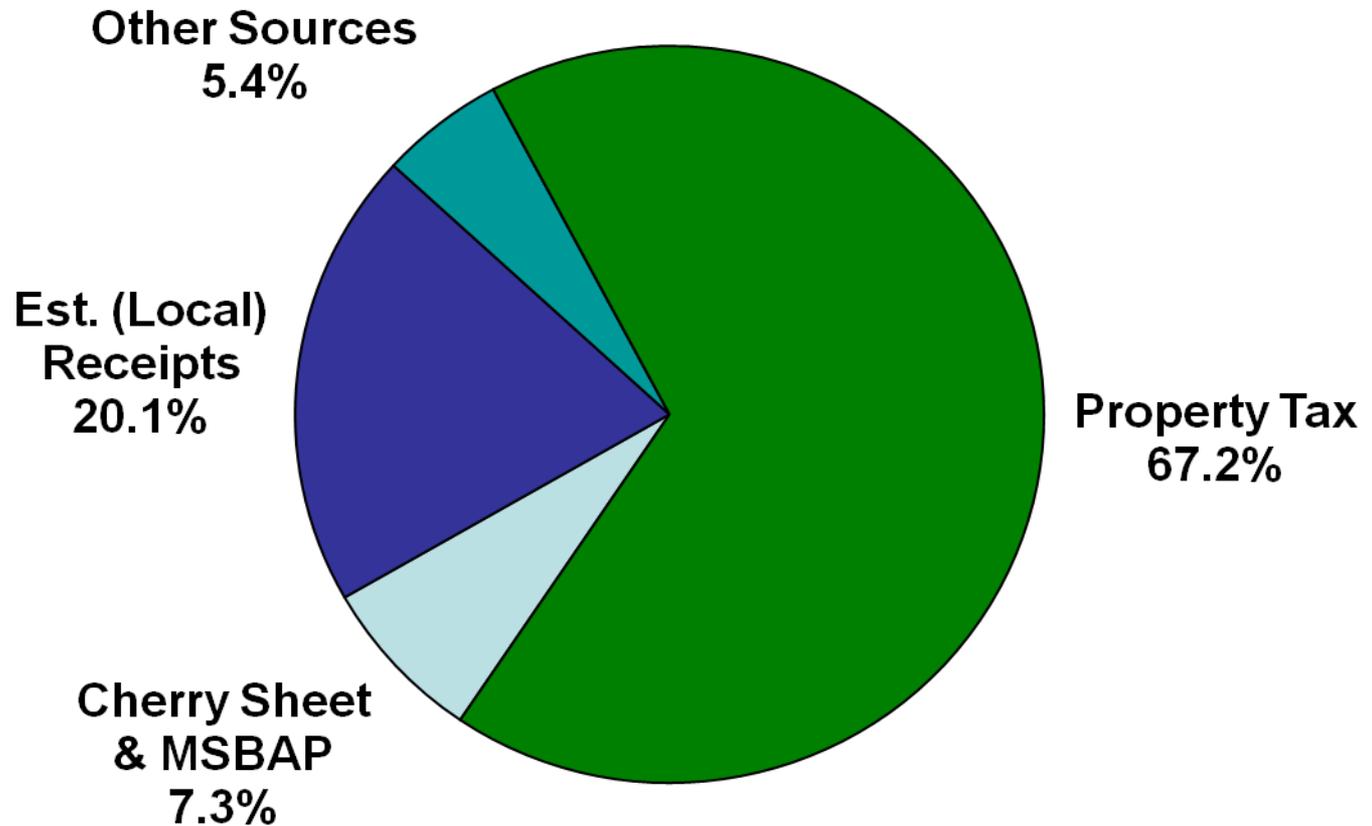


Town of Brookline
Board of Selectmen
Fiscal Year 2011
Tax Classification Hearing
November 30, 2010

