.65	\$3,949	252
West Springfield	\$1,505,570,600	6,501	\$231,591	\$16.96	\$3,928	253
Hubbardston	\$363,549,500	1,412	\$257,471	\$15.22	\$3,919	254
Gardner	\$773,887,200	4,001	\$193,423	\$20.14	\$3,896	255
Oxford	\$842,835,000	3,694	\$228,163	\$17.03	\$3,886	256
New Ashford	\$24,351,600	89	\$273,613	\$14.15	\$3,872	257
Ware	\$491,660,400	2,572	\$191,159	\$20.21	\$3,863	258
Heath	\$60,509,600	340	\$177,969	\$21.60	\$3,844	259
Egremont	\$310,345,800	774	\$400,964	\$9.57	\$3,837	260
Barre	\$316,088,700	1,504	\$210,165	\$18.12	\$3,808	261
Oakham	\$170,513,340	652	\$261,524	\$14.51	\$3,795	262
New Salem	\$90,210,100	418	\$215,814	\$17.57	\$3,792	263
East Brookfield	\$183,300,200	797	\$229,988	\$16.47	\$3,788	264
Southbridge	\$504,831,700	2,723	\$185,395	\$20.38	\$3,778	265
Palmer	\$580,557,300	3,182	\$182,450	\$20.70	\$3,777	266
Blandford	\$112,511,400	513	\$219,320	\$17.21	\$3,775	267
Granville	\$138,116,200	558	\$247,520	\$15.20	\$3,762	268
Lee	\$462,095,600	1,818	\$254,178	\$14.78	\$3,757	269
Huntington	\$140,968,040	750	\$187,957	\$19.92	\$3,744	270
New Bedford	\$2,841,193,500	12,506	\$227,186	\$16.47	\$3,742	271
Wendell	\$52,925,000	320	\$165,391	\$22.61	\$3,739	272

FY2019 (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>
Plainfield	\$48,523,400	254	\$191,037	\$19.42	\$3,710	273
Leicester	\$773,833,700	3,163	\$244,652	\$15.08	\$3,689	274
Holyoke	\$1,015,519,087	5,327	\$190,636	\$19.29	\$3,677	275
Alford	\$220,126,100	304	\$724,099	\$5.07	\$3,671	276
Northfield	\$224,688,200	1,069	\$210,185	\$17.40	\$3,657	277
Phillipston	\$163,481,500	745	\$219,438	\$16.65	\$3,654	278
Colrain	\$104,710,800	590	\$177,476	\$20.57	\$3,651	279
Yarmouth	\$4,613,501,310	12,849	\$359,055	\$10.10	\$3,626	280
Gill	\$92,812,315	442	\$209,983	\$17.26	\$3,624	281
Pittsfield	\$2,111,195,000	11,314	\$186,600	\$19.42	\$3,624	282
Templeton	\$508,111,000	2,420	\$209,963	\$17.24	\$3,620	283
Hawley	\$31,570,100	144	\$219,237	\$16.48	\$3,613	284
Middlefield	\$37,413,300	187	\$200,071	\$18.02	\$3,605	285
Montgomery	\$89,225,500	328	\$272,029	\$13.22	\$3,596	286
Hardwick	\$151,506,900	677	\$223,792	\$16.04	\$3,590	287
Goshen	\$120,508,695	495	\$243,452	\$14.69	\$3,576	288
Warwick	\$55,905,400	333	\$167,884	\$21.24	\$3,566	289
Holland	\$288,151,600	1,353	\$212,972	\$16.70	\$3,557	290
Westport	\$2,545,330,300	5,924	\$429,664	\$8.27	\$3,553	291
North Brookfield	\$274,274,600	1,319	\$207,941	\$16.98	\$3,531	292
Peru	\$66,869,100	350	\$191,055	\$18.48	\$3,531	293
West Brookfield	\$289,022,900	1,294	\$223,356	\$15.67	\$3,500	294
Tyringham	\$130,701,300	252	\$518,656	\$6.71	\$3,480	295
Montague	\$419,101,800	2,069	\$202,562	\$17.13	\$3,470	296
Orange	\$321,482,200	2,095	\$153,452	\$22.52	\$3,456	297
Dudley	\$808,983,200	3,166	\$255,522	\$13.50	\$3,450	298
Cummington	\$79,499,400	333	\$238,737	\$14.44	\$3,447	299
Wales	\$134,896,100	717	\$188,140	\$18.29	\$3,441	300
Washington	\$56,396,000	244	\$231,131	\$14.83	\$3,428	301
Warren	\$242,212,700	1,290	\$187,762	\$18.15	\$3,408	302
Fairhaven	\$1,553,357,000	5,429	\$286,122	\$11.67	\$3,339	303
Chester	\$77,010,400	488	\$157,808	\$21.00	\$3,314	304
Sandisfield	\$163,804,100	595	\$275,301	\$12.03	\$3,312	305
Spencer	\$743,034,900	3,109	\$238,995	\$13.86	\$3,312	306

