

Town of Brookline
Select Board
Fiscal Year 2018



Tax Classification Hearing
November 28, 2017

Additional Material

Prepared by the Board of Assessors

Select Board

Neil Wishinsky, Chair
Benjamin Franco
Nancy Heller
Bernard Greene
Heather Hamilton

Board of Assessors

Gary J. McCabe, Chair
Harold A. Petersen
Mark J. Mazur, Clerk



BROOKLINE BOARD OF ASSESSORS

333 Washington Street, Brookline, MA 02445 (617) 730-2060

To: Select Board; Neil Wishinsky, Chair
Date: November 21, 2017
From: Board of Assessors
Re: Presentation of FY2018 Tax Rate Options & Assessment Information

Dear Chairman Wishinsky & Board Members:

The enclosed materials, along with our tax classification presentation, are intended to assist you in determining the percentages of tax levy to be borne by each major class of property (residential, commercial, industrial, personal) and the percentage for the residential exemption (traditionally 20%) for FY2018. The materials include an estimate of the tax rates based on the maximum allowable levy and various levy shift options as well as the tax impact on each property group as represented by the median value by class. The requirements of the annual tax classification hearing are described in section 56 of Chapter 40 of the General Laws.

The FY2018 assessments are based on a valuation date of January 1, 2017. The market period used in our sales analysis covered 24-months from July 1, 2015 through June 30, 2017. Over that period the change in the Brookline residential real estate market continued its upward trend outpacing the Greater Boston market as evidenced by the graph on the 2nd page of Tab-1. The graph compares the year over year trend in value changes for one, two, three families and residential condominiums in Brookline to the S&P Case-Shiller Home Price Index for the Boston MSA, using 2007 as the base year. The graph shows the dramatic increase in values over the last six fiscal years following the relatively flat market during the economic recession. The sales and FY2018 assessments are displayed in the interactive Sales Map apps on the Assessor's web-site. The median sale price of a single family home in Brookline in 2016 was \$1,625,000 based on 158 valid sales, while the median sale price of a residential condominium unit in 2016 was \$765,000 based on 505 valid sales; both increases over 2015 median prices. Apartment rental rates continue to increase in all areas of town attracting both local and outside investment in existing properties. We also have an unprecedented number of filings under the Massachusetts comprehensive permit statute and regulations for new developments incorporating a percentage of affordable units. The status of the '40B' projects is available on the Planning Dept. web-site.

The commercial property sector also continues to increase in value led by the LMA's influence on our large office buildings, demand for Coolidge Corner retail space and the completion of the new hotel at 111 Boylston Street. There was also continued new investment in the public utility infrastructure. Overall the assessed value of all taxable property in Brookline for FY2018 increased 7.7% over FY2017 to \$23.3 billion, now the fourth highest municipality in the state.

Finally, if you are interested in learning more about the framework of proposition 2½, levy limits, and the new growth provisions, there is a primer from state Department of Revenue/ Division of Local Services in section 5 of this workbook. If you have any questions about the materials included in this binder or you would like additional information, please give me a call at 617-730-2060, or email me at gmccabe@brooklinema.gov.

Gary J. McCabe,
Chief Assessor

TOWN of BROOKLINE

FISCAL YEAR 2018

ANNUAL TAX CLASSIFICATION REPORT

Select Board	Neil Wishinsky, Chair Benjamin Franco Nancy Heller Bernard Greene Heather Hamilton
Board of Assessors	Gary McCabe, Chair Harold Petersen, Vice-chair Mark Mazur, Clerk
Town Administrator	Melvin Kleckner
Deputy Town Administrator	Melissa Goff
Chief Assessor	Gary McCabe
Deputy Chief Assessor	Rachid Belhocine
CFO & Treasurer/ Collector	Jeana Franconi
Town Accountant	Michael DiPietro
Town Clerk	Patrick Ward

