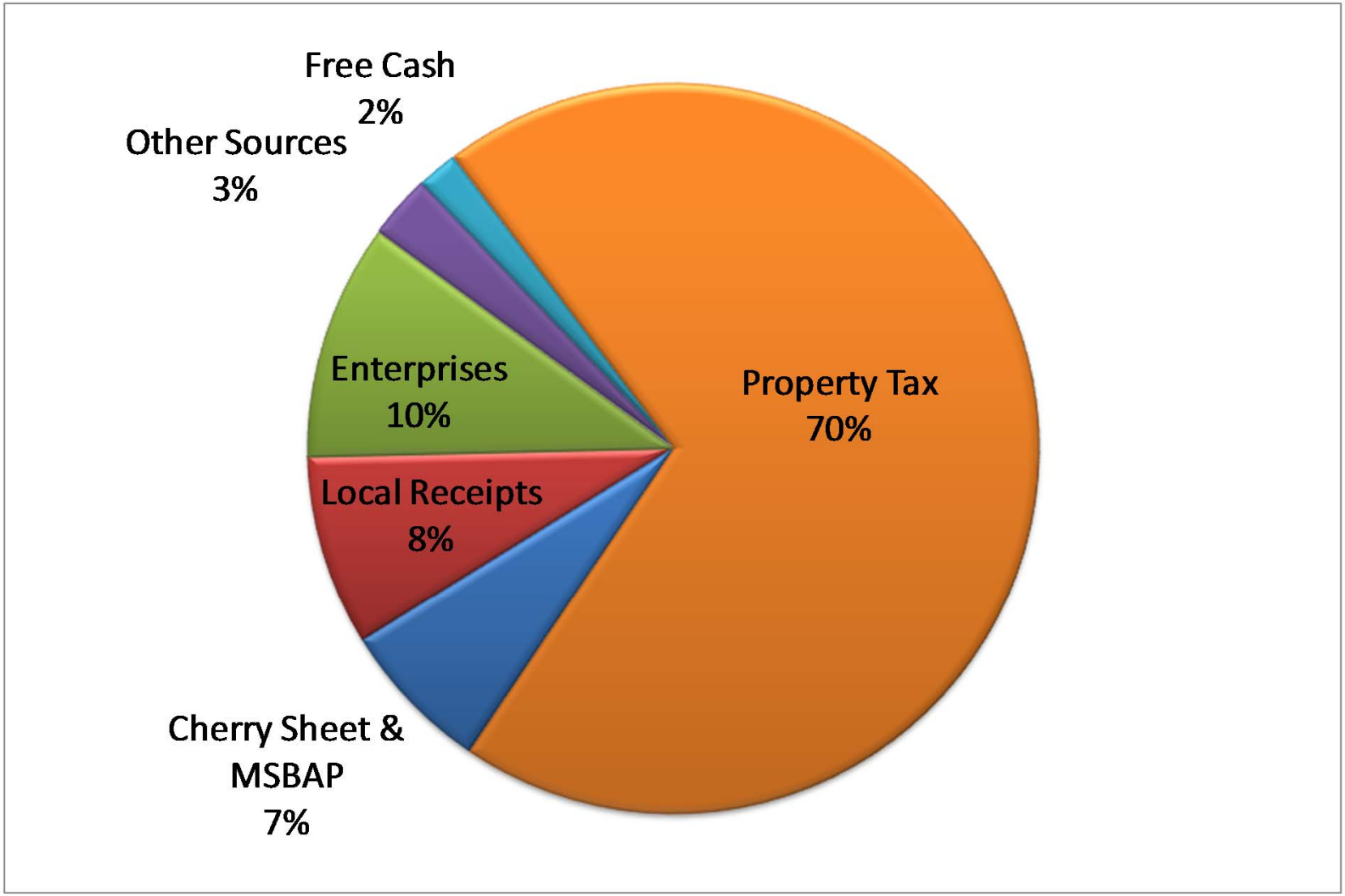
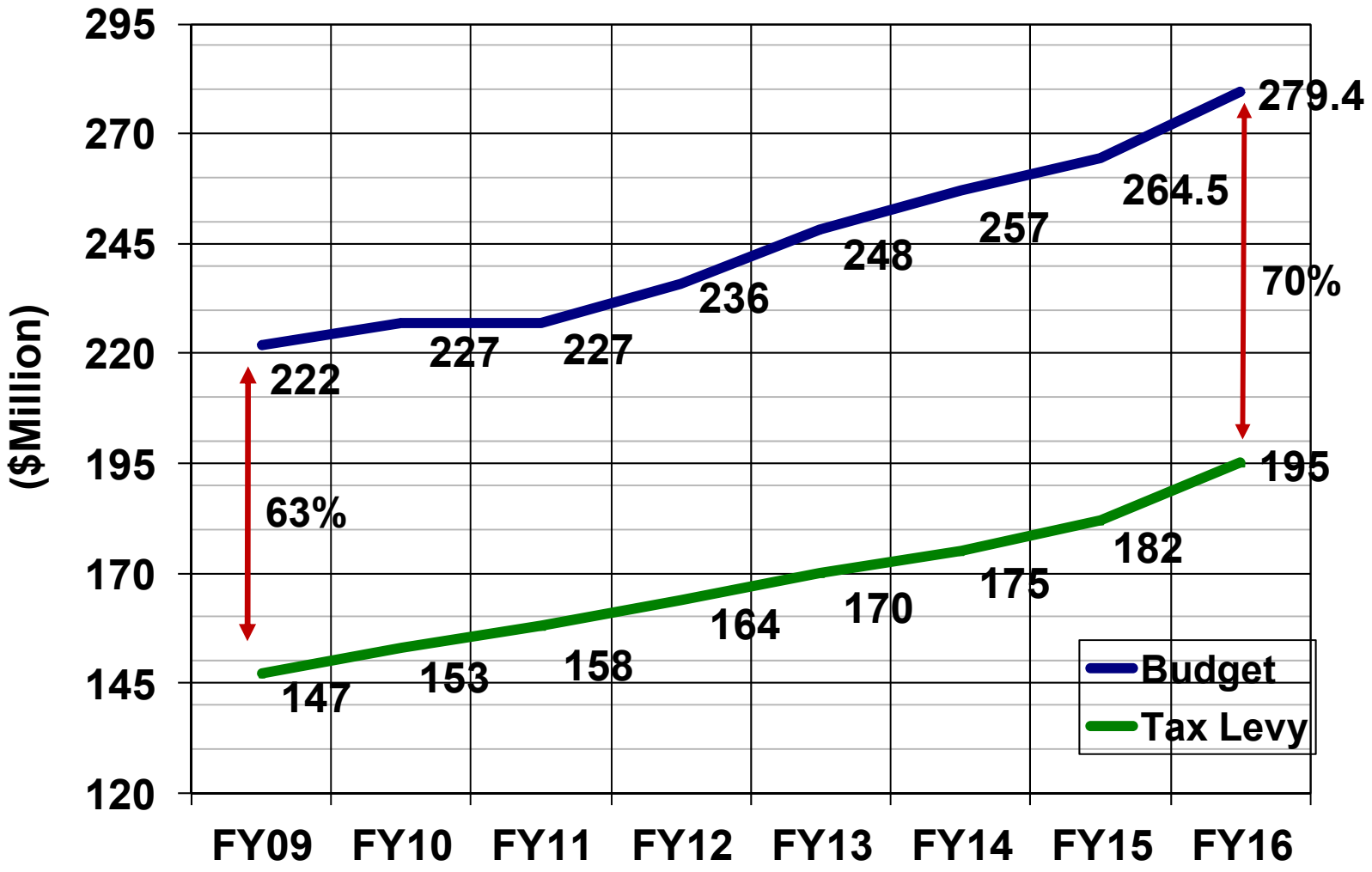
Town of Brookline
Board of Selectmen
Fiscal Year 2016
Tax Classification Hearing
December 1, 2015