FY2019 (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>
Lawrence	\$1,027,435,720	4,276	\$240,280	\$13.68	\$3,287	307
Chicopee	\$2,031,845,260	11,108	\$182,917	\$17.96	\$3,285	308
Fall River	\$2,045,875,700	9,081	\$225,292	\$14.58	\$3,285	309
Winchendon	\$546,985,020	2,833	\$193,076	\$16.71	\$3,226	310
Hinsdale	\$205,518,300	844	\$243,505	\$13.19	\$3,212	311
Adams	\$322,807,200	2,192	\$147,266	\$21.39	\$3,150	312
Wareham	\$2,629,785,781	9,407	\$279,556	\$10.94	\$3,058	313
Springfield	\$3,976,567,700	26,267	\$151,390	\$19.68	\$2,979	314
Dennis	\$5,512,294,730	11,662	\$472,671	\$6.17	\$2,916	315
Athol	\$550,727,300	3,373	\$163,275	\$17.45	\$2,849	316
Cheshire	\$243,265,900	1,132	\$214,899	\$13.10	\$2,815	317
Windsor	\$94,582,600	452	\$209,254	\$13.31	\$2,785	318
Clarksburg	\$101,963,200	612	\$166,607	\$15.98	\$2,662	319
North Adams	\$367,211,800	2,646	\$138,780	\$19.11	\$2,652	320
Otis	\$491,381,500	1,536	\$319,910	\$8.28	\$2,649	321
Royalston	\$102,796,100	512	\$200,774	\$13.00	\$2,610	322
Becket	\$398,630,996	1,697	\$234,903	\$11.07	\$2,600	323
Tolland	\$149,291,500	499	\$299,181	\$8.47	\$2,534	324
Savoy	\$47,311,925	296	\$159,838	\$15.17	\$2,425	325
Gosnold	\$116,250,270	136	\$854,781	\$2.51	\$2,146	326
Mount Washington	\$66,303,100	146	\$454,131	\$4.57	\$2,075	327
Florida	\$47,316,800	294	\$160,941	\$9.72	\$1,564	328
Erving	\$97,204,700	512	\$189,853	\$7.35	\$1,395	329
Monroe	\$6,221,100	65	\$95,709	\$13.43	\$1,285	330
Rowe	\$44,305,800	209	\$211,989	\$5.01	\$1,062	331
Hancock	\$78,040,900	313	\$249,332	\$3.33	\$830	332

FY2019 (Last Year) Average Single Family Tax Bills STATEWIDE
(Information from Massachusetts DOR)

