

**SHIFTS FACTORS
WITH 20% RESIDENTIAL EXEMPTION**

FY2021	At 20% RE	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
Full Value Res.%		0.900227	0.900227	0.900227	0.900227	0.900227	0.900227	0.900227	0.900227
Full Value CIP%		0.099773	0.099773	0.099773	0.099773	0.099773	0.099773	0.099773	0.099773
Selected CIP Factor		1.750000	1.745000	1.735000	1.728000	1.725000	1.719000	1.710000	1.700000
Factored CIP %		0.174603	0.174104	0.173106	0.172408	0.172108	0.171510	0.170612	0.169614
Res Shifted %		0.825397	0.825896	0.826894	0.827592	0.827892	0.828490	0.829388	0.830386
Selected Res.Factor		0.916877	0.917431	0.918539	0.919315	0.919648	0.920313	0.921310	0.922418
Total Taxable Values	Tax Rates>								
Residential	21,772,694,188	9.69	9.70	9.71	9.72	9.72	9.73	9.74	9.75
CIP	2,734,820,024	16.33	16.28	16.19	16.12	16.09	16.04	15.95	15.86
Target Levy	255,719,011								
Actual Levy		255,637,018	255,718,004	255,689,597	255,715,886	255,633,842	255,714,828	255,686,421	255,658,014
Excess/Over		(81,993)	(1,007)	(29,414)	(3,125)	(85,169)	(4,183)	(32,590)	(60,997)
	Cannot be over +								
Tax Rate Change Over FY20									
9.45 Residential		2.58%	2.65%	2.77%	2.86%	2.89%	2.97%	3.08%	3.20%
15.53 Commercial		5.13%	4.83%	4.23%	3.81%	3.63%	3.26%	2.72%	2.12%

OPTION-5 OPTION-3 OPTION-2 **FY2020** OPTION-1 OPTION-4

**TOWN OF BROOKLINE FY2021 TAX RATE
OPTIONS WORKSHEET**

Residential Exemption @ **20%**

Class	FY21 Valuation	% of Value
Residential	\$ 24,675,534,471	90.0227%
Taxable	21,772,694,188	
Rex. Exemption	2,902,840,283	
Commerical	2,446,579,340	8.9257%
Industrial	21,043,700	0.0768%
Personal Prop.	267,196,984	0.9748%
Total	\$ 27,410,354,495	100.000%
CIP Classes	2,734,820,024	9.9773%
FY21 Projected Levy	255,719,011	
Single Tax Rate	9.33	per \$1,000
RRw/RE & factor of 1	10.57	per \$1,000

Levy Limit Details

FY20 Levy Limit	\$ 233,198,737	
Allowable 2.5%	5,829,968	2.5%
New Growth	3,320,392	1.4%
FY21 Maximum Levy	242,349,097	

FY21 Debt. Exclusion	13,369,914	Δ Prior
Total Projected Levy	\$ 255,719,011	9.7%

FY20 Actual Levy	\$ 238,487,743
-------------------------	----------------

FY21 Projected Levy	@1.725Shift	Levy %
Residential	\$ 211,848,314	82.8%
Commercial	39,243,133	15.3%
Industrial	337,541	0.1%
Personal Property	4,285,840	1.7%
Total	255,714,828	100.0%
Excess Levy	\$ (4,184)	

Potential FY21 Tax Rates at Various Shifts 1.70-1.75 (Adjusted for the Residential Exemption)

