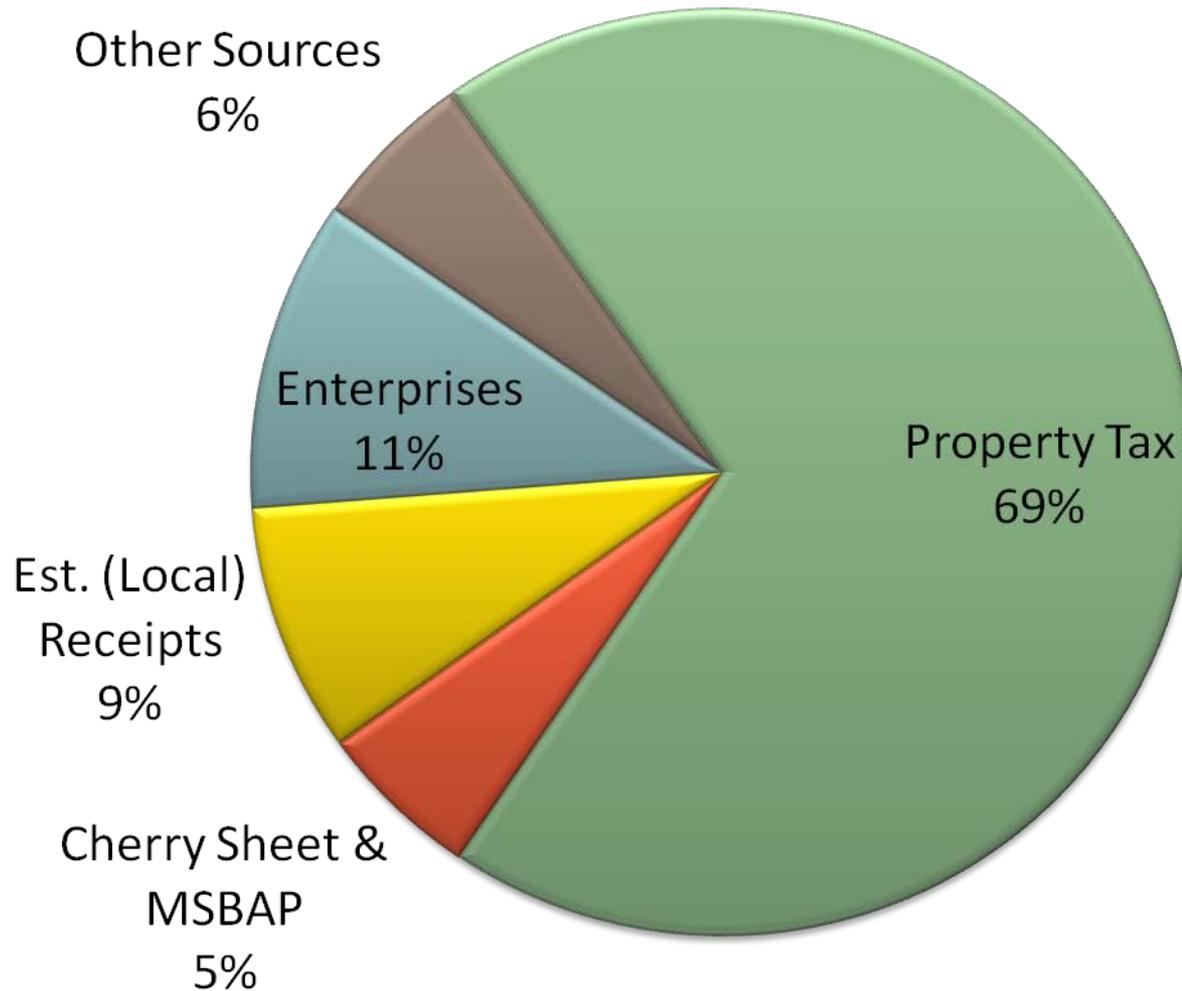


Town of Brookline
Board of Selectmen
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Tax Classification Hearing
November 29, 2011