Prepared by the Board of Assessors

FY2016 Town Budget



Budget & Levy History



FY2015–FY2016 Value Comparison

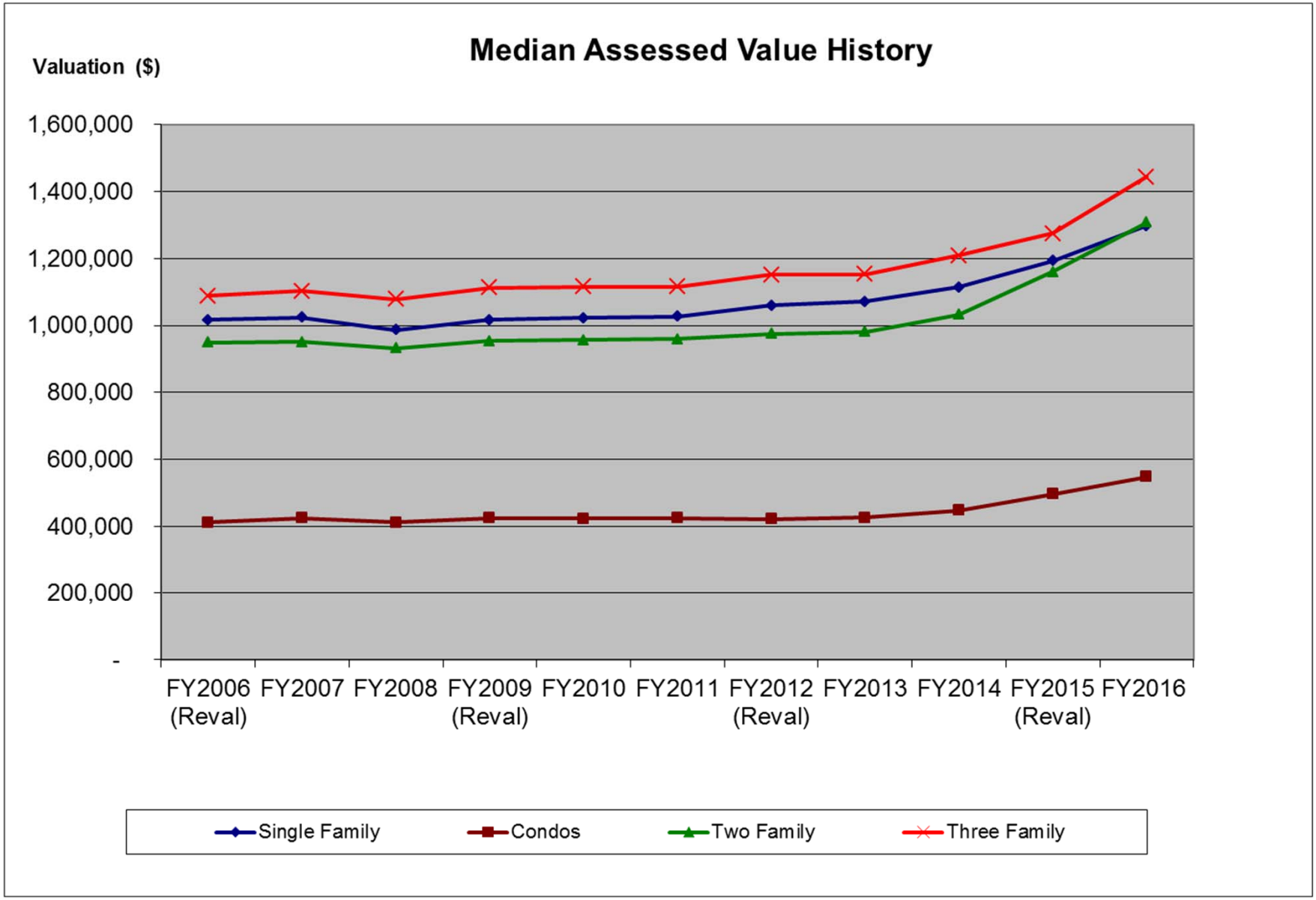
Class	FY15 Valuation	FY16 Valuation	Δ
Residential	$16,146,706,900	$17,723,210,800	9.8%
Commercial	1,612,812,500	1,748,141,400	8.4%
Industrial	16,298,900	12,993,500*	-20.3%
Personal Property	198,236,540	207,182,076	4.5%
Total Taxable Property	$17,974,054,840	$19,691,527,776	9.6%
Combined CIP	1,827,347,940	1,968,316,976	7.7%
Tax Exempt	2,104,768,800	2,183,749,900	3.8%

*Reduced by former Red Cab Site

FY16-FY15 Value Change/ Class

Use Class	FY16 Parcels	FY16 Value/ Parcel	FY15 Value/ Parcel	Δ
Single Family	4,575	$1,590,820	$1,465,720	8.5%
Res. Condo	10,011	619,430	560,200	10.6%
2 & 3 Family	1,314	1,376,415	1,221,500	12.7%
Apartments	326	4,779,125	4,370,760	9.3%
Commercial	468	3,224,540	2,976,600	9.0%
Industrial	7	1,856,215	2,037,360	-8.9%