MEDIAN VALUES & TAX AMOUNTS AFTER THE RESIDENTIAL EXEMPTION @ 20% (\$288.181)*

	CIP Shift	FY20	1.70	1.71	1.719	1.728	1.735	1.745	1.75
Res. Levy %		82.32%	83.04%	82.94%	82.85%	82.76%	82.69%	82.59%	82.54%
Res. Tax Rate		9.45	9.75	9.74	9.73	9.72	9.71	9.70	9.69
CIP Levy %		17.68%	16.96%	17.06%	17.15%	17.24%	17.31%	17.41%	17.46%
CIP Tax Rate		15.53	15.86	15.95	16.04	16.12	16.19	16.28	16.33
	Levy Shift		6.98%	7.08%	7.17%	7.26%	7.33%	7.43%	7.48%
FY21 Median SFL Value		1,536,269							
Real Estate Tax			14,983	14,965	14,949	14,933	14,920	14,902	14,893
Change over FY20		13,488	1,495	1,477	1,460	1,444	1,432	1,414	1,405
% Increase in Tax			11.1%	10.9%	10.8%	10.7%	10.6%	10.5%	10.4%
FY21 Median Res. Condo		461,919							
Real Estate Tax			4,505	4,500	4,495	4,490	4,486	4,481	4,478
Change over FY20		4,257	248	243	238	233	229	224	221
% Increase in Tax			5.8%	5.7%	5.6%	5.5%	5.4%	5.3%	5.2%
FY21 Median Two-Family		1,597,719							
Real Estate Tax			15,582	15,564	15,547	15,530	15,517	15,498	15,489
Change over FY20		14,428	1,154	1,135	1,118	1,102	1,089	1,070	1,060
% Increase in Tax			8.0%	7.9%	7.8%	7.6%	7.5%	7.4%	7.3%
FY21 Median Three-Family		1,702,619							
Real Estate Tax			16,605	16,585	16,567	16,549	16,536	16,516	16,506
Change over FY20		15,367	1,239	1,219	1,201	1,183	1,169	1,149	1,139
% Increase in Tax			8.1%	7.9%	7.8%	7.7%	7.6%	7.5%	7.4%
FY21 Median Multi-Fam./Apt.		3,367,250							
Real Estate Tax			32,840	32,801	32,765	32,730	32,702	32,663	32,643
Change over FY20		30,792	2,048	2,009	1,974	1,938	1,910	1,871	1,851
% Increase in Tax			6.7%	6.5%	6.4%	6.3%	6.2%	6.1%	6.0%
FY21 Median Commercial		1,991,750							
Real Estate Tax			31,589	31,775	31,942	32,109	32,239	32,425	32,518
Change over FY20		30,996	593	779	946	1,113	1,243	1,429	1,522
% Increase in Tax			1.9%	2.5%	3.1%	3.6%	4.0%	4.6%	4.9%

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

**FY20
Selected
Factor**

**SHIFTS FACTORS
WITH 21% RESIDENTIAL EXEMPTION**

FY2021	At 21% RE	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
Full Value Res.%		0.900227	0.900227	0.900227	0.900227	0.900227	0.900227	0.900227	0.900227
Full Value CIP%		0.099773	0.099773	0.099773	0.099773	0.099773	0.099773	0.099773	0.099773
Selected CIP Factor		1.745000	1.740000	1.731000	1.730000	1.725000	1.723000	1.720000	1.714000
Factored CIP %		0.174104	0.173605	0.172707	0.172607	0.172108	0.171909	0.171610	0.171011
Res Shifted %		0.825896	0.826395	0.827293	0.827393	0.827892	0.828091	0.828390	0.828989
Selected Res.Factor		0.917431	0.917985	0.918983	0.919093	0.919648	0.919869	0.920202	0.920867
Total Taxable Values									
Residential	21,628,931,531	9.76	9.77	9.78	9.78	9.79	9.79	9.79	9.80
CIP	2,734,820,024	16.28	16.23	16.15	16.14	16.09	16.07	16.05	15.99
Target Levy	255,719,011								
Actual Levy		255,621,242	255,700,790	255,698,294	255,670,946	255,750,494	255,695,797	255,641,101	255,693,301
Excess/Over		(97,769)	(18,221)	(20,717)	(48,065)	31,483	(23,214)	(77,910)	(25,710)
Cannot be over +						OVER			
Tax Rate Change Over FY20									
9.45	Residential	3.33%	3.39%	3.50%	3.52%	3.58%	3.60%	3.64%	3.72%
15.53	Commercial	4.83%	4.53%	3.99%	3.93%	3.63%	3.50%	3.32%	2.96%