CLASSIFICATION HEARING

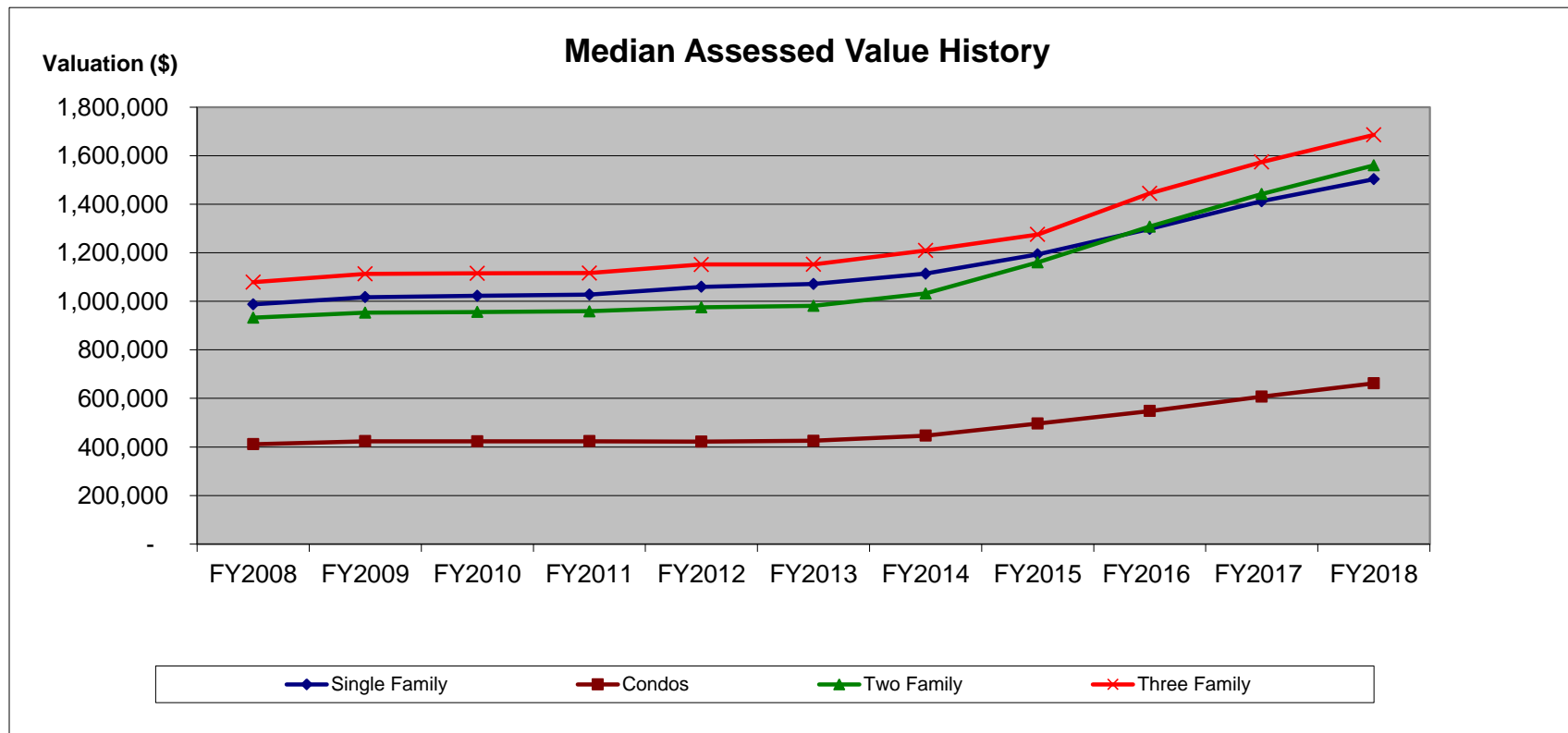
November 28, 2017

TAX CLASSIFICATION IN REVIEW

	FY2015	FY2016	FY2017
Maximum Allowable Levy	\$ 182,248,738	\$ 195,049,922	\$ 204,084,915
Residential Value Share	89.83%	90.00%	89.90%
Com./Ind./Pers.Prop. Value Share	10.17%	10.00%	10.10%
Selected Shift/ Prior Year Shift	1.715	1.715	1.720
Residential Levy Percent (1)	82.56%	82.86%	82.63%
Residential Levy	\$ 150,472,395	\$ 161,612,904	\$ 168,639,855
Residential Tax Rate	10.68	10.42	9.88
Commercial Tax Rate	17.39	16.99	16.20
Selected Residential Factor	0.91908	0.91850	0.91913
Total Tax Levy	\$ 182,239,292	\$ 195,049,192	\$ 204,064,205
Excess Capacity	\$ 9,446	\$ 730	\$ 20,710
Total Residential Value	\$ 16,146,706,900	\$ 17,723,210,800	\$ 19,477,019,400
Residential Parcels	16,876	16,917	16,962
Average Residential Value	\$ 956,785	\$ 1,047,657	\$ 1,148,274
Residential Exemption Percent	20.0%	20.0%	20.0%
Res. Exemption Value	\$ 191,357	\$ 209,531	\$ 229,655
Res. Exemption Tax Amount	\$ 2,044	\$ 2,183	\$ 2,269
Eligible Parcels	10,758	10,566	10,493
Net Residential Value	\$ 14,088,175,263	\$ 15,509,355,719	\$ 17,067,300,470
Commercial Value	\$ 1,612,812,500	\$ 1,748,141,400	\$ 1,942,174,300
Industrial Value	\$ 16,298,900	\$ 12,993,500	\$ 14,618,500
Personal Property Value	\$ 198,236,538	\$ 207,182,076	\$ 230,816,841
Total Net Taxable Value	\$ 15,915,523,201	\$ 17,477,672,695	\$ 19,254,910,111

(1) Lowest Historical Residential Percent 80.71%

MEDIAN ASSESSED VALUE HISTORY	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018
Single Family	986,900	1,017,000	1,022,400	1,027,300	1,059,400	1,071,750	1,114,000	1,193,600	1,298,000	1,412,200	1,502,800
Condo	411,450	423,500	423,000	423,900	421,900	425,200	447,000	496,150	547,800	607,150	662,650
Two Family	932,450	953,200	956,100	958,850	975,400	981,500	1,032,400	1,160,450	1,307,850	1,442,000	1,559,650
Three Family	1,078,450	1,113,200	1,115,100	1,116,000	1,151,400	1,152,400	1,209,400	1,275,300	1,444,000	1,573,250	1,685,100



TOP 10 REAL ESTATE TAXPAYERS				
TAXPAYER	Property(s)	Parcels	FY17 Real Estate Tax	FY18 Taxable Value
Ten Brookline Place LLC	10 Brookline Place West	1	\$ 1,981,966	\$ 129,252,700
Trustees of Boston University	Various Residential & Commercial	25	1,811,012	139,044,900
The Davis Companies	830 - 850 Boylston Street	3	1,784,939	118,066,200
The Hamilton Company	Dexter Park Apartments	1	1,433,303	153,665,100
Chestnut Hill Realty	Hancock Village Apartments	4	1,293,380	138,346,700
Keypoint Partners LLC	1 Brookline Place	1	1,267,831	60,847,200
Hersha Hospitality LP	Marriott Courtyard	1	1,031,373	69,227,000
Brookline Hospitality LLC	Holiday Inn & Parking Garage	2	976,248	70,021,800
The Country Club	The Country Club	1	872,651	58,625,400
HRCA Brookline Housing	Hebrew Senior Life Apartments	4	710,831	73,873,800
TOP 5 PERSONAL PROPERTY TAXPAYERS				
TAXPAYER	Property	Acc's	FY17 Pers. Prop. Tax	FY18 Taxable Value
NStar Electric/ Eversource	Electric Distribution System	1	\$ 1,501,894	\$ 96,966,857
Boston Gas Co./National Grid	Natural Gas Distribution System	1	939,008	64,678,204
RCN-BecoCom, Inc.	Telephony-Communications Network	1	281,783	16,228,600
Comcast of Massachusetts, Inc.	Bundled; CATV, Internet & VoIP Services	1	273,300	13,506,930
Verizon New England	Land-line Telephone System	1	202,333	10,025,800