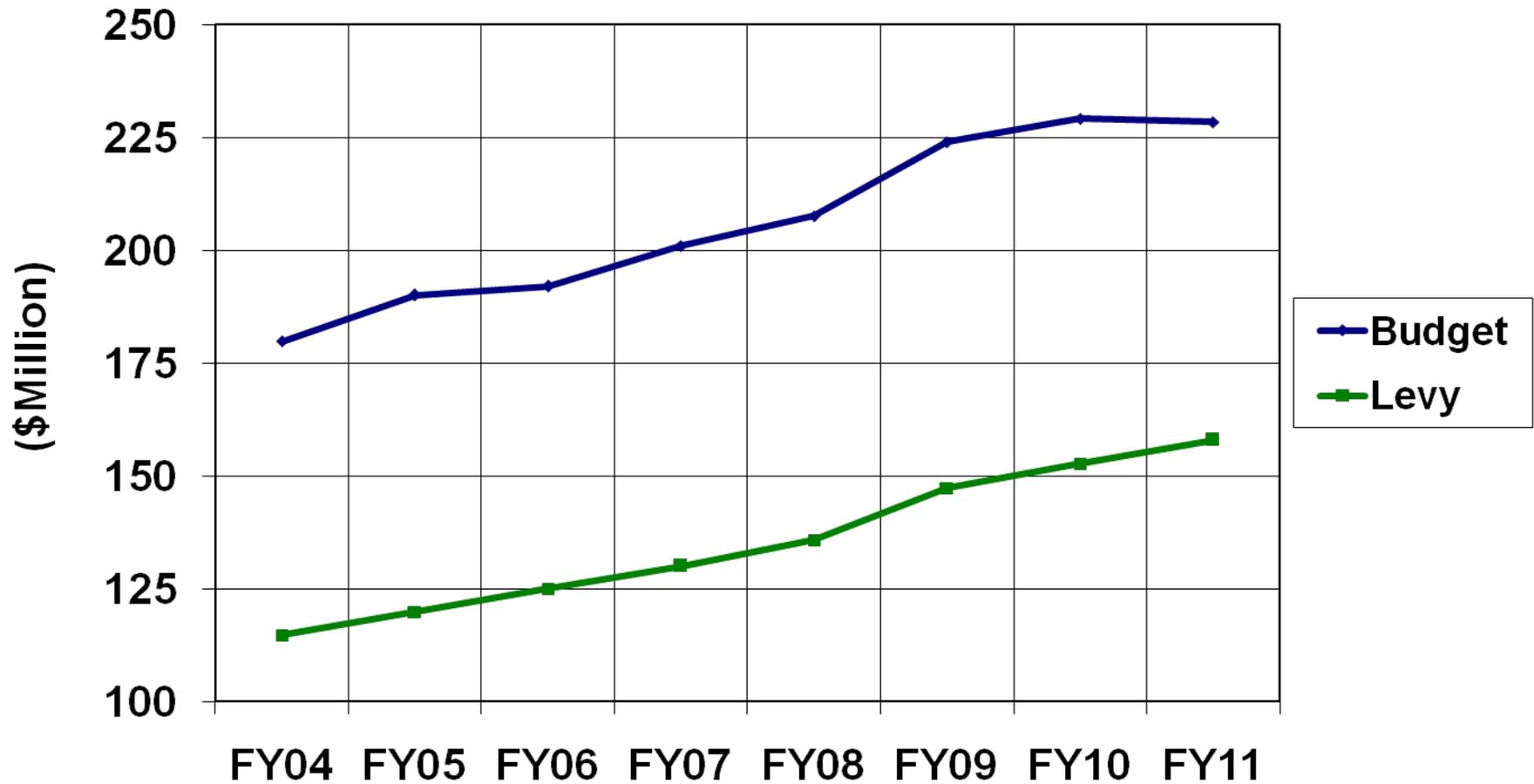


Prepared by the Board of Assessors

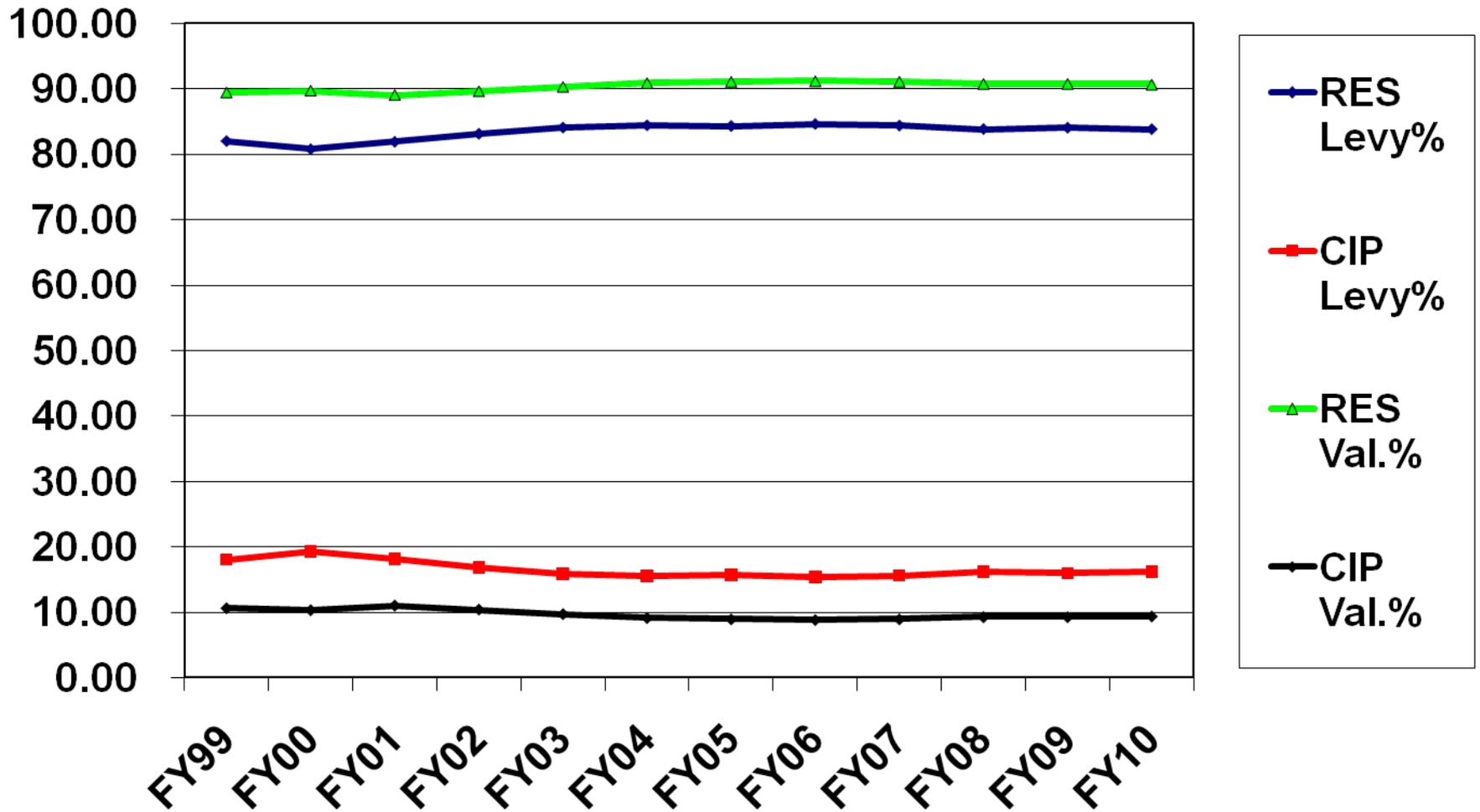
FY2011 Town Budget



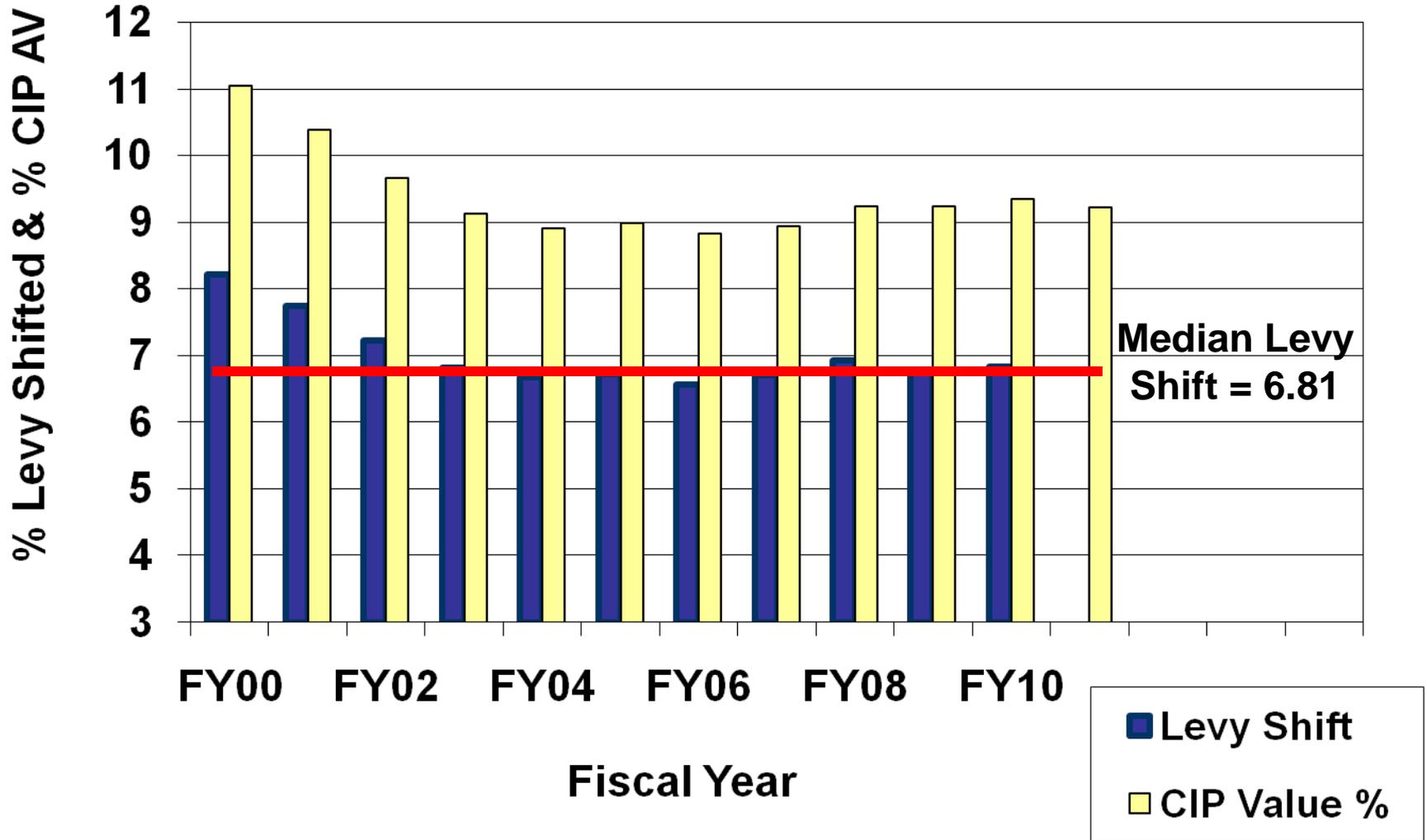
Budget & Levy History



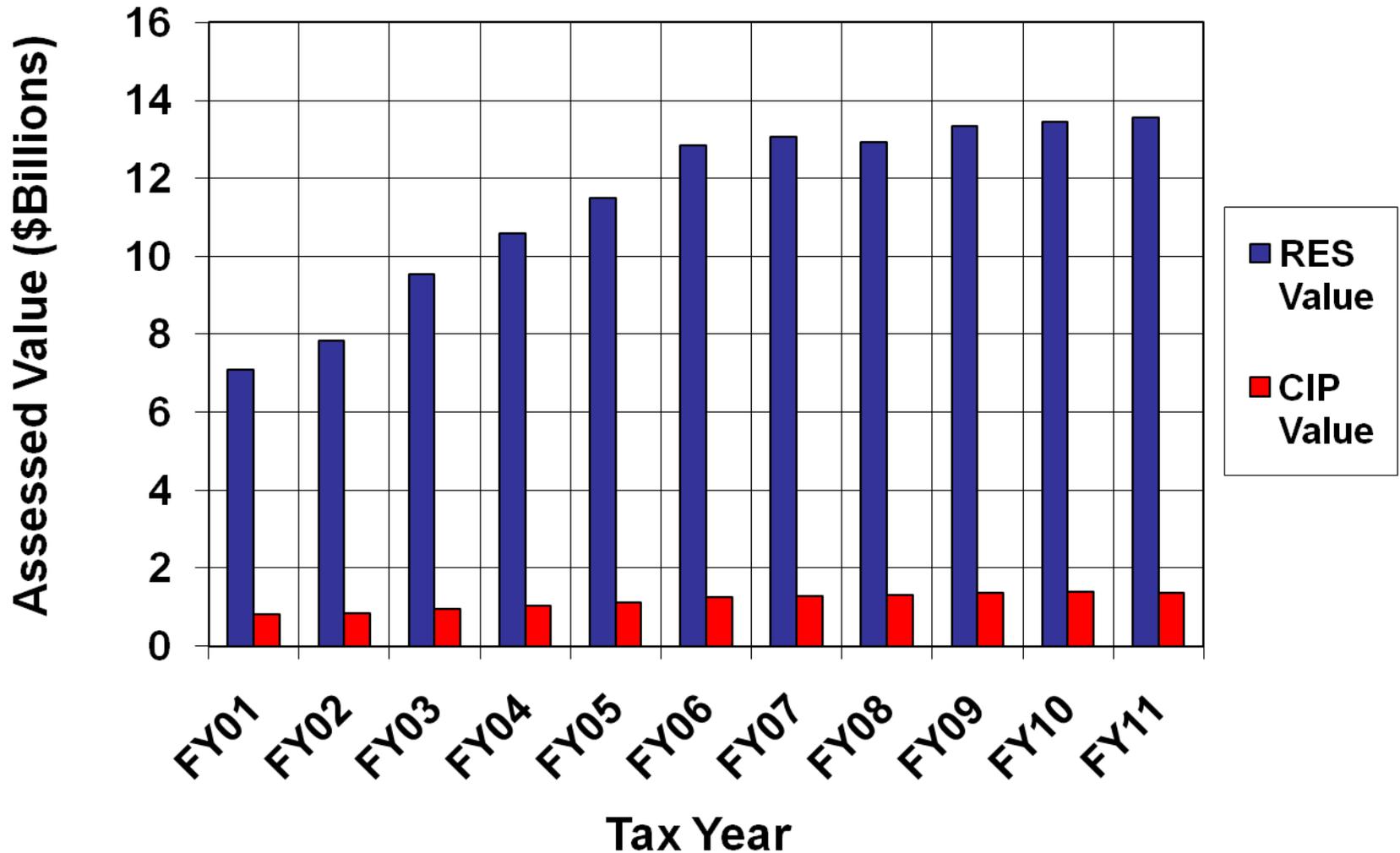
% Levy & Value History by Class



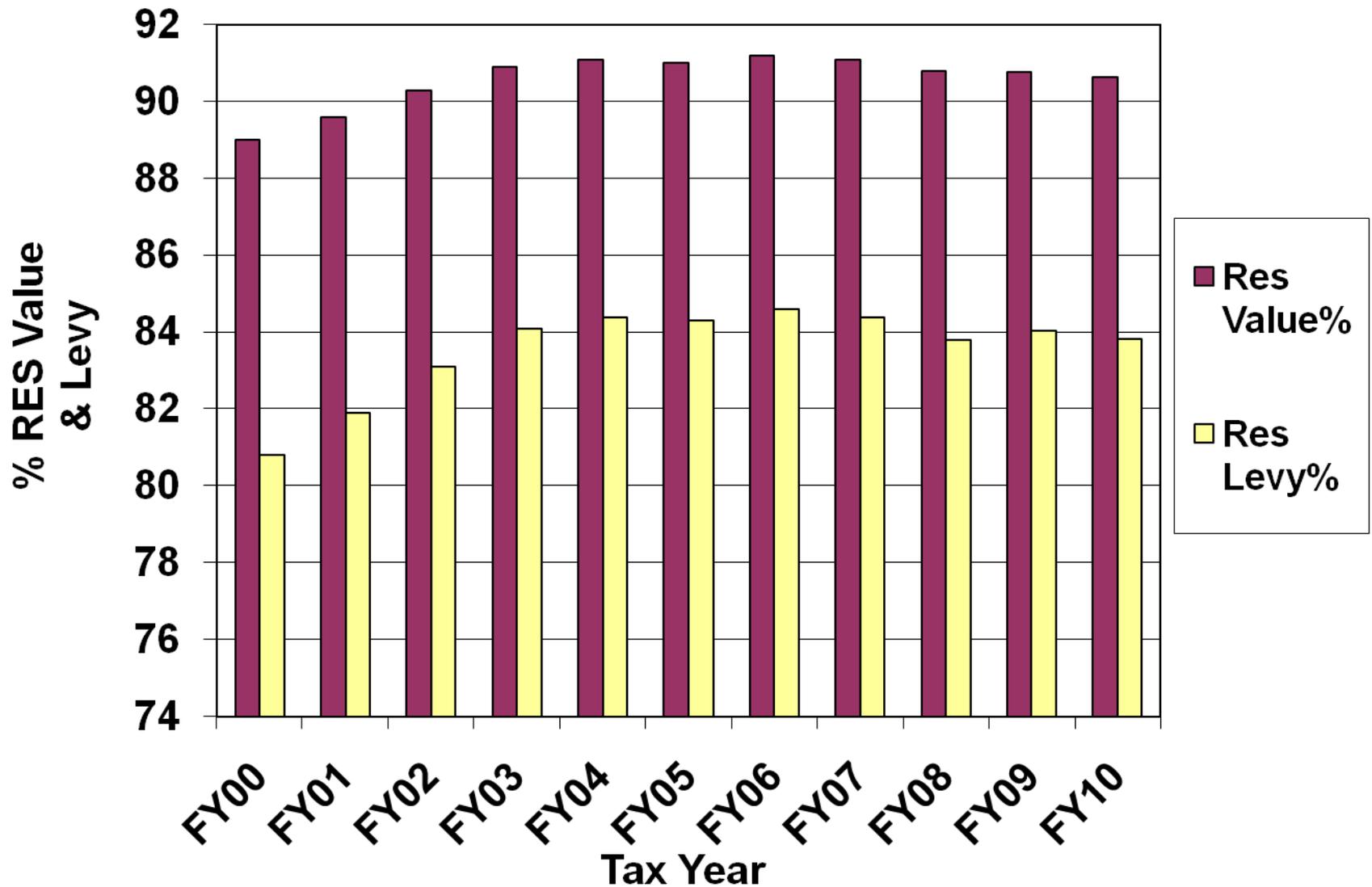
Levy Shift History/ CIP Value %



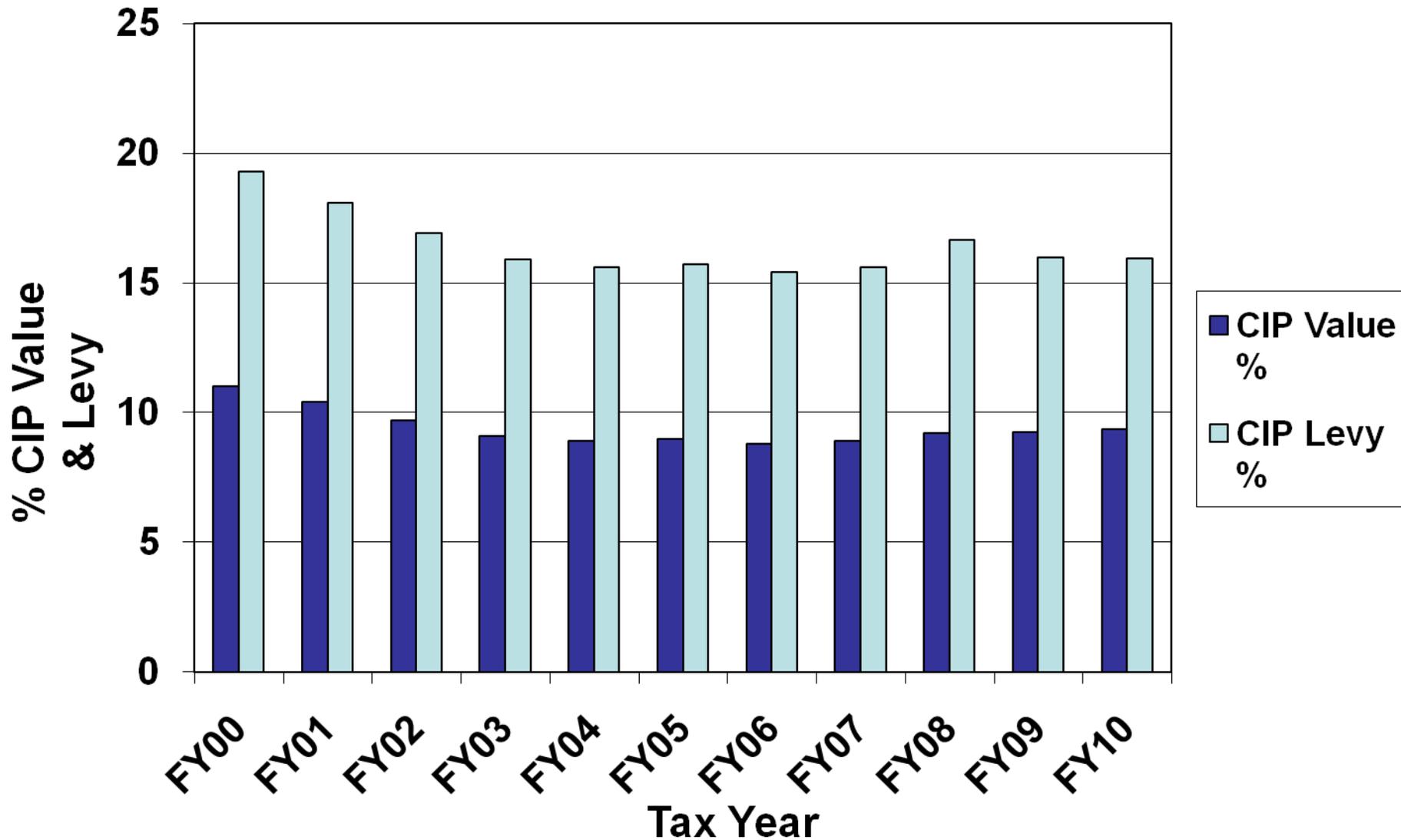
Value History by Major Class



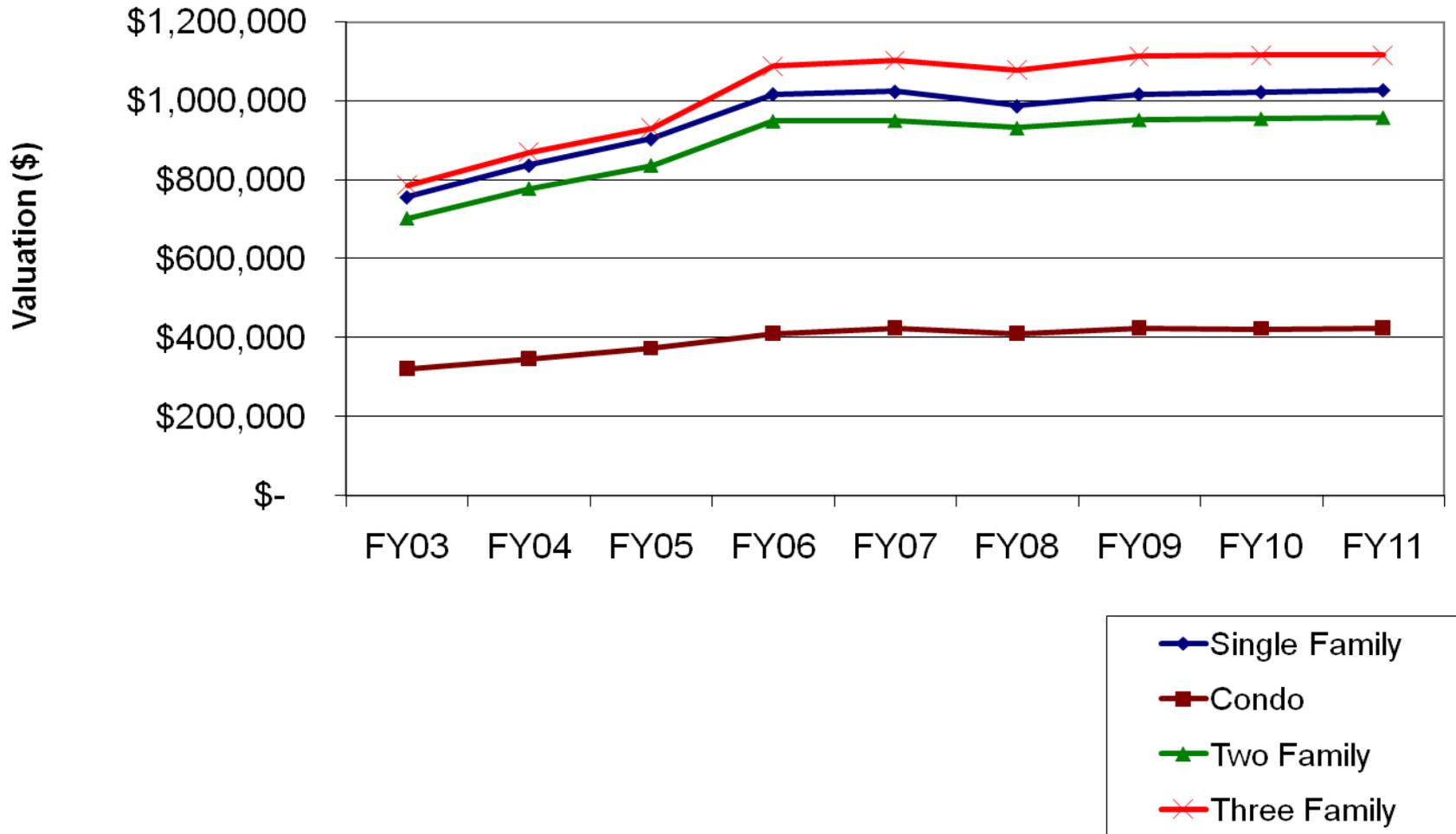
History of Res.% Value & Tax Levy



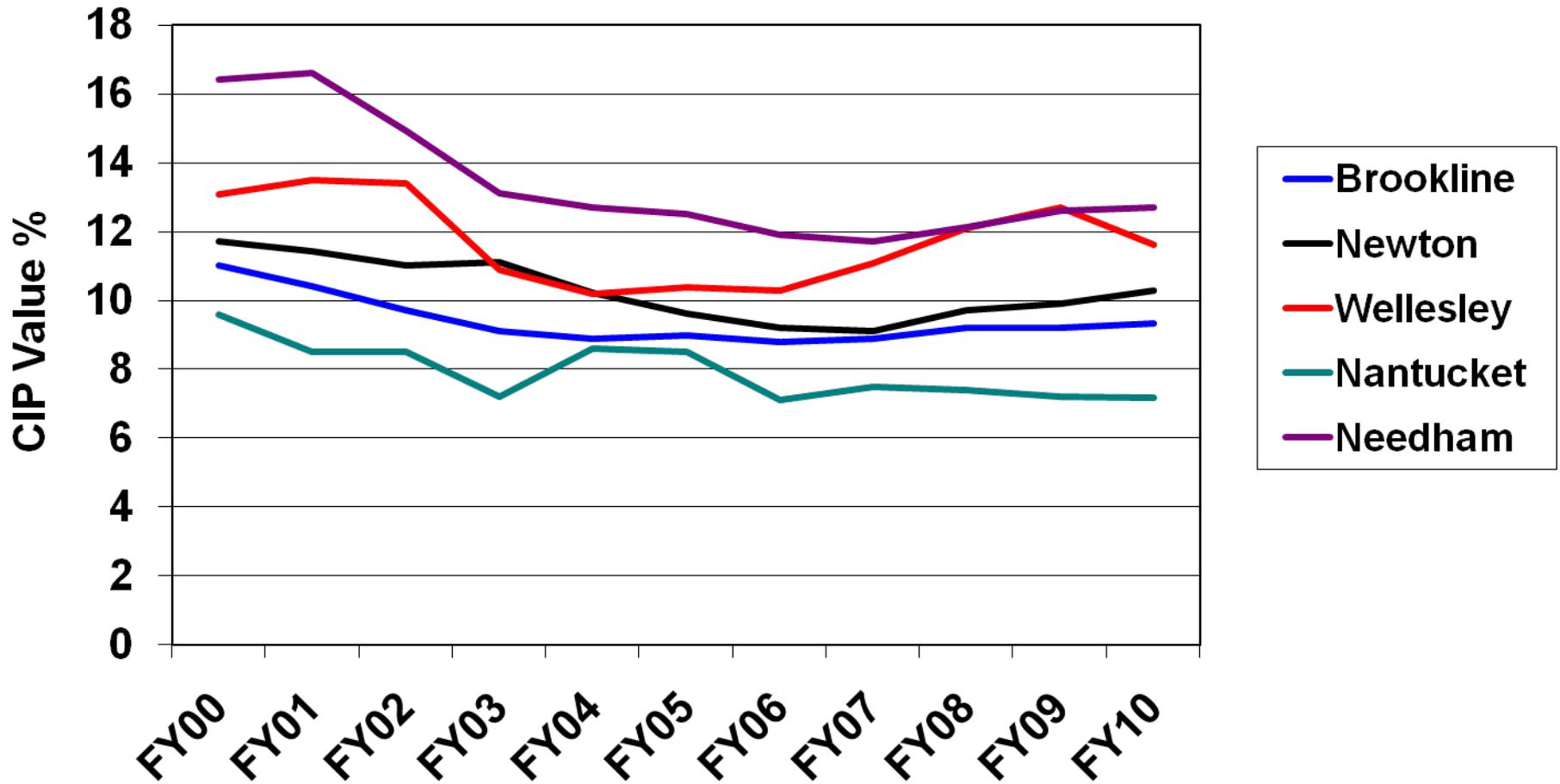
History of CIP% Value & Tax Levy



Median Assessed Value History - Brookline



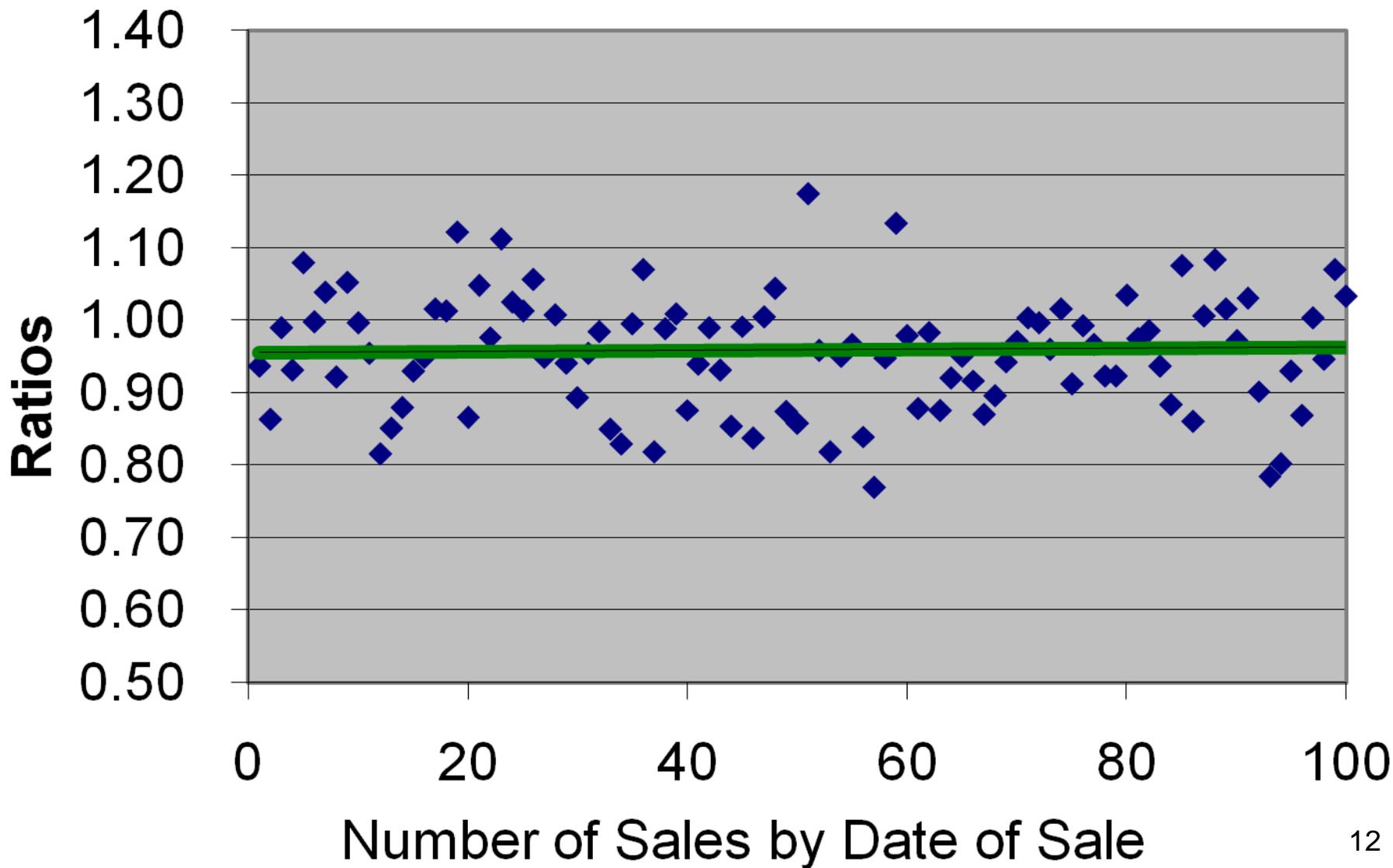
CIP Value% of Comparable Towns



FY11 Assessment Review

- Analyzed 2009 & (Q1&Q2) 2010 Sales