<u>Community</u>	<u>Value</u>	<u>Parcels</u>	<u>Average</u>	<u>Rate</u>	<u>Taxes</u>	<u>Rank</u>
Barnstable				\$9.50		
Boston				\$10.54		
Brookline				\$9.37		
Cambridge				\$5.94		
Chelsea				\$14.25		
Concord				\$14.19		
Everett				\$12.38		
Malden				\$13.27		
Nantucket				\$3.36		
Provincetown				\$7.06		
Reading				\$14.23		
Somerset				\$18.25		
Somerville				\$10.76		
Sudbury				\$17.91		
Tisbury				\$9.17		
Truro				\$7.45		
Waltham				\$12.66		
Watertown				\$12.88		
Wellfleet				\$7.73		
*Information unavailable 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
FY2020 Classification Hearing
November 18, 2019

City of Newton
Department of Assessment Administration
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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?
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26. What are the median assessed values of single families, two and three families, condominiums, and apartment buildings for Fiscal Year 2020?
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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, 2019 for Fiscal Year 2020. This estimate of market value is determined by examining sales of properties from late calendar year 2017, calendar year 2018, and early calendar year 2019 sales. Although the majority of properties are not for sale, Massachusetts General Laws requires an assessment, or an estimate of market value, on every property. Sales of similar or comparable properties within a neighborhood are the best indicator of market value.

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

Proposition 2 ½ limits the City of Newton, and all other Massachusetts communities, the amount of citywide taxes that can be raised. Proposition 2 ½ limits a community to raising citywide taxes by 2.5% from the previous year's levy limit. Allowing for new growth can then increase this levy limit. New growth consists of property tax increases caused by new construction, renovations or land use changes. Proposition 2 ½ does not limit any individual property tax increase or decrease. For example, in Fiscal Year 2020, the Mayor and the City Council approved a budget that included a tax levy of \$361,492,171. The levy limit for Fiscal Year 2019 was \$343,951,137 (before debt exclusion payment). So, the maximum amount of taxes that can be budgeted by the Mayor and the City Council for Fiscal Year 2020 is $\$343,951,137 \times 102.5\% = \$352,549,915$ plus certified new growth plus a voter approved debt exclusion payment of \$3,336,395. (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 \$5,605,861. Therefore, the maximum amount of taxes which can be levied for Fiscal Year 2020 is $\$352,549,915 + \$5,605,861 + \$3,336,395 = \$361,492,171$. 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 by \$14,555,606 from last year's tax levy of \$346,936,565. 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 2018, there is no limit or minimum price it would sell for in calendar year 2019 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 2020 represents the estimate of market value as of January 1, 2019. This estimate of market value is determined by examining sales of properties from late calendar year 2017, calendar year 2018, and early calendar year 2019. 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 2020, it is the market value as of January 1, 2019. This Fiscal Year 2020 assessment is determined by examining sales of properties from late calendar year 2017, calendar year 2018, and early calendar year 2019.

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 2020 represent the estimate of market value as of January 1, 2019.

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, 2019 for Fiscal Year 2020. If you purchased the property after January 1, 2019, by law we will carry both your name and the legal owner as of January 1, 2019. For Fiscal Year 2021, the legal owner as of January 1, 2020 will be maintained. This is when the prior owner would be removed and your name would be the only name appearing on the ownership record.

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

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

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

The term “CPA Charge” refers to The Community Preservation Act surcharge approved by the voters of the City of Newton beginning in Fiscal Year 2002. This surcharge is 1% of the total property tax due for the parcel. This surcharge, approved by a majority of City of Newton voters, is for the acquisition and preservation of open space, recreational land, affordable housing, and historic properties. The Commonwealth of Massachusetts will match the amount collected by the City of Newton up to but not to exceed 100% of the total surcharge money collected. There is a committee set up to review requests for use of the Community Preservation Act money collected. The Committee name is the Community Preservation Committee. This committee then makes recommendations to the Newton 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 2020?

The median assessed values for Fiscal Year 2020 are as follows:

Single Family	\$1,043,900
Two-Family	\$865,000
Three-Family	\$958,200
Condominium	\$628,600
Apartments	\$1,396,700

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.