Tax Rate History for the Town of Brookline				
Fiscal Year		Tax Rates & Res. Exem.	Billing Date	Tax Bill & Abatement Due Date
FY 2006 Revaluation	Residential	9.55	27-Dec-05 Tuesday	1-Feb-06 Wednesday
	Commercial	15.46		
	Res. Exemption	165,014		
	Res. Exemption Tax	1,575.88		
FY 2007 Update	Residential	9.73	26-Dec-06 Tuesday	1-Feb-07 Thursday
	Commercial	15.88		
	Res. Exemption	166,331		
	Res. Exemption Tax	1,618.40		
FY 2008 Update	Residential	10.18	28-Dec-07 Friday	1-Feb-08 Friday
	Commercial	16.70		
	Res. Exemption	158,100		
	Res. Exemption Tax	1,609.46		
FY 2009 Revaluation	Residential	10.69	31-Dec-08 Wednesday	2-Feb-09 Monday
	Commercial	17.32		
	Res. Exemption	162,923		
	Res. Exemption Tax	1,741.65		
FY 2010 Update	Residential	10.97	31-Dec-09 Thursday	1-Feb-10 Monday
	Commercial	17.80		
	Res. Exemption	162,904		
	Res. Exemption Tax	1,787.06		
FY 2011 Update	Residential	11.30	31-Dec-10 Friday	1-Feb-11 Tuesday
	Commercial	18.30		
	Res. Exemption	162,607		
	Res. Exemption Tax	1,837.46		
FY 2012 Revaluation	Residential	11.40	28-Dec-11 Wednesday	1-Feb-12 Wednesday
	Commercial	18.58		
	Res. Exemption	165,764		
	Res. Exemption Tax	1,889.71		
FY 2013 Update	Residential	11.65	31-Dec-12 Friday	1-Feb-13 Friday
	Commercial	18.97		
	Res. Exemption	167,761		
	Res. Exemption Tax	1,954.42		
FY 2014 Update	Residential	11.39	31-Dec-13 Tuesday	3-Feb-14 Monday
	Commercial	18.50		
	Res. Exemption	175,127		
	Res. Exemption Tax	1,994.70		
FY 2015 Revaluation	Residential	10.68	31-Dec-14 Tuesday	2-Feb-15 Monday
	Commercial	17.39		
	Res. Exemption	191,357		
	Res. Exemption Tax	2,043.69		
FY 2016 Update	Residential	10.42	31-Dec-15 Thursday	1-Feb-16 Monday
	Commercial	16.99		
	Res. Exemption	209,531		
	Res. Exemption Tax	2,183.31		
FY 2017 Update	Residential	9.88	30-Dec-16 Friday	1-Feb-17 Wednesday
	Commercial	16.20		
	Res. Exemption	229,655		
	Res. Exemption Tax	2,268.99		

SMALL COMMERCIAL EXEMPTION STUDY COMMITTEE

In January 2010, as a follow-up to the fiscal year 2010 property tax classification hearing, the Board of Selectmen created a Small Commercial Exemption Study Committee. The charge of the committee was to review the current provisions of the Small Commercial (Property Tax) Exemption in G.L. Chapter 59§5I, to determine the taxpayer and community benefits available and whether those benefits, in the form of limited tax exemption, are available to small independently owned businesses in Brookline in a fair and equitable manner. The committee was also asked to examine the possible amendment to the current statutory language through home-rule petition or otherwise, if necessary, to allow the limited tax exemption to be applied to certain property uses based on the size and type of business occupying the property in a more fair and equitable manner.

The Selectmen appointed the following committee members: Kenneth Goldstein, Chair, Ronny Sydney, Jonathan Stearns, Hsiu-Lan Chang, Dana Brigham, Ken Lewis, Jerry Kampler, Michael Traister, Roger Lipson, Jerry Katz, Gary McCabe (Assessor).

The committee met five times; in, March, April, May, June and September, 2010 for a total of 7 ½ hours.

The committee reviewed the existing statutory language and determined that the current law would benefit some small business taxpayers in Brookline, but would exclude other deserving small businesses because either the property they occupied did not fall below the maximum assessed value limit of one-million dollars, or the business employed more than the maximum full-time employee limit of ten, or the small business shared a property with a non-qualifying business.

The committee concluded that the existing law would not apply uniformly to similar small business in Brookline. The existing law also does not include a provision that assigns tax saving (pass-through) to qualifying tenants, something the committee would like to see.

The committee therefore proposes that the existing language be changed to address the inequities created by the limitations of the current qualifying criteria and to be more useful to the Town of Brookline as a tax policy tool to promote and support small business development. The committee has drafted the language presented below, with changes tracked for reference. The committee seeks the support and guidance of the Board of Selectmen in bringing these much needed and desired amendments to the local and state legislative bodies.

Proposed Changes to G.L Chapter 59, section 5I

Section 5I. With respect to each parcel of real property classified as class three, commercial, in each city or town certified by the commissioner to be assessing all property at its full and fair cash valuation, and at the option of the board of selectmen or mayor, with the approval of the city council, as the case may be, there shall be an exemption equal to not more than ten percent of the value of those portions of the parcel, as occupied by a Qualifying Small Business; provided, however, that such exemption shall only apply when ~~to~~(i) that portion of the property qualifying hereunder ~~that~~ is occupied by the owner of the property or (ii) that portion of the property qualifying hereunder is occupied by a tenant under a 'net lease' such that the tenant's financial obligations will be reduced by the full amount of the exemption attributable to the tenants leased premise. ~~a business that, at that location and all others combined, had an average annual employment of no more than ten during the previous calendar year as certified by the director of labor and workforce development or, where the business is a sole proprietorship or partnership not subject to the provisions of chapter 151A, as determined by the assessors, and the assessed valuation of which is less than one million dollars.~~ This exemption shall be in addition to any exemptions allowable under section five. The value of exemptions granted under this section shall be borne by the combined value of class three commercial property and class four industrial property.

A Qualifying Small Business shall be of the type, size and structure as shall be identified by the board of selectmen or mayor, with approval of the city council, as the case may be.

The assessors for the city or town adopting such exemption , shall determine which parcels, in whole or in part, qualify for such exemption and shall adopt such guidelines, or procedures and applications as may assist them in making such determinations. The assessors may require that a property owner or business operator produce reasonable documentation such as leases and copies of utility bills as may assist them in making in making such determinations.

In cities and towns in which an exemption is made available hereunder, a taxpayer aggrieved by the failure to receive such commercial exemption may apply for such commercial exemption to the assessors, in writing, on a form approved by the commissioner within three months after the date on which the bill or notice of assessment was sent.

A timely application filed hereunder shall, for the purposes of this chapter, be treated as a timely filed application pursuant to section 59.