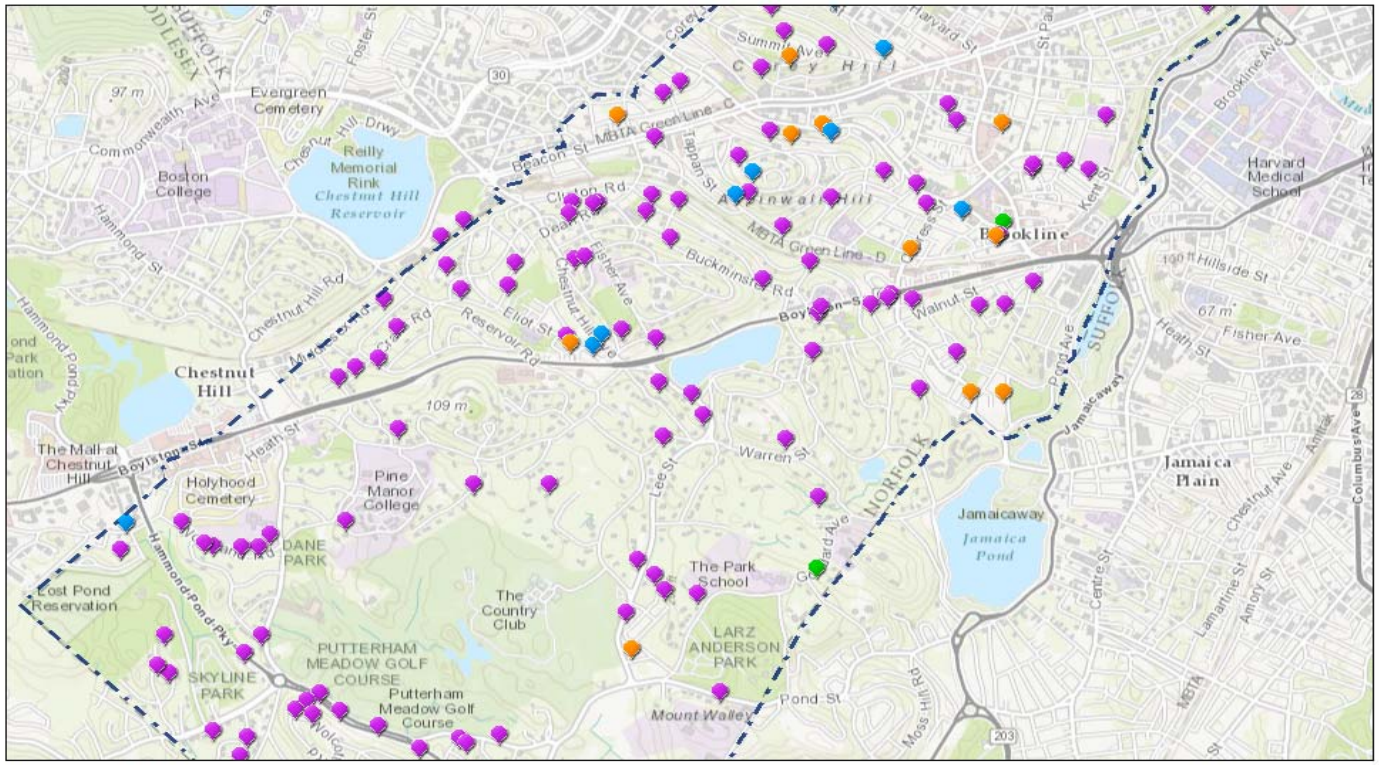
Based on Weighted Mean


Median Assessed Value History
Valuation ($)
1,600,000
1,400,000
1,200,000
1,000,000
800,000
600,000
400,000
200,000
-
FY2006 (Reval)
FY2007
FY2008
FY2009 (Reval)
FY2010
FY2011
FY2012 (Reval)
FY2013
FY2014
FY2015 (Reval)
FY2016
Single Family
Condos
Two Family
Three Family