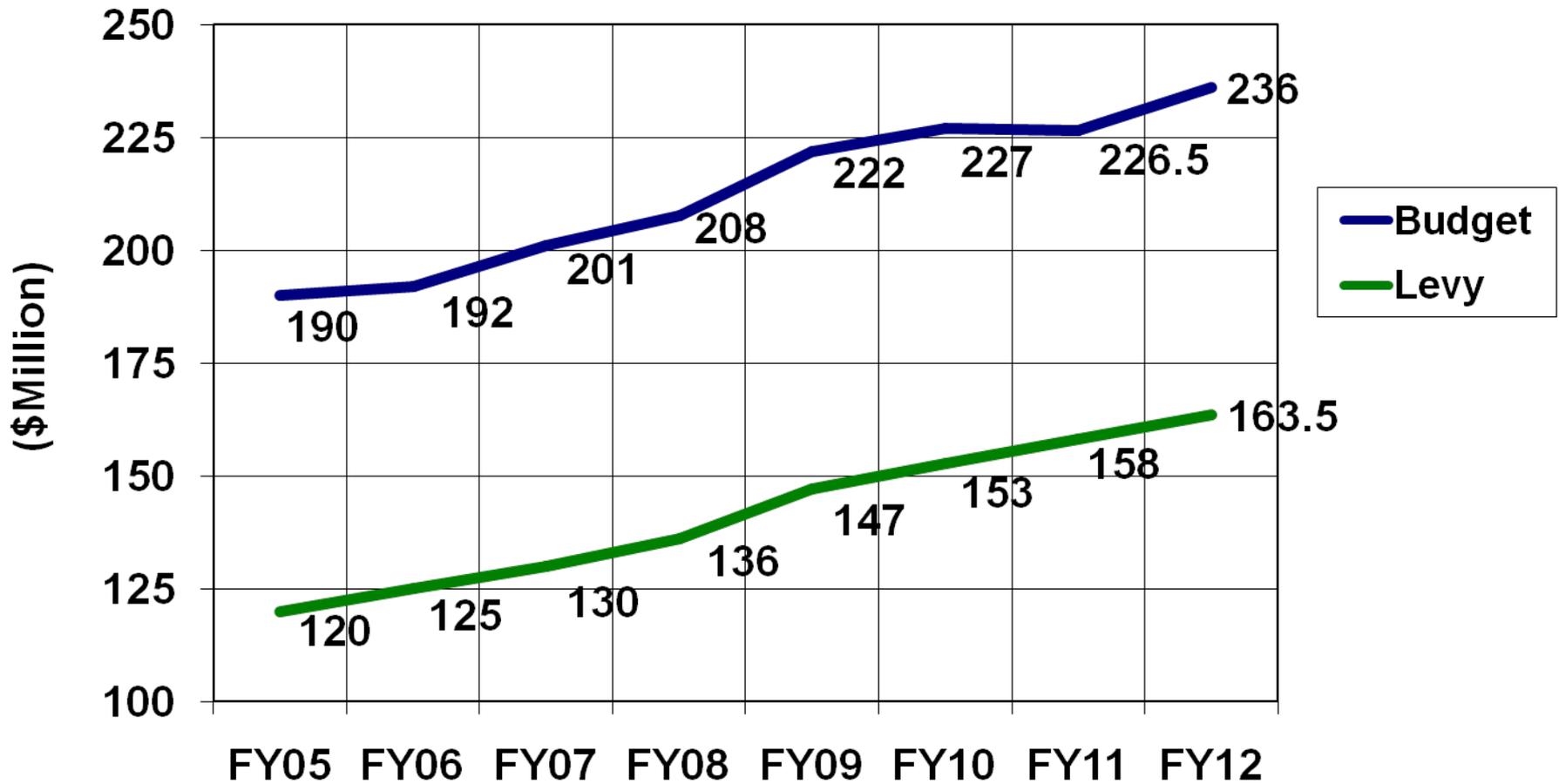


Prepared by the Board of Assessors

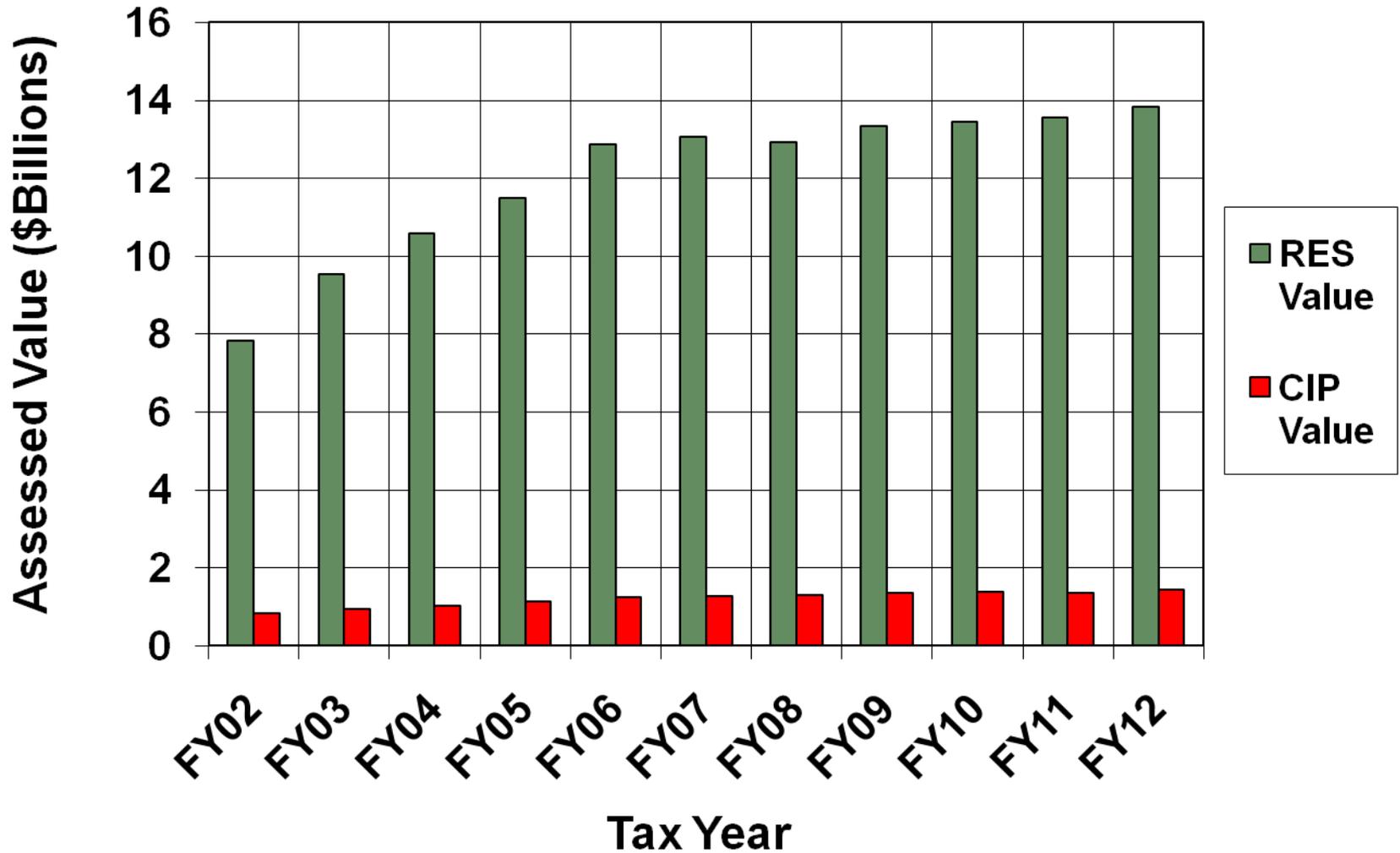
FY2012 Town Budget



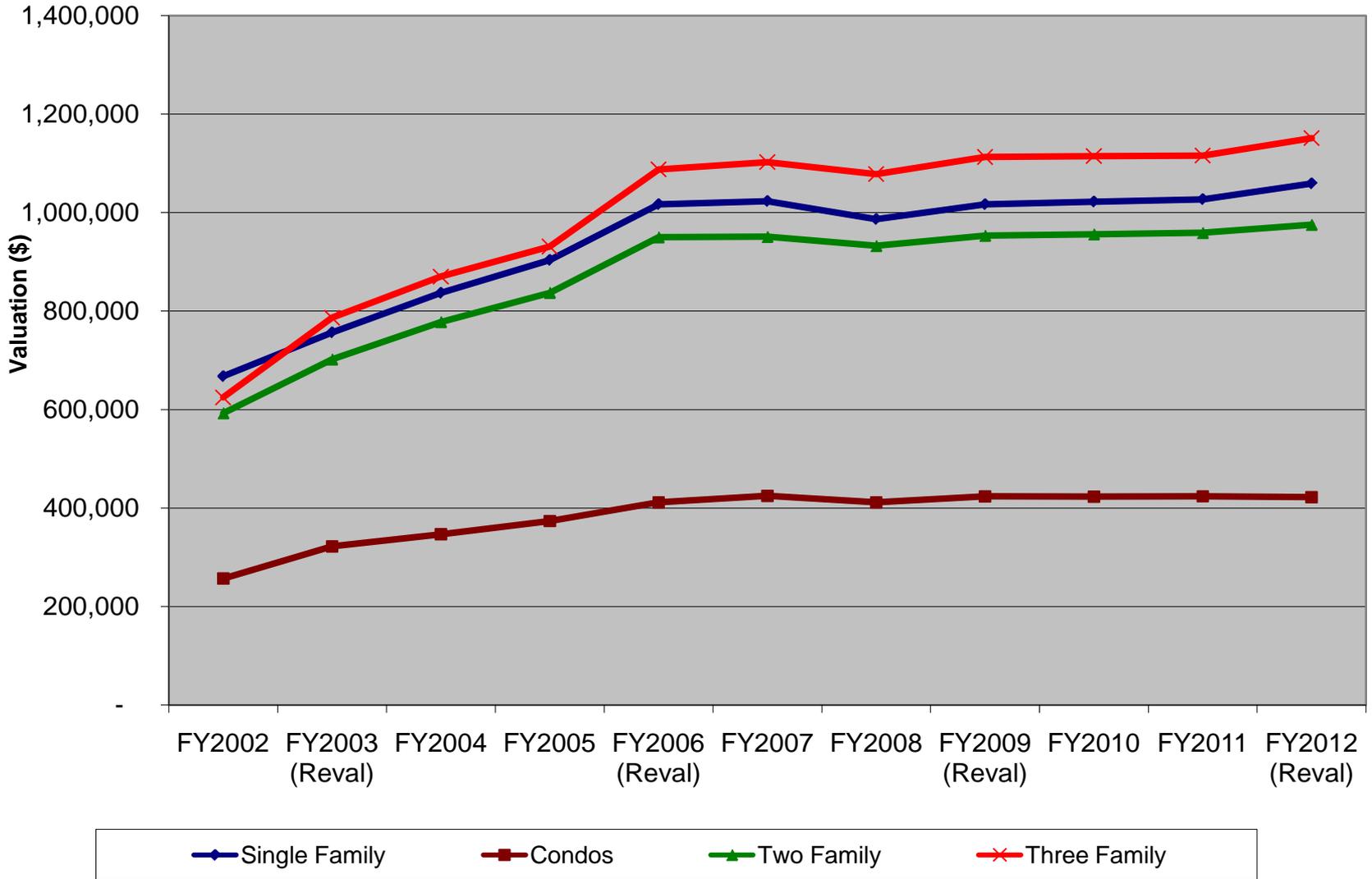
Budget & Levy History



Value History by Major Class



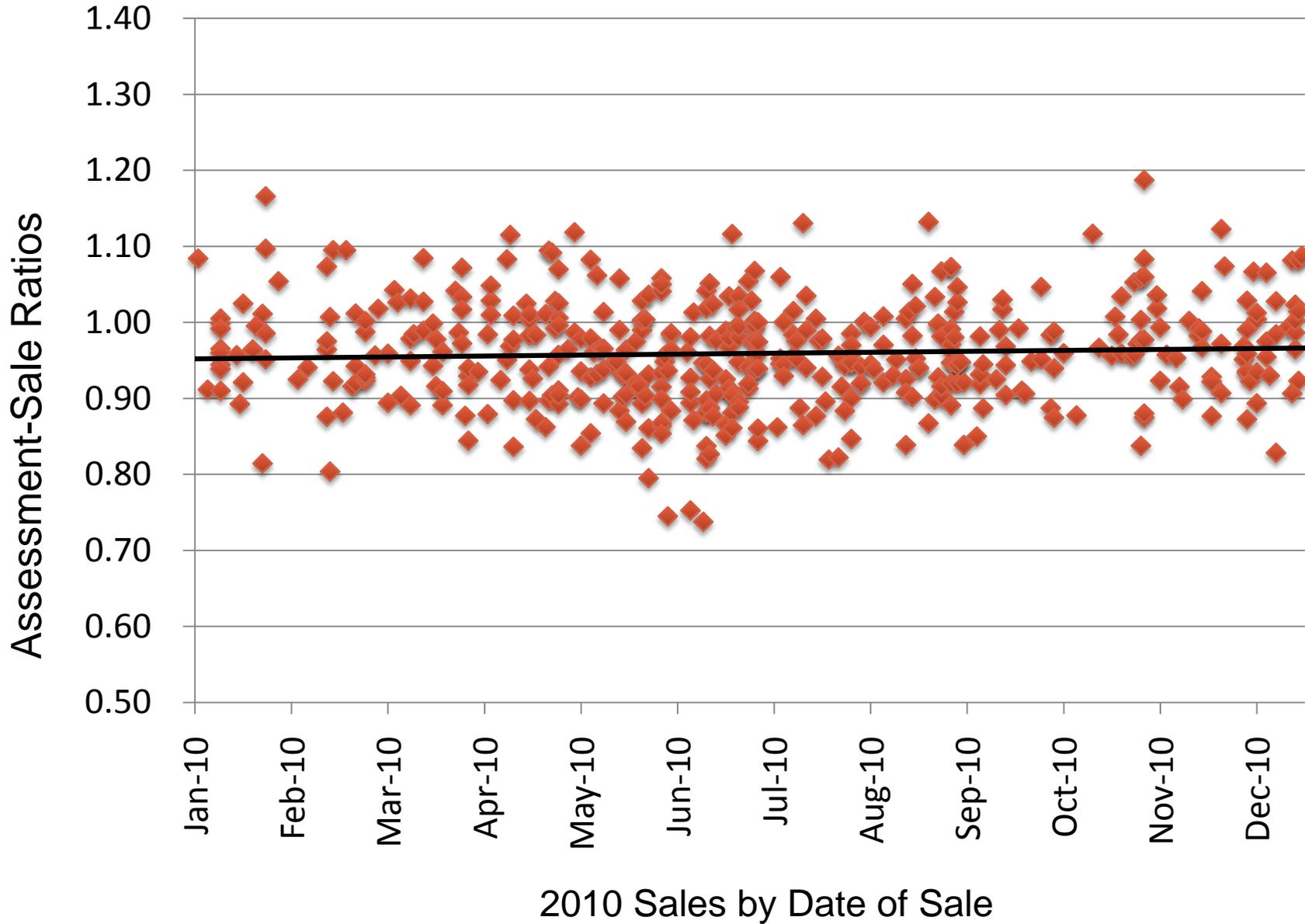
Median Assessed Value History



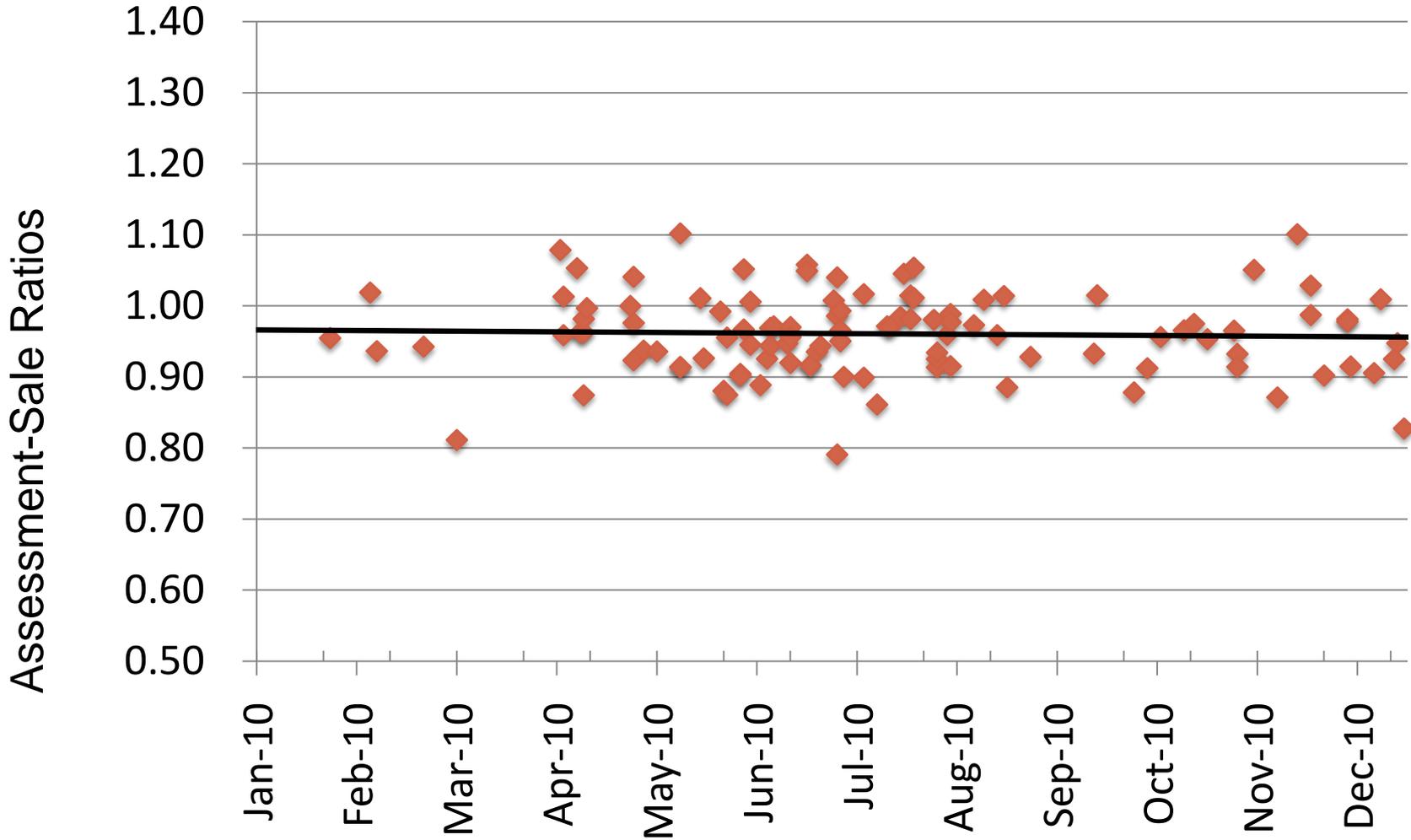