FY18 Residential Exemption Factors & Impact Worksheet

Before Classification

Projected Total Tax Levy =	\$	211,397,335	
Residential Levy @ MRF of 1.0 =	\$	190,103,493	89.9271% % of Res. Value
Residential Tax Rate @ MRF of 1.0 =		9.06	Tax / Value = Rate
Avg. Res. Property Full Tax =	\$	11,177.96	Before Classification
Eligible Properties =		10,319	

Total Residential Value	\$	20,984,513,500						
Total Residential Parcel Count		17,007						
Average Residential Value		1,233,875	Factor	Vote	Total Exempt Amount	Adj. Tax Rate	Adj. Tax	Tax Savings
Residential Exemption		431,856	35%		\$ 4,456,228,109	\$ 11.50	\$ 9,225	\$ 1,953
		370,163	30%		3,819,624,093	11.08	9,566	1,612
		308,469	25%		3,183,020,078	10.68	9,882	1,295
		246,775	20%		2,546,416,062	10.31	10,177	1,001
		185,081	15%		1,909,812,047	9.97	10,453	725
		123,388	10%		1,273,208,031	9.64	10,710	468
		61,694	5%		636,604,016	9.34	10,951	227

Using 20 %Residential Exemption Impact at Various Assessments

	Full Value	W/Res.Exempt.	Full Tax	Adj.Tax	Tax Δ
	\$ 500,000	\$ 253,225	4,530	2,611	(1,919)
	750,000	\$ 503,225	6,794	5,188	(1,606)
	1,000,000	\$ 753,225	9,059	7,766	(1,293)
	1,250,000	\$ 1,003,225	11,324	10,344	(980)
	1,500,000	\$ 1,253,225	13,589	12,921	(668)
	1,750,000	\$ 1,503,225	15,854	15,499	(355)
	2,000,000	\$ 1,753,225	18,118	18,076	(42)
Break Even Value	2,034,000	\$ 1,787,225	18,426	18,427	0
	2,500,000	\$ 2,253,225	22,648	23,232	583
	3,000,000	\$ 2,753,225	27,178	28,387	1,209
	3,500,000	\$ 3,253,225	31,707	33,542	1,835
	4,000,000	\$ 3,753,225	36,237	38,697	2,460

FY18 Classified Tax Rate Options WITHOUT Residential Exemption

<u>Class</u>	<u>FY18 Valuation</u>	<u>Value %</u>	<u>RO/CIP%</u>	<u>CIP Shift</u>	<u>RO Factor</u>	<u>RO %</u>	<u>CIP Factor</u>	<u>Res Rate</u>	<u>CIP Rate</u>
Residential	\$ 20,984,513,500	89.93%		1.50	0.9440	0.8489	0.1511	8.55	13.59
Open Space	-	0.00%	<u>89.93%</u>	1.55	0.9384	0.8439	0.1561	8.50	14.04
Commerical	2,101,745,700	9.01%		1.60	0.9328	0.8388	0.1612	8.45	14.49
Industrial	16,169,600	0.07%		1.65	0.9272	0.8338	0.1662	8.40	14.95
Personal Prop.	232,598,992	1.00%	<u>10.07%</u>	1.70	0.9216	0.8288	0.1712	8.35	15.40
Total Value	23,335,027,792	100.00%	100.00%	1.71	0.9205	0.8278	0.1722	8.34	15.49
Maximum Levy	\$ 211,397,335			1.72	0.9194	0.8267	0.1733	8.33	15.58
Single Tax Rate	9.06			1.73	0.9182	0.8257	0.1743	8.32	15.67
				1.74	0.9171	0.8247	0.1753	8.31	15.76
				1.75	0.9160	0.8237	0.1763	8.30	15.85

FY18 Classified Tax Rate Options WITH Residential Exemption at 20%

<u>Class</u>	<u>FY18 Valuation</u>	<u>Value %</u>	<u>RO/CIP%</u>	<u>CIP Shift</u>	<u>RO Factor</u>	<u>RO %</u>	<u>CIP Factor</u>	<u>Res Rate</u>	<u>CIP Rate</u>
Residential	\$ 20,984,513,500	89.93%		1.50	0.9440	0.8489	0.1511	9.73	13.59
Taxable Res.	18,438,097,605			1.55	0.9384	0.8439	0.1561	9.68	14.04
Open Space	-	0.00%	<u>89.93%</u>	1.60	0.9328	0.8388	0.1612	9.62	14.49
Commerical	2,101,745,700	9.01%		1.65	0.9272	0.8338	0.1662	9.56	14.95
Industrial	16,169,600	0.07%		1.70	0.9216	0.8288	0.1712	9.50	15.40
Personal Prop.	232,598,992	1.00%	<u>10.07%</u>	1.71	0.9205	0.8278	0.1722	9.49	15.49
Total Value	23,335,027,792	100.00%	100.00%	1.72	0.9194	0.8267	0.1733	9.48	15.58
Maximum Levy	\$ 211,397,335			1.73	0.9182	0.8257	0.1743	9.47	15.67
Single Tax Rate	9.06			1.74	0.9171	0.8247	0.1753	9.46	15.76
Res. Rate	10.31			1.75	0.9160	0.8237	0.1763	9.44	15.85

FY18 Classified Tax Rate Options WITHOUT Residential Exemption

<u>Class</u>	<u>FY18 Valuation</u>	<u>Value %</u>	<u>RO/CIP%</u>	<u>CIP Shift</u>	<u>RO Factor</u>	<u>RO %</u>	<u>CIP Factor</u>	<u>Res Rate</u>	<u>CIP Rate</u>
Residential	\$ 20,984,513,500	89.93%		1.50	0.9440	0.8489	0.1511	8.55	13.59
Open Space	-	0.00%	<u>89.93%</u>	1.55	0.9384	0.8439	0.1561	8.50	14.04
Commerical	2,101,745,700	9.01%		1.60	0.9328	0.8388	0.1612	8.45	14.49
Industrial	16,169,600	0.07%		1.65	0.9272	0.8338	0.1662	8.40	14.95
Personal Prop.	232,598,992	1.00%	<u>10.07%</u>	1.70	0.9216	0.8288	0.1712	8.35	15.40
Total Value	23,335,027,792	100.00%	100.00%	1.71	0.9205	0.8278	0.1722	8.34	15.49
Maximum Levy	\$ 211,397,335			1.72	0.9194	0.8267	0.1733	8.33	15.58
Single Tax Rate	9.06			1.73	0.9182	0.8257	0.1743	8.32	15.67
				1.74	0.9171	0.8247	0.1753	8.31	15.76
				1.75	0.9160	0.8237	0.1763	8.30	15.85