OPTION-4 OPTON-3 OPTION-2 **FY2020** OPTION-1 OPTION-5

**TOWN OF BROOKLINE FY2021 TAX RATE
OPTIONS WORKSHEET**

Residential Exemption @ **21%**

Class	FY21 Valuation	% of Value
Residential	\$ 24,675,534,471	90.0227%
Taxable	21,628,931,531	
Rex. Exemption	3,046,602,940	
Commerical	2,446,579,340	8.9257%
Industrial	21,043,700	0.0768%
Personal Prop.	267,196,984	0.9748%
Total	\$ 27,410,354,495	100.000%
CIP Classes	2,734,820,024	9.9773%
FY21 Projected Levy	255,719,011	
Single Tax Rate	9.33	per \$1,000
RRw/RE & factor of 1	10.64	per \$1,000

Levy Limit Details

FY20 Levy Limit	\$ 233,198,737	
Allowable 2.5%	5,829,968	2.5%
New Growth	3,320,392	1.4%
FY21 Maximum Levy	242,349,097	

FY21 Debt. Exclusion	13,369,914	Δ Prior
Total Projected Levy	\$ 255,719,011	9.7%

FY20 Actual Levy \$ 238,487,743

FY21 Projected Levy	@1.725Shift	Levy %
Residential	\$ 211,747,240	82.8%
Commercial	39,316,530	15.4%
Industrial	338,172	0.1%
Personal Property	4,293,856	1.7%
Total	255,695,797	100.0%
Excess Levy	\$ (23,214)	

Potential FY21 Tax Rates at Various Shifts 1.70-1.75 (Adjusted for the Residential Exemption)

MEDIAN VALUES & TAX AMOUNTS AFTER THE RESIDENTIAL EXEMPTION @ 21% (\$302,590)*

CIP Shift	FY20	1.714	1.720	1.723	1.730	1.731	1.74	1.745
Res. Levy %	82.32%	82.90%	82.84%	82.81%	82.74%	82.73%	82.64%	82.59%
Res. Tax Rate	9.45	9.80	9.79	9.79	9.78	9.78	9.77	9.76
CIP Levy %	17.68%	17.10%	17.16%	17.19%	17.26%	17.27%	17.36%	17.41%
CIP Tax Rate	15.53	15.99	16.05	16.07	16.14	16.15	16.23	16.28
	Levy Shift	7.12%	7.18%	7.21%	7.28%	7.29%	7.38%	7.43%
FY21 Median SFL Value	1,521,860							
Real Estate Tax		14,916	14,905	14,900	14,887	14,885	14,869	14,860
Change over FY20	13,488	1,428	1,417	1,411	1,399	1,397	1,381	1,372
% Increase in Tax		10.6%	10.5%	10.5%	10.4%	10.4%	10.2%	10.2%
FY21 Median Res. Condo	447,510							
Real Estate Tax		4,386	4,383	4,381	4,378	4,377	4,372	4,370
Change over FY20	4,257	129	126	124	121	120	115	113
% Increase in Tax		3.0%	3.0%	2.9%	2.8%	2.8%	2.7%	2.6%
FY21 Median Two-Family	1,583,310							
Real Estate Tax		15,518	15,507	15,501	15,488	15,486	15,470	15,460
Change over FY20	14,428	1,090	1,079	1,073	1,060	1,058	1,041	1,032
% Increase in Tax		7.6%	7.5%	7.4%	7.3%	7.3%	7.2%	7.2%
FY21 Median Three-Family	1,688,210							
Real Estate Tax		16,546	16,534	16,528	16,515	16,513	16,495	16,485
Change over FY20	15,367	1,180	1,168	1,162	1,148	1,146	1,128	1,118
% Increase in Tax		7.7%	7.6%	7.6%	7.5%	7.5%	7.3%	7.3%
FY21 Median Multi-Fam./Apt.	3,367,250							
Real Estate Tax		33,003	32,979	32,967	32,939	32,935	32,900	32,880
Change over FY20	30,792	2,211	2,187	2,175	2,148	2,144	2,108	2,088
% Increase in Tax		7.2%	7.1%	7.1%	7.0%	7.0%	6.8%	6.8%
FY21 Median Commercial	1,991,750							
Real Estate Tax		31,849	31,960	32,016	32,146	32,165	32,332	32,425
Change over FY20	30,996	853	964	1,020	1,150	1,169	1,336	1,429
% Increase in Tax		2.8%	3.1%	3.3%	3.7%	3.8%	4.3%	4.6%