FY2016 Assessment-Sales Map

www.brooklinema.gov/assessors-office

FY2016 Assessment-Sales Map



November 23, 2015

1:36,112

0 0.3 0.6 1.2 mi

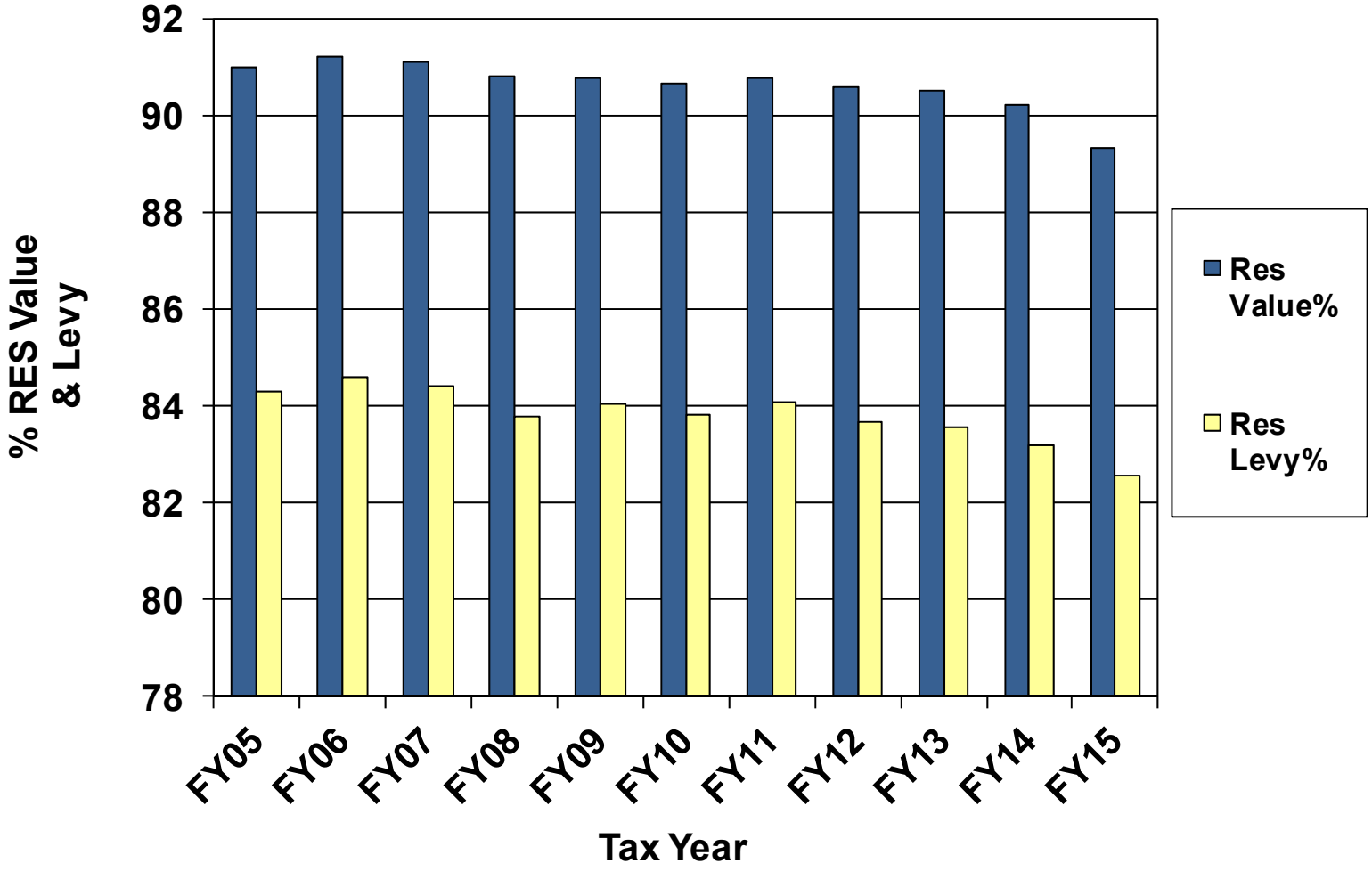
0 0.5 1 2 km

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,

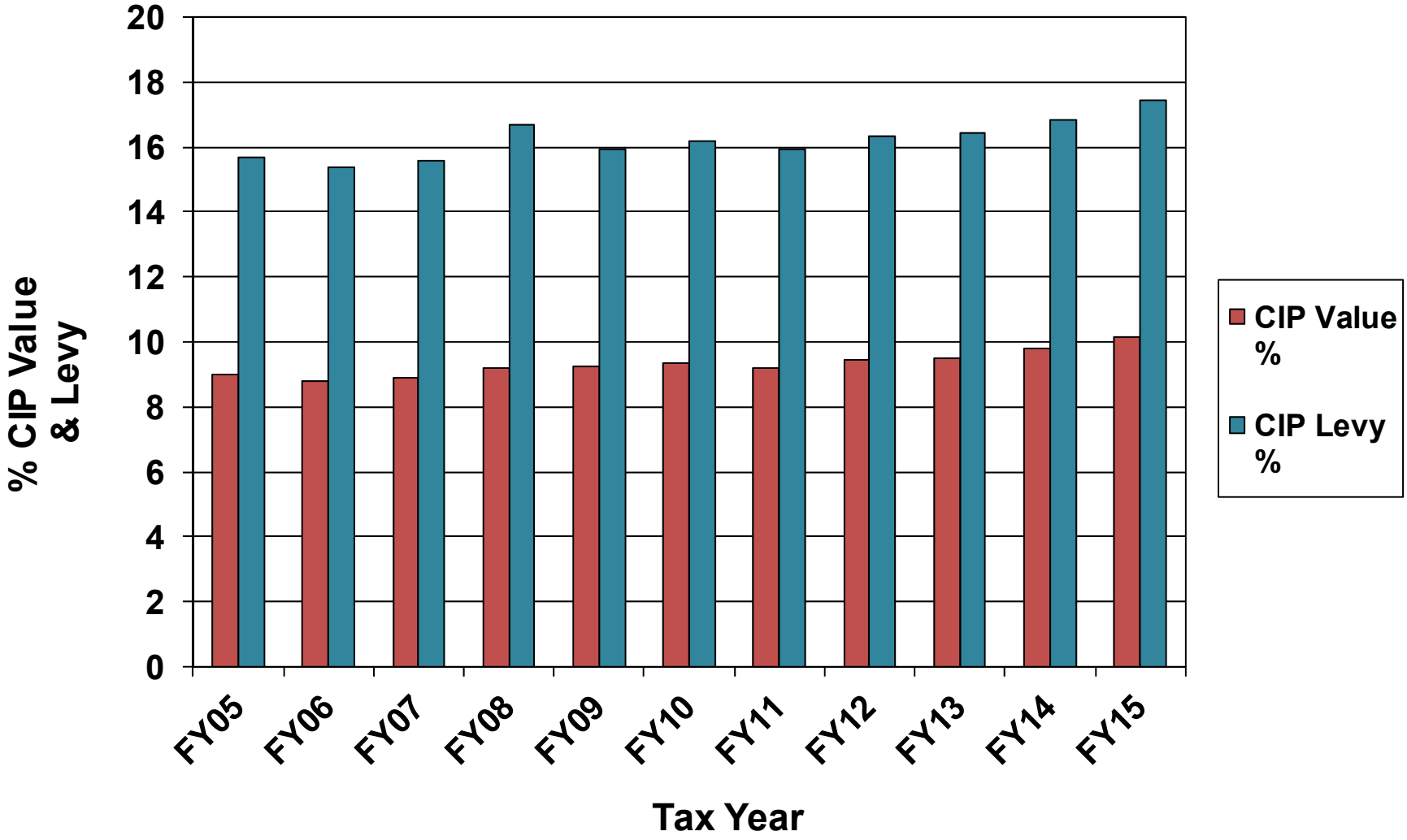
FY16 New Growth

Category	Value Growth	Tax Growth
Single Family Permits	$92,057,900	$983,178
Res. Condominiums	27,187,000	290,357
Multi-Family.& Apts.	27,588,200	294,642
Commercial & Industrial	8,555,990	148,789
Personal Property	21,492,757	373,759
Total All Classes	$176,881,847	$2,090,725