FY18 Classified Tax Rate Options WITH Residential Exemption at 25%

<u>Class</u>	<u>FY18 Valuation</u>	<u>Value %</u>	<u>RO/CIP%</u>	<u>CIP Shift</u>	<u>RO Factor</u>	<u>RO %</u>	<u>CIP Factor</u>	<u>Res Rate</u>	<u>CIP Rate</u>
Residential	\$ 20,984,513,500	89.93%		1.50	0.9440	0.8489	0.1511	10.08	13.59
Taxable Res.	17,801,491,051			1.55	0.9384	0.8439	0.1561	10.02	14.04
Open Space	-	0.00%	<u>89.93%</u>	1.60	0.9328	0.8388	0.1612	9.96	14.49
Commerical	2,101,745,700	9.01%		1.65	0.9272	0.8338	0.1662	9.90	14.95
Industrial	16,169,600	0.07%		1.70	0.9216	0.8288	0.1712	9.84	15.40
Personal Prop.	232,598,992	1.00%	<u>10.07%</u>	1.71	0.9205	0.8278	0.1722	9.83	15.49
Total Value	23,335,027,792	100.00%	100.00%	1.72	0.9194	0.8267	0.1733	9.82	15.58
Maximum Levy	\$ 211,397,335			1.73	0.9182	0.8257	0.1743	9.81	15.67
Single Tax Rate	9.06			1.74	0.9171	0.8247	0.1753	9.79	15.76
Res. Rate	10.68			1.75	0.9160	0.8237	0.1763	9.78	15.85

FY18 Classified Tax Rate Options WITHOUT Residential Exemption

<u>Class</u>	<u>FY18 Valuation</u>	<u>Value %</u>	<u>RO/CIP%</u>	<u>CIP Shift</u>	<u>RO Factor</u>	<u>RO %</u>	<u>CIP Factor</u>	<u>Res Rate</u>	<u>CIP Rate</u>
Residential	\$ 20,984,513,500	89.93%		1.50	0.9440	0.8489	0.1511	8.55	13.59
Open Space	-	0.00%	<u>89.93%</u>	1.55	0.9384	0.8439	0.1561	8.50	14.04
Commerical	2,101,745,700	9.01%		1.60	0.9328	0.8388	0.1612	8.45	14.49
Industrial	16,169,600	0.07%		1.65	0.9272	0.8338	0.1662	8.40	14.95
Personal Prop.	232,598,992	1.00%	<u>10.07%</u>	1.70	0.9216	0.8288	0.1712	8.35	15.40
Total Value	23,335,027,792	100.00%	100.00%	1.71	0.9205	0.8278	0.1722	8.34	15.49
Maximum Levy	\$ 211,397,335			1.72	0.9194	0.8267	0.1733	8.33	15.58
Single Tax Rate	9.06			1.73	0.9182	0.8257	0.1743	8.32	15.67
				1.74	0.9171	0.8247	0.1753	8.31	15.76
				1.75	0.9160	0.8237	0.1763	8.30	15.85

FY18 Classified Tax Rate Options WITH Residential Exemption at 30%

<u>Class</u>	<u>FY18 Valuation</u>	<u>Value %</u>	<u>RO/CIP%</u>	<u>CIP Shift</u>	<u>RO Factor</u>	<u>RO %</u>	<u>CIP Factor</u>	<u>Res Rate</u>	<u>CIP Rate</u>
Residential	\$ 20,984,513,500	89.93%		1.50	0.9440	0.8489	0.1511	10.45	13.59
Taxable Res.	17,164,884,498			1.55	0.9384	0.8439	0.1561	10.39	14.04
Open Space	-	0.00%	<u>89.93%</u>	1.60	0.9328	0.8388	0.1612	10.33	14.49
Commerical	2,101,745,700	9.01%		1.65	0.9272	0.8338	0.1662	10.27	14.95
Industrial	16,169,600	0.07%		1.70	0.9216	0.8288	0.1712	10.21	15.40
Personal Prop.	232,598,992	1.00%	<u>10.07%</u>	1.71	0.9205	0.8278	0.1722	10.19	15.49
Total Value	23,335,027,792	100.00%	100.00%	1.72	0.9194	0.8267	0.1733	10.18	15.58
Maximum Levy	\$ 211,397,335			1.73	0.9182	0.8257	0.1743	10.17	15.67
Single Tax Rate	9.06			1.74	0.9171	0.8247	0.1753	10.16	15.76
Res. Rate	11.08			1.75	0.9160	0.8237	0.1763	10.14	15.85

FY18 Classified Tax Rate Options WITHOUT Residential Exemption

<u>Class</u>	<u>FY18 Valuation</u>	<u>Value %</u>	<u>RO/CIP%</u>	<u>CIP Shift</u>	<u>RO Factor</u>	<u>RO %</u>	<u>CIP Factor</u>	<u>Res Rate</u>	<u>CIP Rate</u>
Residential	\$ 20,984,513,500	89.93%		1.50	0.9440	0.8489	0.1511	8.55	13.59
Open Space	-	0.00%	<u>89.93%</u>	1.55	0.9384	0.8439	0.1561	8.50	14.04
Commerical	2,101,745,700	9.01%		1.60	0.9328	0.8388	0.1612	8.45	14.49
Industrial	16,169,600	0.07%		1.65	0.9272	0.8338	0.1662	8.40	14.95
Personal Prop.	232,598,992	1.00%	<u>10.07%</u>	1.70	0.9216	0.8288	0.1712	8.35	15.40
Total Value	23,335,027,792	100.00%	100.00%	1.71	0.9205	0.8278	0.1722	8.34	15.49
Maximum Levy	\$ 211,397,335			1.72	0.9194	0.8267	0.1733	8.33	15.58
Single Tax Rate	9.06			1.73	0.9182	0.8257	0.1743	8.32	15.67
				1.74	0.9171	0.8247	0.1753	8.31	15.76
				1.75	0.9160	0.8237	0.1763	8.30	15.85