FY12 Assessment & Exemption Review

- Analyzed 2010 & (Q1-Q2) 2011 Sales
 - See Tab 4 for Sale Ratios Analyses & Sales Report
- Conducted Commercial Vacancy Survey
 - See Tab 1 for Vacancy Survey Results
- Reviewed Apartment & Commercial Rents
- Revalued utility personal property accounts based on April 2011 SJC Boston Gas decision.
- Conducted an audit of residential exemptions based on returned tax bills; 141 were removed.

2010 Condominium Sales, Assessment-Sale Ratios



2010 Single Family Sales, Assessment-Sale Ratios



2011 Commercial Vacancy Survey (see Tab 1)

Area	Total Space	Vacant	%
Brookline Hills	180,622	18,477	10.2
Brookline Village	923,369	47,546	5.1
BU/ Comm. Ave.	943,207	48,097	5.1
Chestnut Hill	553,091	16,618	3.0
Cleveland Circle	51,093	7,599	14.9
Coolidge Corner	901,120	46,688	5.2
JFK Crossing	130,414	6,956	5.3
St. Mary's Station	196,089	2,178	1.1
Washington Sq.	237,028	5,992	2.5
All Areas	4,116,0333	200,151	4.9

Major Personal Property Accounts FY2012–FY2011 Value Comparison

Account	FY11 Valuation	FY12 Valuation	Δ
Boston Edison/ NStar	52,103,370	72,210,120	20,106,750
Verizon New England	20,157,600	20,218,300	60,700
RCN-Beco Com. Inc.	14,007,100	16,014,600	2,007,500
Boston Gas Co./National Grid	17,950,610	29,404,570	11,453,690
COMCAST	10,427,090	9,542,500	-884,590
TOTALS	114,645,770	147,390,090	32,744,320