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

**FY20
Selected
Factor**

**SHIFTS FACTORS
WITH 22% RESIDENTIAL EXEMPTION**

FY2021	At 22% RE	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
Full Value Res.%		0.900227	0.900227	0.900227	0.900227	0.900227	0.900227
Full Value CIP%		0.099773	0.099773	0.099773	0.099773	0.099773	0.099773
Selected CIP Factor		1.750000	1.735000	1.728000	1.725000	1.719000	1.700000
Factored CIP %		0.174603	0.173106	0.172408	0.172108	0.171510	0.169614
Res Shifted %		0.825397	0.826894	0.827592	0.827892	0.828490	0.830386
Selected Res.Factor		0.916877	0.918539	0.919315	0.919648	0.920313	0.922418
Total Taxable Values							
	Tax Rates>						
Residential	21,485,310,251	9.82	9.84	9.85	9.85	9.86	9.88
CIP	2,734,820,024	16.33	16.19	16.12	16.09	16.04	15.86
Target Levy	255,719,011						
Actual Levy		255,645,358	255,692,189	255,715,605	255,633,560	255,711,672	255,649,111
Excess/Over		(73,653)	(26,822)	(3,406)	(85,451)	(7,339)	(69,900)
		Cannot be over +					
Tax Rate Change Over FY20							
9.45	Residential	3.96%	4.15%	4.23%	4.27%	4.35%	4.59%
15.53	Commercial	5.13%	4.23%	3.81%	3.63%	3.26%	2.12%

OPTION-3 OPTION-1 **FY2020** OPTION-2

**TOWN OF BROOKLINE FY2021 TAX RATE
OPTIONS WORKSHEET**

Residential Exemption @ **22%**

Potential FY21 Tax Rates at Various Shifts 1.70-1.75 (Adjusted for the Residential Exemption)

MEDIAN VALUES & TAX AMOUNTS AFTER THE RESIDENTIAL EXEMPTION @ 22% (\$317,000)*

Class	FY21 Valuation	% of Value
Residential	\$ 24,675,534,471	90.0227%
Taxable	21,485,310,251	
Rex. Exemption	3,190,224,220	
Commerical	2,446,579,340	8.9257%
Industrial	21,043,700	0.0768%
Personal Prop.	267,196,984	0.9748%
Total	\$ 27,410,354,495	100.000%
CIP Classes	2,734,820,024	9.9773%
FY21 Projected Levy	255,719,011	
Single Tax Rate	9.33	per \$1,000
RRw/RE & factor of 1	10.71	per \$1,000