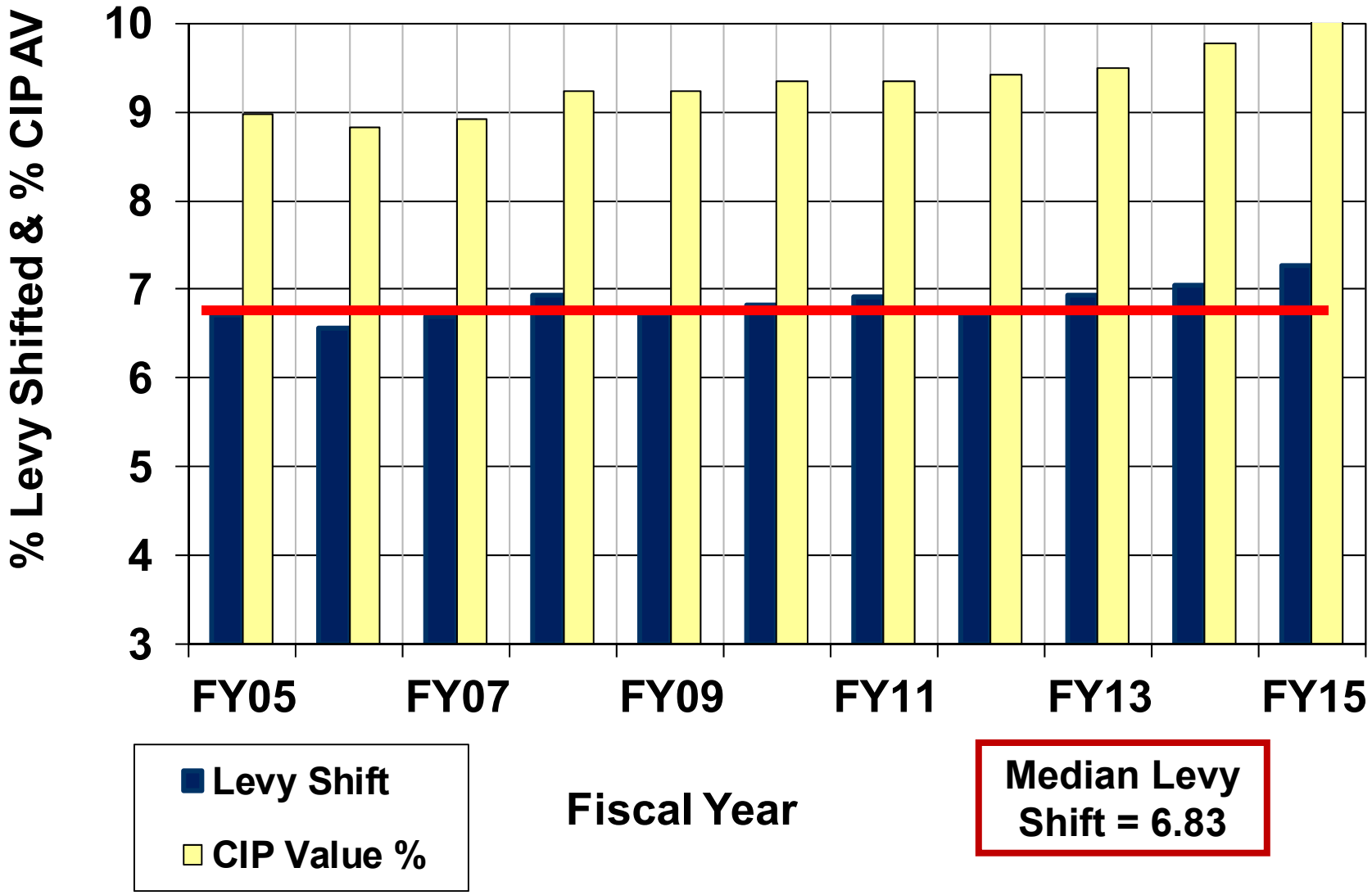
History of Res.% Value & Tax Levy



History of CIP% Value & Tax Levy



Levy Shift History/ CIP Value %



Residential Exemption?

1. Total Residential Value = $17,723,210,800 /
2. Total Residential Parcel Count; 16,917 =
3. Average Residential Value; $1,047,657
4. Times the selected Exemption Factor; 20% =
5. Residential Exemption Value; <u>$209,531</u>
6. Times the selected Residential Tax Rate =
7. Total Residential Exemption Tax Amount