 - See Tab 4 for Sales Ratios Analysis & Report
- Conducted Commercial Vacancy Survey
 - See Tab 1 for Vacancy Survey Results
- Reviewed Apartment & Commercial Rents
- Analyzed commercial lease types & adjusted several sub-classes of property
- Continued to study capitalization rates
- Completed 2,982 property inspections

Assessment-Sale Ratios (by Date of Sale) 2009 Single Family Sales, FY10 Assessments



2010 Commercial Vacancy Survey

Area	Total Space	Vacant	%
Brookline Hills	173,123	9,834	5.7
Brookline Village	883,015	32,379	3.7
BU/ Comm. Ave.	891,754	51,314	5.8
Chestnut Hill	536,650	24,000	4.5
Cleveland Circle	56,936	7,532	13.2
Coolidge Corner	898,524	57,485	6.4
JFK Crossing	131,669	8,301	6.3
St. Mary's	196,029	4,553	2.3
Washington Sq.	236,243	9,551	4.0
All Areas	4,003,943	204,949	5.1

FY11 New Growth

Category	Value Growth	Tax Growth
Single Family Permits	49,362,200	541,503
Res. Condominiums	54,511,600	597,992
Multi-Family.& Apts.	12,425,500	136,308
Other Residential	9,727,900	106,715
Commercial & Industrial	8,163,063	145,303
Personal Property	16,924,890	301,263
Total All Classes	\$151,115,153	\$1,829,084

FY2011–FY2010 Value Comparison

WITHOUT THE RESIDENTIAL EXEMPTION ADJUSTMENT

Class	FY10 Valuation	FY11 Valuation	Δ
Residential	13,453,462,600	13,550,832,800	0.72%
Commercial	1,236,446,900	1,216,769,000	-1.59%
Industrial	13,522,800	13,417,000	-0.78%
Personal Prop.	138,212,160	145,418,280	5.21%
Total Taxable Property	14,841,644,460	14,926,437,080	0.57%
Tax Exempt	1,529,248,900	1,640,844,900	7.30%

Major Personal Property Accounts FY2011–FY2010 Value Comparison