FY18 Classified Tax Rate Options WITH Residential Exemption at 35%

<u>Class</u>	<u>FY18 Valuation</u>	<u>Value %</u>	<u>RO/CIP%</u>	<u>CIP Shift</u>	<u>RO Factor</u>	<u>RO %</u>	<u>CIP Factor</u>	<u>Res Rate</u>	<u>CIP Rate</u>
Residential	\$ 20,984,513,500	89.93%		1.50	0.9440	0.8489	0.1511	10.86	13.59
Taxable Res.	16,528,288,263			1.55	0.9384	0.8439	0.1561	10.79	14.04
Open Space	-	0.00%	<u>89.93%</u>	1.60	0.9328	0.8388	0.1612	10.73	14.49
Commerical	2,101,745,700	9.01%		1.65	0.9272	0.8338	0.1662	10.66	14.95
Industrial	16,169,600	0.07%		1.70	0.9216	0.8288	0.1712	10.60	15.40
Personal Prop.	232,598,992	1.00%	<u>10.07%</u>	1.71	0.9205	0.8278	0.1722	10.59	15.49
Total Value	23,335,027,792	100.00%	100.00%	1.72	0.9194	0.8267	0.1733	10.57	15.58
Maximum Levy	\$ 211,397,335			1.73	0.9182	0.8257	0.1743	10.56	15.67
Single Tax Rate	9.06			1.74	0.9171	0.8247	0.1753	10.55	15.76
Res. Rate	11.50			1.75	0.9160	0.8237	0.1763	10.54	15.85

FY18 Further Expanded Tax Rate Worksheet 1.70-1.75

FY2018	At 20% RE	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
Full Value Res.%		0.899271	0.899271	0.899271	0.899271	0.899271	0.899271	0.899271	0.899271	0.899271	0.899271
Full Value CIP%		0.100729	0.100729	0.100729	0.100729	0.100729	0.100729	0.100729	0.100729	0.100729	0.100729
Selected CIP Factor		1.750000	1.745000	1.740000	1.735000	1.730000	1.725000	1.720000	1.715000	1.710000	1.700000
Factored CIP %		0.176276	0.175772	0.175268	0.174765	0.174261	0.173758	0.173254	0.172750	0.172247	0.171239
Res Shifted %		0.823724	0.824228	0.824732	0.825235	0.825739	0.826242	0.826746	0.827250	0.827753	0.828761
Selected Res.Factor		0.915991	0.916551	0.917111	0.917671	0.918231	0.918791	0.919351	0.919912	0.920472	0.921592
Total Taxable Values		Tax Rates>									
Residential	18,438,097,605	9.44	9.45	9.46	9.46	9.47	9.47	9.48	9.48	9.49	9.50
CIP	2,350,568,292	15.85	15.81	15.76	15.72	15.67	15.63	15.58	15.54	15.49	15.40
Target Levy	211,397,335										
Actual Levy	211,312,149	211,402,507	211,469,360	211,375,337	211,442,189	211,348,167	211,415,019	211,320,997	211,387,849	211,360,679	
Excess/Over	(85,186)	5,172	72,025	(21,998)	44,854	(49,168)	17,684	(76,338)	(9,486)	(36,656)	
	Can not be over +	OVER	OVER		OVER		OVER				
Tax Rate Change Over FY17											
Residential		-4.41%	-4.35%	-4.29%	-4.24%	-4.18%	-4.12%	-4.06%	-4.00%	-3.94%	-3.83%
Commercial		-2.14%	-2.42%	-2.70%	-2.98%	-3.26%	-3.54%	-3.82%	-4.10%	-4.38%	-4.94%

FY18 Further Expanded Tax Rate Worksheet 1.70-1.75

FY2018	At 25% RE	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
Full Value Res.%		0.899271	0.899271	0.899271	0.899271	0.899271	0.899271	0.899271	0.899271	0.899271	0.899271
Full Value CIP%		0.100729	0.100729	0.100729	0.100729	0.100729	0.100729	0.100729	0.100729	0.100729	0.100729
Selected CIP Factor		1.750000	1.745000	1.740000	1.735000	1.730000	1.725000	1.720000	1.715000	1.710000	1.700000
Factored CIP %		0.176276	0.175772	0.175268	0.174765	0.174261	0.173758	0.173254	0.172750	0.172247	0.171239
Res Shifted %		0.823724	0.824228	0.824732	0.825235	0.825739	0.826242	0.826746	0.827250	0.827753	0.828761
Selected Res.Factor		0.915991	0.916551	0.917111	0.917671	0.918231	0.918791	0.919351	0.919912	0.920472	0.921592
Total Taxable Values		Tax Rates>									
Residential	17,801,491,051	9.78	9.79	9.79	9.80	9.81	9.81	9.82	9.82	9.83	9.84
CIP	2,350,568,292	15.85	15.81	15.76	15.72	15.67	15.63	15.58	15.54	15.49	15.40
Target Levy	211,397,335										
Actual Levy	211,355,090	211,439,082	211,321,554	211,405,546	211,466,032	211,372,010	211,432,496	211,338,473	211,398,960	211,365,424	
Excess/Over	(42,245)	41,747	(75,781)	8,211	68,697	(25,325)	35,161	(58,862)	1,625	(31,911)	
	Can not be over +	OVER		OVER	OVER		OVER		OVER		
Tax Rate Change Over FY17											
Residential		-0.99%	-0.93%	-0.87%	-0.81%	-0.75%	-0.69%	-0.63%	-0.57%	-0.51%	-0.39%
Commercial		-2.14%	-2.42%	-2.70%	-2.98%	-3.26%	-3.54%	-3.82%	-4.10%	-4.38%	-4.94%