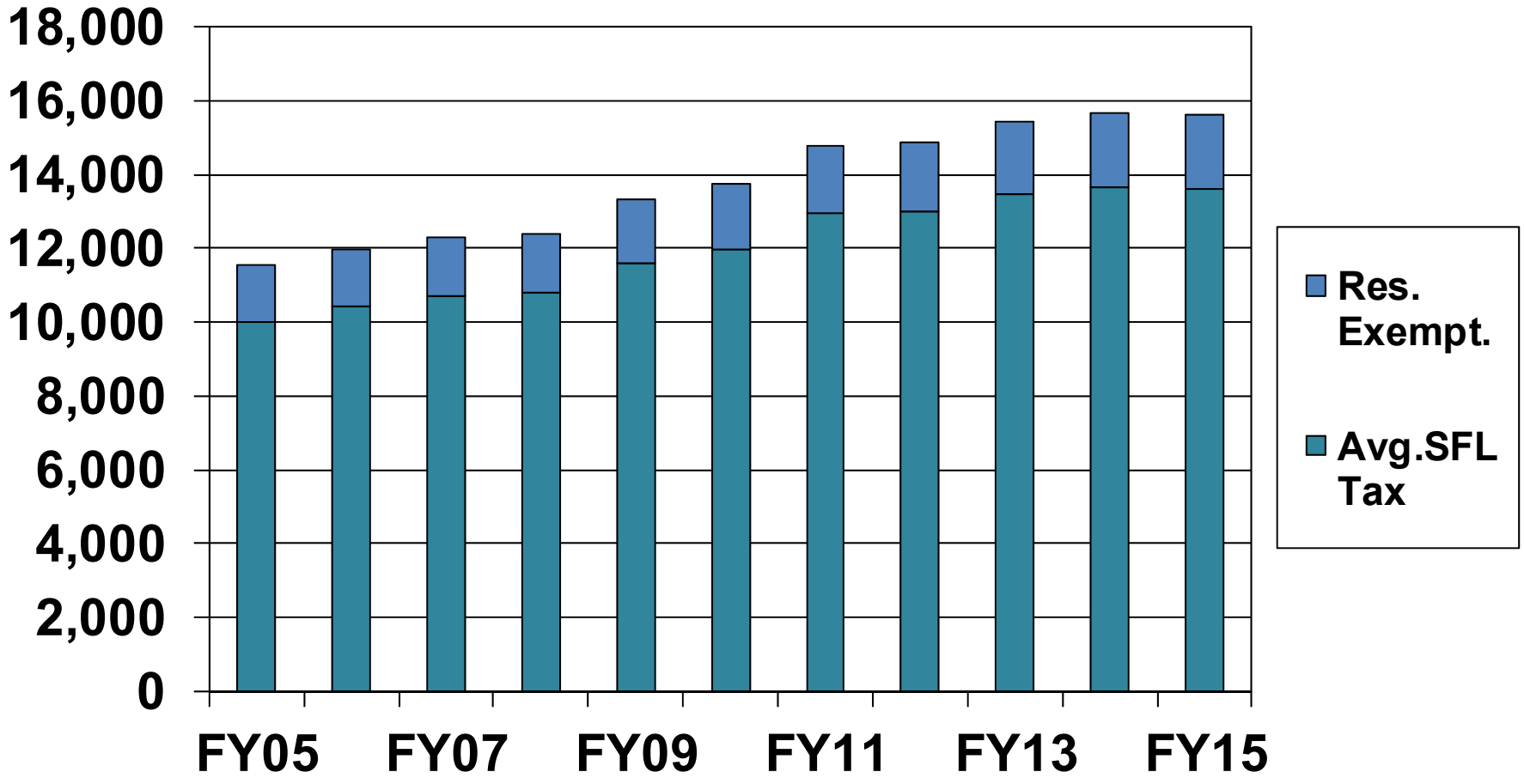
Examples>

Residential Exemption Amounts

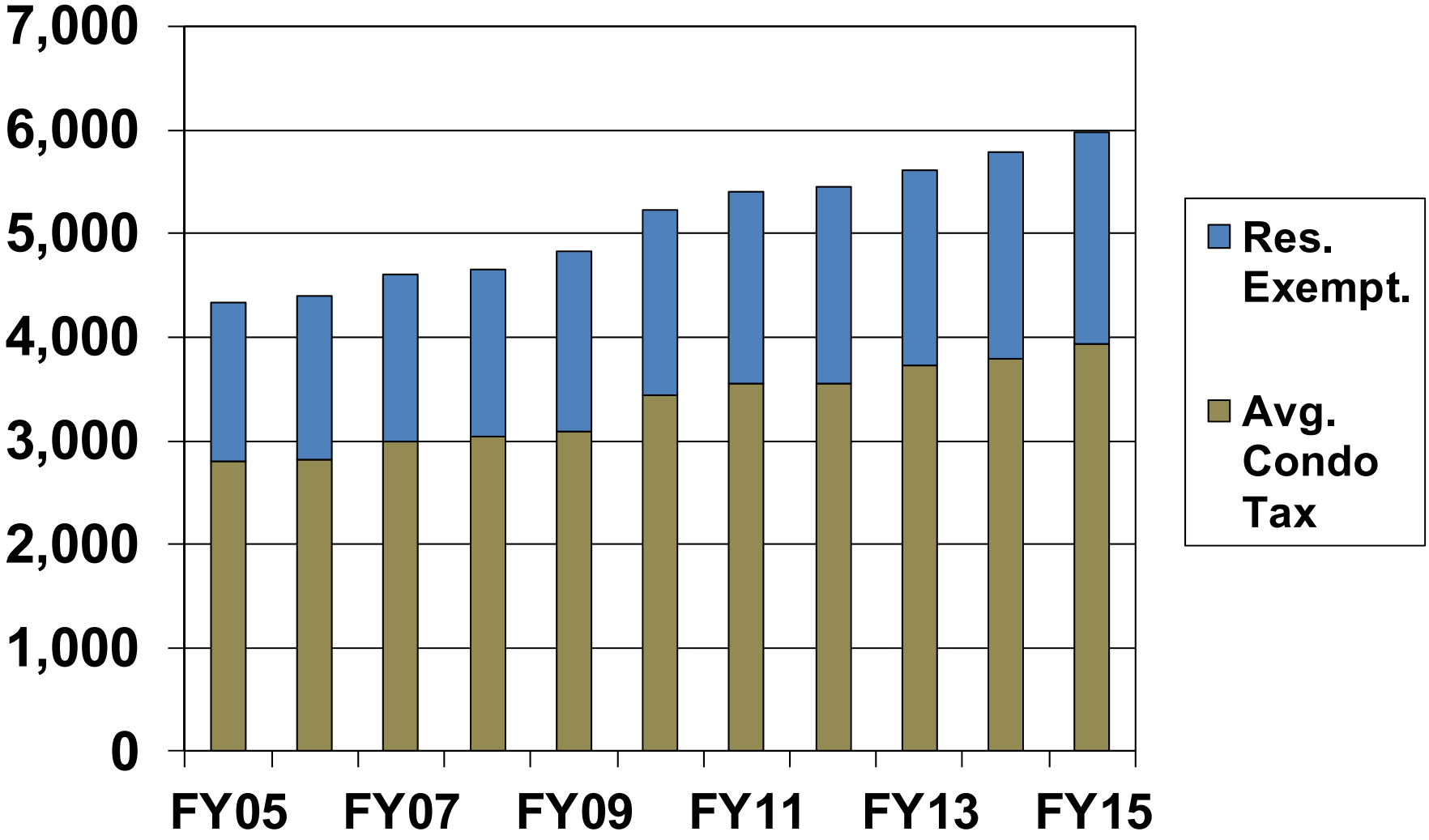
Classification	Tax Rate	Tax Amount
Single Tax Rate (No Shift)	11.32	$2,372
170% Shift Residential Rate	10.44	$2,188
172% Shift Residential Rate	10.42	$2,183
175% Shift Residential Rate	10.38	$2,175

Fiscal Year	Exemption Amount
2015	$2,044
2014	$1,995
2013	$1,954
2012	$1,890

Average Single Family Tax$ & Exemption History



Average Res. Condo Tax$ & Exemption History



Single Family& Res.Cond. w/ Res. Ex

Med. SFL Value	$1,088,469	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax	(84% RE)	11,363	11,349	11,335	11,322	11,308	11,294
Change over FY15	$10,704	659	645	631	618	604	590
% Increase in Tax		6.2%	6.0%	5.9%	5.8%	5.6%	5.5%
Med. Res. Condo	$338,269	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax	(59% RE)	3,531	3,527	3,523	3,519	3,514	3,510
Change over FY15	$3,287	244	240	236	231	227	223
% Increase in Tax		7.4%	7.3%	7.2%	7.0%	6.9%	6.8%

See Tab 2, Sheet A

Two Fam. & Three Fam. w/ Res. Ex.

Med. Two-Family	$1,098,319	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax	(69% RE)	11,466	11,452	11,438	11,424	11,410	11,397
Change over FY15	$10,350	1,116	1,102	1,088	1,074	1,060	1,047
% Increase in Tax		10.8%	10.6%	10.5%	10.4%	10.2%	10.1%