	CIP Shift	FY20	1.70	1.71	1.72	1.725	1.73	1.74	1.750
Res. Levy %		82.32%	83.04%	82.94%	82.84%	82.79%	82.74%	82.64%	82.54%
Res. Tax Rate		9.45	9.88	9.87	9.86	9.85	9.85	9.84	9.82
CIP Levy %		17.68%	16.96%	17.06%	17.16%	17.21%	17.26%	17.36%	17.46%
CIP Tax Rate		15.53	15.86	15.95	16.05	16.09	16.14	16.23	16.33
	Levy Shift		6.98%	7.08%	7.18%	7.23%	7.28%	7.38%	7.48%
FY21 Median SFL Value		1,507,450							
Real Estate Tax			14,899	14,881	14,863	14,854	14,845	14,827	14,809
Change over FY20		13,488	1,410	1,392	1,374	1,365	1,357	1,339	1,321
% Increase in Tax			10.5%	10.3%	10.2%	10.1%	10.1%	9.9%	9.8%
FY21 Median Res. Condo		433,100							
Real Estate Tax			4,280	4,275	4,270	4,268	4,265	4,260	4,255
Change over FY20		4,257	23	18	13	10	8	3	(2)
% Increase in Tax			0.5%	0.4%	0.3%	0.2%	0.2%	0.1%	-0.1%
FY21 Median Two-Family		1,568,900							
Real Estate Tax			15,506	15,487	15,469	15,459	15,450	15,431	15,413
Change over FY20		14,428	1,078	1,059	1,040	1,031	1,022	1,003	985
% Increase in Tax			7.5%	7.3%	7.2%	7.1%	7.1%	7.0%	6.8%
FY21 Median Three-Family		1,673,800							
Real Estate Tax			16,543	16,523	16,503	16,493	16,483	16,463	16,443
Change over FY20		15,367	1,176	1,156	1,136	1,126	1,116	1,096	1,077
% Increase in Tax			7.7%	7.5%	7.4%	7.3%	7.3%	7.1%	7.0%
FY21 Median Multi-Fam./Apt.		3,367,250							
Real Estate Tax			33,279	33,239	33,200	33,180	33,160	33,120	33,080
Change over FY20		30,792	2,488	2,448	2,408	2,388	2,368	2,328	2,288
% Increase in Tax			8.1%	7.9%	7.8%	7.8%	7.7%	7.6%	7.4%
FY21 Median Commercial		1,991,750							
Real Estate Tax			31,589	31,775	31,960	32,053	32,146	32,332	32,518
Change over FY20		30,996	593	779	964	1,057	1,150	1,336	1,522
% Increase in Tax			1.9%	2.5%	3.1%	3.4%	3.7%	4.3%	4.9%

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

**FY20
Selected
Factor**

Levy Limit Details

FY20 Levy Limit	\$ 233,198,737	
Allowable 2.5%	5,829,968	2.5%
New Growth	3,320,392	1.4%
FY21 Maximum Levy	242,349,097	

FY21 Debt. Exclusion	13,369,914	Δ Prior
Total Projected Levy	\$ 255,719,011	9.7%

FY20 Actual Levy \$ 238,487,743

FY21 Projected Levy	@1.725Shift	Levy %
Residential	\$ 211,630,306	82.8%
Commercial	39,365,462	15.4%
Industrial	338,593	0.1%
Personal Property	4,299,199	1.7%
Total	255,633,560	100.0%
Excess Levy	\$ (85,451)	

MEDIAN VALUE, TAX HISTORY	FY10	FY11	FY12 (Reval)	FY13	FY14	FY15 (Reval)	FY16	FY17	FY18	FY19 (Reval)	FY20	10 yrs change
Single Family	\$ 9,486	\$ 9,771	\$ 10,187	\$ 10,531	10,694	10,704	11,342	11,685	11,882	12,608	13,488	42%
Condo	2,866	2,953	2,920	2,999	3,097	3,287	3,525	3,730	3,933	4,036	4,257	49%
Two Family	8,735	8,998	9,230	9,480	9,765	10,350	11,445	11,979	12,420	13,587	14,428	65%
Three Family	10,459	10,773	11,236	11,471	11,780	11,577	12,864	13,276	13,607	14,683	15,367	47%
Commercial	18,402	19,002	19,480	20,597	22,678	23,487	25,058	26,051	26,548	30,793	30,996	68%
CIP Shift	173.00%	173.00%	173.30%	173.00%	172.00%	171.50%	171.50%	172.00%	173.50%	172.00%	172.50%	