FY18 Further Expanded Tax Rate Worksheet 1.70-1.75

FY2018	At 30% RE	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
Full Value Res.%		0.899271	0.899271	0.899271	0.899271	0.899271	0.899271	0.899271	0.899271	0.899271	0.899271
Full Value CIP%		0.100729	0.100729	0.100729	0.100729	0.100729	0.100729	0.100729	0.100729	0.100729	0.100729
Selected CIP Factor		1.750000	1.745000	1.740000	1.735000	1.730000	1.725000	1.720000	1.715000	1.710000	1.700000
Factored CIP %		0.176276	0.175772	0.175268	0.174765	0.174261	0.173758	0.173254	0.172750	0.172247	0.171239
Res Shifted %		0.823724	0.824228	0.824732	0.825235	0.825739	0.826242	0.826746	0.827250	0.827753	0.828761
Selected Res.Factor		0.915991	0.916551	0.917111	0.917671	0.918231	0.918791	0.919351	0.919912	0.920472	0.921592
Total Taxable Values		Tax Rates>									
Residential	17,164,884,498	10.14	10.15	10.16	10.16	10.17	10.18	10.18	10.19	10.19	10.21
CIP	2,350,568,292	15.85	15.81	15.76	15.72	15.67	15.63	15.58	15.54	15.49	15.40
Target Levy	211,397,335										
Actual Levy	211,308,436	211,386,062	211,440,183	211,346,160	211,400,280	211,477,907	211,360,378	211,438,004	211,320,476	211,452,222	
Excess/Over	(88,899)	(11,273)	42,848	(51,175)	2,945	80,572	(36,957)	40,669	(76,859)	54,887	
	Can not be over +		OVER		OVER	OVER		OVER		OVER	
Tax Rate Change Over FY17											
Residential		2.68%	2.74%	2.81%	2.87%	2.93%	2.99%	3.06%	3.12%	3.18%	3.31%
Commercial		-2.14%	-2.42%	-2.70%	-2.98%	-3.26%	-3.54%	-3.82%	-4.10%	-4.38%	-4.94%

FY18 Further Expanded Tax Rate Worksheet 1.70-1.75

FY2018	At 35% RE	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
Full Value Res.%		0.899271	0.899271	0.899271	0.899271	0.899271	0.899271	0.899271	0.899271	0.899271	0.899271
Full Value CIP%		0.100729	0.100729	0.100729	0.100729	0.100729	0.100729	0.100729	0.100729	0.100729	0.100729
Selected CIP Factor		1.750000	1.745000	1.740000	1.735000	1.730000	1.725000	1.720000	1.715000	1.710000	1.700000
Factored CIP %		0.176276	0.175772	0.175268	0.174765	0.174261	0.173758	0.173254	0.172750	0.172247	0.171239
Res Shifted %		0.823724	0.824228	0.824732	0.825235	0.825739	0.826242	0.826746	0.827250	0.827753	0.828761
Selected Res.Factor		0.915991	0.916551	0.917111	0.917671	0.918231	0.918791	0.919351	0.919912	0.920472	0.921592
Total Taxable Values		Tax Rates>									
Residential	16,528,288,263	10.54	10.54	10.55	10.55	10.56	10.57	10.57	10.58	10.59	10.60
CIP	2,350,568,292	15.85	15.81	15.76	15.72	15.67	15.63	15.58	15.54	15.49	15.40
Target Levy	211,397,335										
Actual Levy	211,464,666	211,370,643	211,418,397	211,324,375	211,372,129	211,443,389	211,325,861	211,397,121	211,444,876	211,398,607	
Excess/Over	67,331	(26,692)	21,062	(72,960)	(25,206)	46,054	(71,474)	(214)	47,541	1,272	
	Can not be over +	OVER	OVER			OVER			OVER	OVER	
Tax Rate Change Over FY17											
Residential	6.63%	6.70%	6.76%	6.83%	6.90%	6.96%	7.03%	7.09%	7.16%	7.29%	
Commercial	-2.14%	-2.42%	-2.70%	-2.98%	-3.26%	-3.54%	-3.82%	-4.10%	-4.38%	-4.94%	

**TOWN OF BROOKLINE FY2018 TAX RATE
OPTIONS WORKSHEET**

Residential Exemption @ **20%**

Class	FY18 Valuation	% of Value
Residential	\$ 20,984,513,500	89.9271%
Taxable	18,438,097,605	
Rex. Exemption	2,546,415,895	
Commerical	2,101,745,700	9.0068%
Industrial	16,169,600	0.0693%
Personal Prop.	232,598,992	0.9968%
Total	\$ 23,335,027,792	100.000%
CIP Classes	2,350,514,292	10.0729%
FY18 Projected Levy*	211,397,335	
Single Tax Rate	9.06	per \$1,000
RRw/RE & factor of 1	10.31	per \$1,000

Levy Limit Details

FY17 Levy Limit	\$ 203,036,515	
FY17 Add. Override	-	0.0%
Allowable 2.5%	5,075,913	2.5%
New Growth	2,264,107	1.1%
FY18 Maximum Levy	210,376,535	
FY18 Debt. Exclusion	1,020,800	Δ Prior
Total Projected Levy	\$ 211,397,335	3.6%

FY17 Actual Levy \$ 204,064,205

FY18 Projected Levy	@ 1.72 Shift	Levy %
Residential	\$ 174,793,165	82.7%
Commercial	32,745,198	15.5%
Industrial	251,922	0.1%
Personal Property	3,623,892	1.7%
Total	211,414,178	100.0%
Excess Levy	\$ (16,843)	OVER

Potential FY18 Tax Rates at Various Shifts 1.70-1.75 (Adjusted for the Residential Exemption)