Med. Three-Fam.	$1,234,469	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax	(44% RE)	12,887	12,871	12,856	12,840	12,825	12,809
Change over FY15	$11,577	1,310	1,295	1,279	1,264	1,248	1,233
% Increase in Tax		11.3%	11.2%	11.1%	10.9%	10.8%	10.6%

See Tab 2, Sheet A

Apartments & Commercial

Med. Multi-Fam./Apt.	$2,484,700	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax	(7% RE)	25,938	25,907	25,876	25,845	25,813	25,782
Change over FY15	$24,307	1,632	1,600	1,569	1,538	1,507	1,476
% Increase in Tax		6.7%	6.6%	6.5%	6.3%	6.2%	6.1%
Med. Commercial	$1,475,100	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax		24,839	24,985	25,131	25,277	25,424	25,570
Change over FY15	$23,487	1,352	1,498	1,644	1,791	1,937	2,083
% Increase in Tax		5.8%	6.4%	7.0%	7.6%	8.2%	8.9%

See Tab 2, Sheet A

FY15 Clause Exemptions

Category	No.	Amount
17D Surviving Spouse & Minors	3	$1,050
22 (a-f) Veterans	67	$62,727
37 Visually Impaired	42	$33,572
41C Elderly	14	$8,917
42 Surviving Spouse Police/Fire	1	$6,049
Tax Deferrals (41A)	11	$76,134
Senior Work-off Abatements	30	$30,000
Total All Classes	**168**	**$218,449**

Commercial Comparison

Landry's Bicycles
890 Comm. Ave.
Brookline
FY2015 RE Tax/SF = $5.32

Eastern Mountain Sports
1041 Comm. Ave.
Boston
FY2015 RE Tax/SF = $7.46

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