Account	FY10 Valuation	FY11 Valuation	Δ
Boston Edison/ NStar	50,665,240	52,103,370	1,438,130
Verizon New England	20,390,400	20,157,600	-232,800
RCN-Beco Com. Inc.	14,252,100	14,007,100	-245,000
Boston Gas Company	11,974,960	17,950,610	5,975,650
COMCAST	8,861,130	10,427,090	1,565,960
TOTALS	106,143,830	114,645,770	8,501,940

FY11-FY10 Value Change/ Class

Use Class	FY10 Parcels	FY10 Value/ Parcel	FY11 Value/ Parcel	Δ
Single Family	4,553	\$1,254,950	\$1,263,440	0.1%
Res. Condo	9,706	476,030	476,060	0.0%
2 & 3 Family	1,408	1,035,920	1,036,270	0.0%
Apartments	330	3,297,060	3,318,850	0.1%
Commercial	463	2,381,030	2,367,500	-0.1%
Industrial	9	1,502,530	1,490,780	-0.1%

FY11 Classification Options

Potential FY11 Tax Rates at Various Shifts 1.70 -1.75

CIP Shift	FY10	1.70	1.71	1.72	1.73	1.74	1.75
Res. Levy %	83.82%	84.33%	84.24%	84.15%	84.06%	83.96%	83.87%
Res. Tax Rate	10.97	11.34	11.33	11.32	11.30	11.29	10.28
Res. Rate Δ		3.37%	3.28%	3.19%	3.01%	2.92%	2.83%
CIP Levy %	16.18%	15.67%	15.76%	15.85%	15.94%	16.04%	16.13%
CIP Tax Rate	17.80	17.98	18.09	18.20	18.30	18.41	18.51
CIP Rate Δ		1.01%	1.63%	2.25%	2.81%	3.42%	3.99%

Single Family & Res. Condos

Med. SFL Value	1,027,300	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax		11,649	11,637	11,624	11,611	11,599	11,586
Change over FY10	11,216	433	421	408	395	383	370
% Increase in Tax		3.9	3.8%	3.6%	3.5%	3.4%	3.3%
Med. Res. Condo	423,900	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax		4,807	4,802	4,796	4,791	4,786	4,781
Change over FY10	4,640	167	162	156	151	146	141
% Increase in Tax		3.6%	3.5%	3.4%	3.3%	3.1%	3.0%