MEDIAN VALUES & TAX AMOUNTS AFTER THE RESIDENTIAL EXEMPTION @ 20% (\$246,775)*

CIP Shift	FY17	1.70	1.71	1.715	1.72	1.725	1.735	1.75
Res. Levy %	82.63%	82.88%	82.78%	82.72%	82.67%	82.62%	82.52%	82.37%
Res. Tax Rate	9.88	9.50	9.49	9.48	9.48	9.47	9.46	9.44
CIP Levy %	17.37%	17.12%	17.22%	17.28%	17.33%	17.38%	17.48%	17.63%
CIP Tax Rate	16.20	15.40	15.49	15.54	15.58	15.63	15.72	15.85
Levy Shift		7.05%	7.15%	7.20%	7.25%	7.30%	7.40%	7.55%
FY18 Median SFL Value	1,256,025							
Real Estate Tax		11,935	11,920	11,913	11,906	11,898	11,884	11,862
Change over FY17	11,685	250	235	228	221	213	199	177
% Increase in Tax		2.1%	2.0%	2.0%	1.9%	1.8%	1.7%	1.5%
FY18 Median Res. Condo	415,725							
Real Estate Tax		3,950	3,945	3,943	3,941	3,938	3,933	3,926
Change over FY17	3,730	220	215	213	211	208	203	196
% Increase in Tax		5.9%	5.8%	5.7%	5.6%	5.6%	5.5%	5.3%
FY18 Median Two-Family	1,312,875							
Real Estate Tax		12,475	12,460	12,452	12,445	12,437	12,422	12,399
Change over FY17	11,979	496	481	473	466	458	443	420
% Increase in Tax		4.1%	4.0%	3.9%	3.9%	3.8%	3.7%	3.5%
FY18 Median Three-Family	1,438,325							
Real Estate Tax		13,667	13,650	13,642	13,634	13,625	13,609	13,584
Change over FY17	13,276	391	374	366	358	349	333	308
% Increase in Tax		2.9%	2.8%	2.8%	2.7%	2.6%	2.5%	2.3%
FY18 Median Multi-Fam./Apt.	2,875,350							
Real Estate Tax		27,321	27,288	27,272	27,255	27,238	27,205	27,155
Change over FY17	26,749	572	539	523	506	489	456	406
% Increase in Tax		2.1%	2.0%	2.0%	1.9%	1.8%	1.7%	1.5%
FY18 Median Commercial	1,688,800							
Real Estate Tax		26,009	26,162	26,238	26,315	26,391	26,544	26,774
Change over FY17	26,051	(42)	111	187	264	340	493	723
% Increase in Tax		-0.2%	0.4%	0.7%	1.0%	1.3%	1.9%	2.8%

*Note: Apartment&Commercial Medians Exclude Res. Ex.

1.72
FY17
Factor
Not Available
For FY18
At 20% RE

Residential Exemption Impact at 1.72 CIP Shift & 20%, 25%, 30%, 35% RE Votes

MEDIAN VALUES & TAX AMOUNTS AFTER RESIDENTIAL EXEMPTION*		Residential Exemption Percentage Examples At a FY18 CIP Shift Vote of 1.72 (7.25% Shift)			
	FY17	20%	25%	30%	35%
Res. Levy %	82.63%	82.67%	82.67%	82.67%	82.67%
Res. Tax Rate \$	9.88	9.48	9.82	10.18	10.57
CIP Levy %	17.37%	17.33%	17.33%	17.33%	17.33%
CIP Tax Rate \$	16.20	15.58	15.58	15.58	15.58
FY18 Median SFL Value after RE		1,256,025	1,194,331	1,132,637	1,070,944
Real Estate Tax FY18		11,906	11,726	11,532	11,324
Change over FY17	11,685	221	41	(153)	(361)
% CHANGE IN TAX		1.89%	0.35%	-1.31%	-3.09%
FY18 Median Res. Condo after RE		415,725	354,181	292,487	230,794
Real Estate Tax FY18		3,941	3,477	2,978	2,440
Change over FY17	3,730	211	(253)	(752)	(1,290)
% CHANGE IN TAX		5.66%	-6.78%	-20.16%	-34.58%
FY18 Median Two-Family after RE		1,312,875	1,251,181	1,189,487	1,127,794
Real Estate Tax FY18		12,445	12,284	12,111	11,925
Change over FY17	11,979	466	305	132	(54)
% CHANGE IN TAX		3.89%	2.55%	1.10%	-0.45%
FY18 Median Three-Family after RE		1,438,325	1,376,631	1,314,937	1,253,244
Real Estate Tax FY18		13,634	13,516	13,389	13,252
Change over FY17	13,276	358	240	113	(24)
% CHANGE IN TAX		2.7%	1.81%	0.85%	-0.18%
FY18 Median Multi-Fam./Apt.		2,875,350	2,875,350	2,875,350	2,875,350
Real Estate Tax FY18		27,255	28,230	29,277	30,312
Change over FY17	26,749	506	1,481	2,528	3,655
% CHANGE IN TAX		1.89%	5.54%	9.45%	13.66%
FY18 Median Commercial		1,688,800	1,688,800	1,688,800	1,688,800
Real Estate Tax FY18		26,315	26,315	26,315	26,315
Change over FY17	26,051	264	264	264	264
% CHANGE IN TAX		1.01%	1.01%	1.01%	1.01%

*Note: Median Apartment & Commercial Values are Not Adjusted for Residential Exemption

FY2018 TAX CLASSIFICATION VOTES
November 28, 2017 (Hearing) & December 5, 2017 (Vote)

AVAILABLE TAX SHIFT VOTES: 1.70 - 1.75

The various FY2018 levy shift vote options presented below are not all inclusive, but provide choices between 1.70 and 1.75 that result in a tax levy that does not exceed our limit and are based on a Residential Exemption of 20%.

1.700

I hereby move that the Board of Selectmen vote to adopt a residential factor of **.921592**, which represents a CIP factor of **1.700** and the following corresponding tax rates;

Residential **\$9.50** Commercial **\$15.40**

Note: Excess Levy Capacity = \$36,656

1.710

I hereby move that the Board of Selectmen vote to adopt a residential factor of **.920472**, which represents a CIP factor of **1.710** and the following corresponding tax rates;

Residential **\$9.49**, Commercial **\$15.49**.

Note: Excess Levy Capacity = \$9,486

1.715

I hereby move that the Board of Selectmen vote to adopt a residential factor of **.919912**, which represents a CIP factor of **1.715** and the following corresponding tax rates;

Residential **\$9.48**, Commercial **\$15.54**.

Note: Excess Levy Capacity = \$76,338

1.725

I hereby move that the Board of Selectmen vote to adopt a residential factor of **.918791**, which represents a CIP factor of **1.725** and the following corresponding tax rates;

Residential **\$9.47**, Commercial **\$15.63**.

Note: Excess Levy Capacity = \$49,168

1.735

I hereby move that the Board of Selectmen vote to adopt a residential factor of **.917671**, which represents a CIP factor of **1.735** and the following corresponding tax rates;

Residential **\$9.46** Commercial **\$15.72**

Note: Excess Levy Capacity = \$21,998

1.750

I hereby move that the Board of Selectmen vote to adopt a residential factor of **.915991**, which represents a CIP factor of **1.750** and the following corresponding tax rates;

Residential **\$9.44**, Commercial **\$15.85**.

Note: Excess Levy Capacity = \$85,186