See Tab 2, Sheet B

Single Family & Res. Condos w/ Res. Ex

Med. SFL Value	864,693	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax		9,805	9,795	9,784	9,773	9,763	9,752
Change over FY10	9,429	376	366	355	344	334	323
% Increase in Tax		4.0%	3.9%	3.8%	3.7%	3.5%	3.4%
Med. Res. Condo	261,293	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax		2,963	2,960	2,957	2,953	2,950	2,947
Change over FY10	2,853	110	107	104	100	97	94
% Increase in Tax		3.9%	3.7%	3.6%	3.5%	3.4%	3.3%

See Tab 2, Sheet A

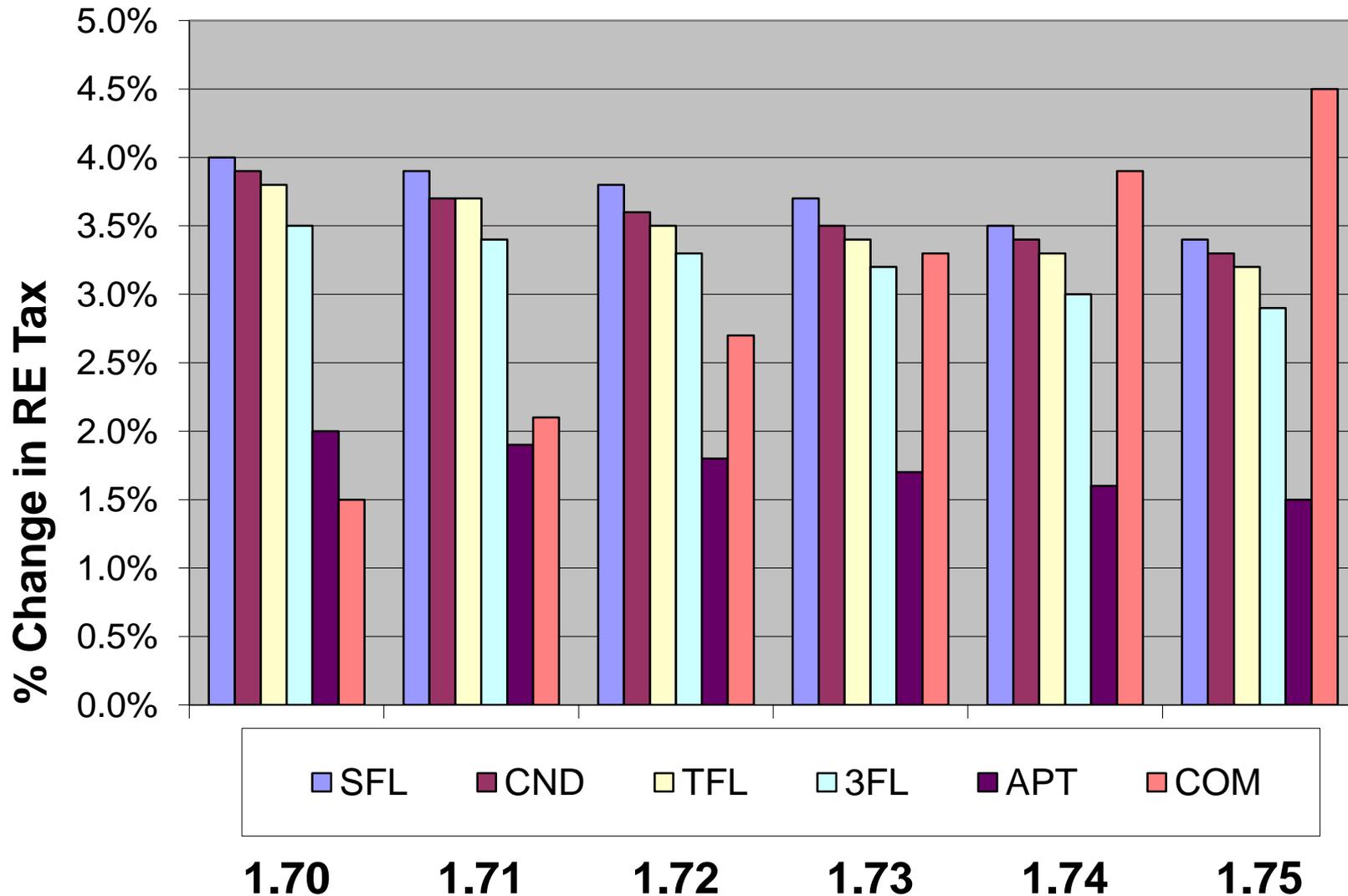
Two & Three Families

Med. Two-Family	958,850	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax		10,873	10,861	10,849	10,838	10,826	10,814
Change over FY10	10,488	385	373	361	350	338	326
% Increase in Tax		3.7%	3.6%	3.4%	3.3%	3.2%	3.1%
Med. Three-Fam.	1,116,000	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax		12,655	12,641	12,628	12,614	12,600	12,586
Change over FY10	12,233	422	408	395	381	367	353
% Increase in Tax		3.5%	3.3	3.2%	3.1%	3.0%	2.9%

Apartments & Commercial

Med. Multi-Fam./Apt.	1,675,200	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax		18,997	18,976	18,955	18,934	18,913	18,893
Change over FY10	18,620	377	356	335	314	293	273
% Increase in Tax		2.0%	1.9%	1.8%	1.7%	1.6%	1.5%
Med. Commercial	1,038,350	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax		18,675	18,784	18,894	19,004	19,114	19,224
Change over FY10	18,402	273	383	493	603	712	822
% Increase in Tax		1.5%	2.1%	2.7%	3.3%	3.9%	4.5%

% Tax Change for Median Values



Residential Exemption

1. Total Residential Value = \$13,550,832,800 /
2. Total Residential Parcel Count; 16,667 =
3. Average Residential Value; \$813,034
4. Times the selected Exemption Factor; 20% =
5. Residential Exemption Value; \$162,607
6. Times the selected Residential Tax Rate =
7. Total Residential Exemption Tax Amount

Examples>

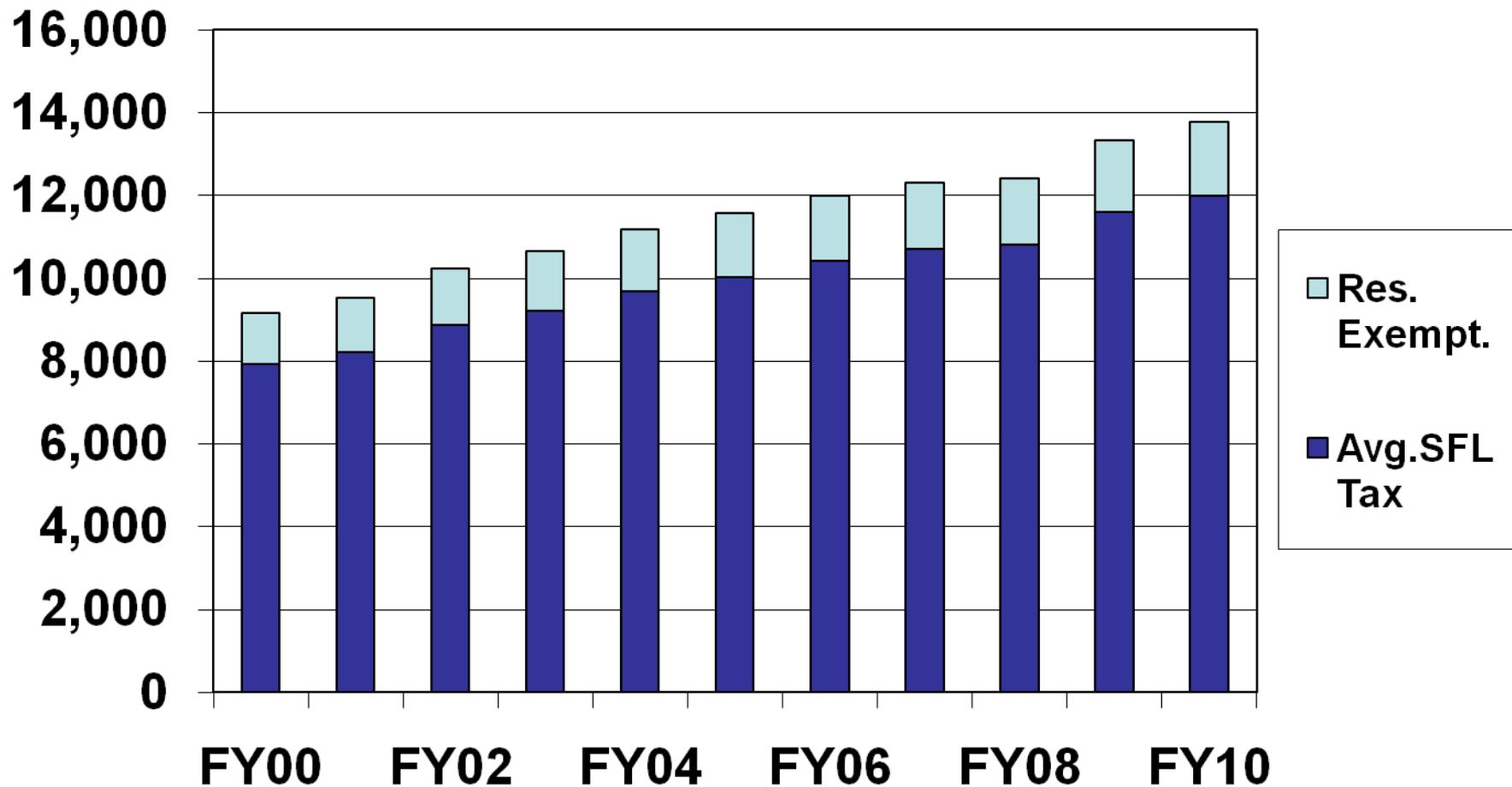
Residential Exemption Amounts

Classification	Tax Rate	Tax Amount
Single Tax Rate	12.21	\$1,985
170% Shift Residential Rate	11.34	\$1,844
173% Shift Residential Rate	11.30	\$1,837
175% Shift Residential Rate	11.28	\$1,834

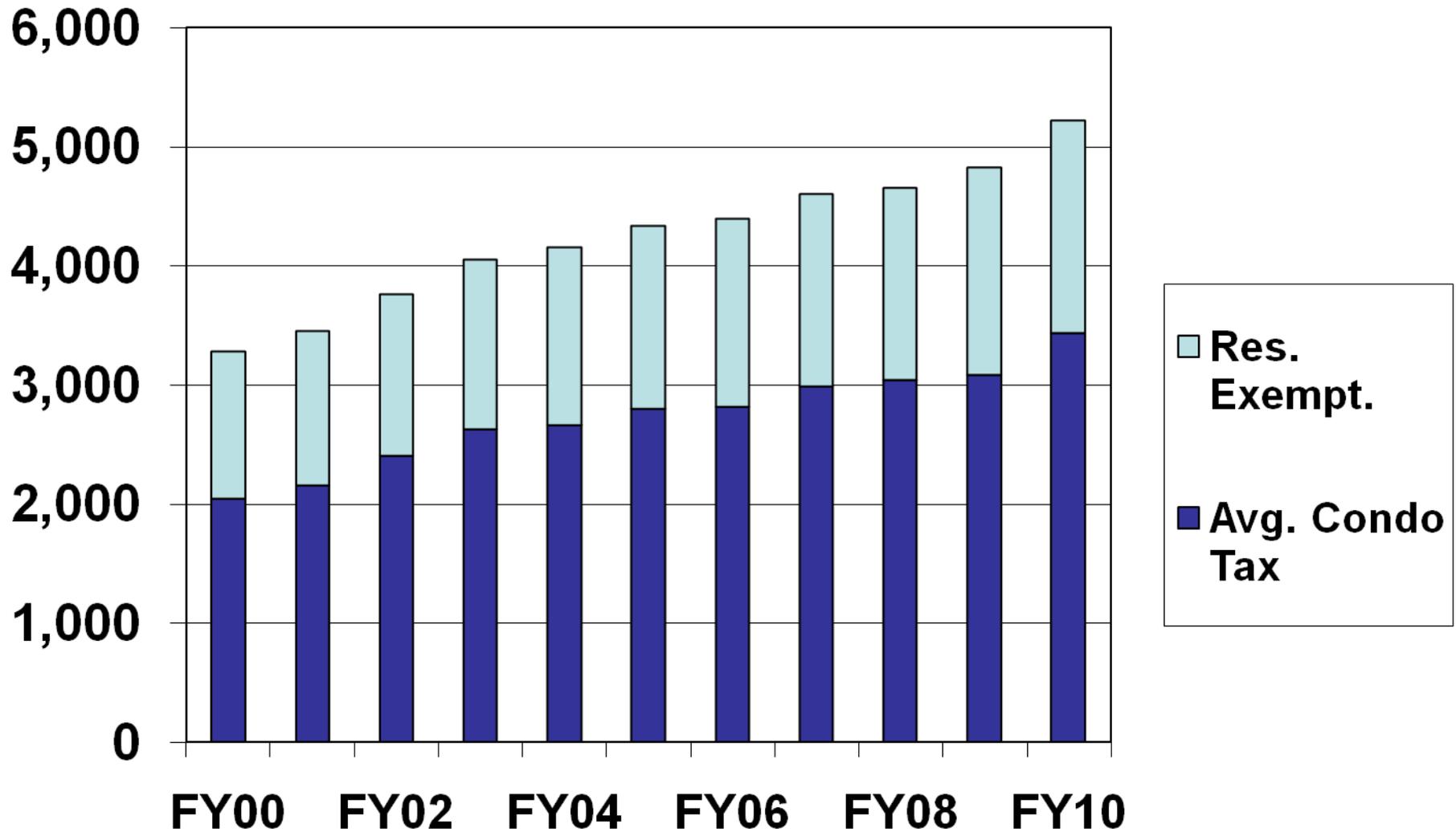
Fiscal Year	Exemption Amount
2010	\$1,787
2009	\$1,741
2008	\$1,609
2007	\$1,618



Average Single Family Tax & Exemption History



Average **Res. Condo** Tax & Exemption History



FY10 Clause Exemptions

Category	No.	Amount
17D Surviving Spouse & Minors	7	\$2,100
22 (a-f) Veterans	86	79,400
37 Visually Impaired	41	37,386
41C Elderly	3	2,500
42 Surviving Spouse Police/Fire	1	5,743
Total All Classes	138	\$127,129
Tax Deferrals (41A)	10	42,599
Senior Work-off Abatements	18	12,958