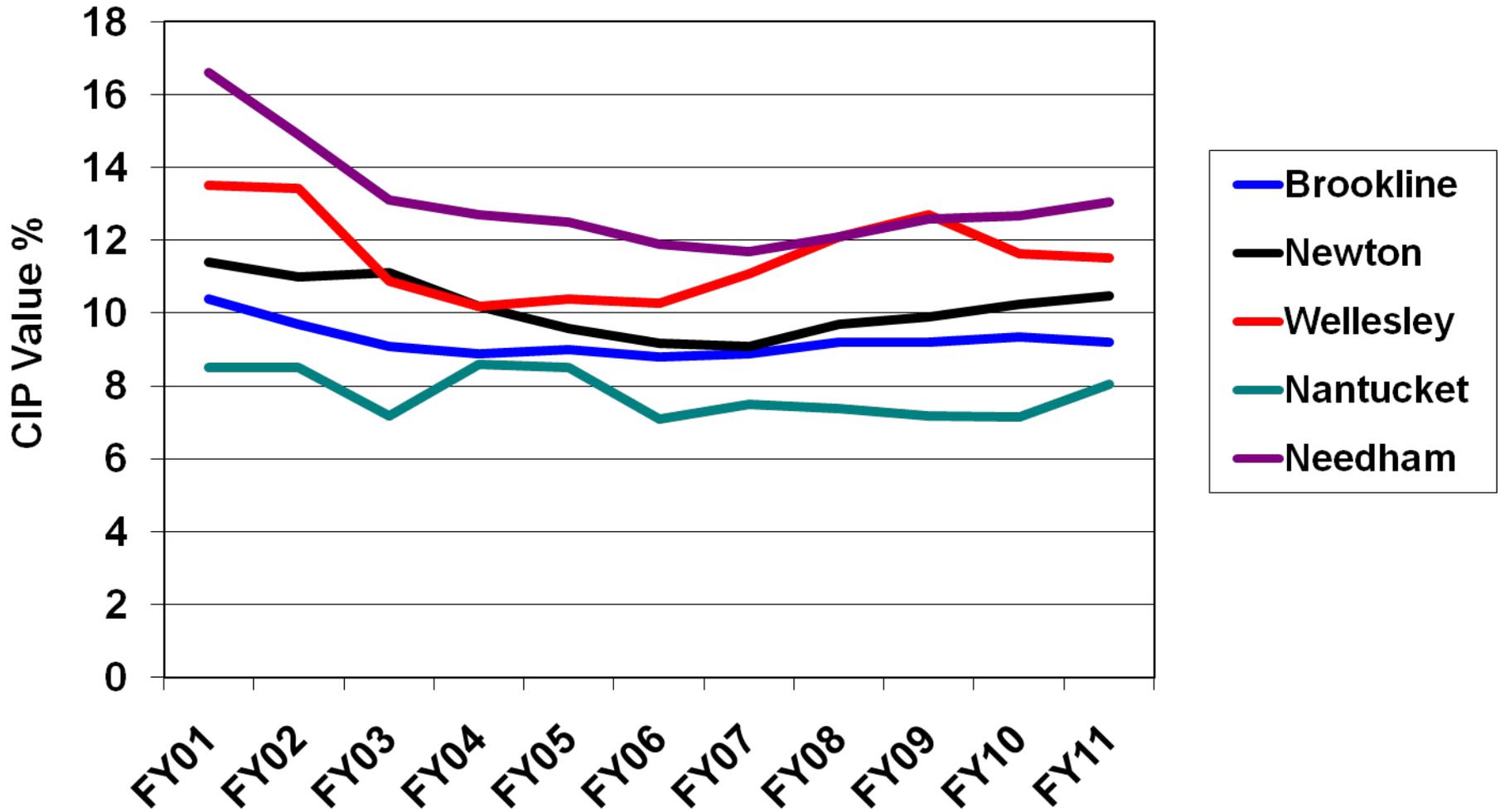
FY2012–FY2011 Value Comparison

Class	FY11 Valuation	FY12 Valuation	Δ
Residential	\$13,550,832,800	\$13,824,754,700	2.02%
Commercial	1,216,769,000	1,246,068,700	2.41%
Industrial	13,417,000	14,135,000	5.35%
Personal Property	145,418,280	179,205,020	23.23%
Combined CIP	1,375,604,280	1,439,408,720	4.64%
Total Taxable Property	\$14,926,437,080	\$15,264,163,420	2.26%
Tax Exempt	1,640,844,900	1,871,907,300	14.08%

FY12-FY11 Value Change/ Class

Use Class	FY12 Parcels	FY11 Value/ Parcel	FY12 Value/ Parcel	Δ
Single Family	4,547	\$1,263,440	\$1,308,730	3.6%
Res. Condo	9,738	476,060	477,680	0.3%
2 & 3 Family	1,398	1,036,270	1,058,530	2.2%
Apartments	328	3,318,850	3,331,620	0.4%
Commercial	485	2,367,500	2,308,540	-2.5%
Industrial	9	1,490,780	1,570,550	5.4%

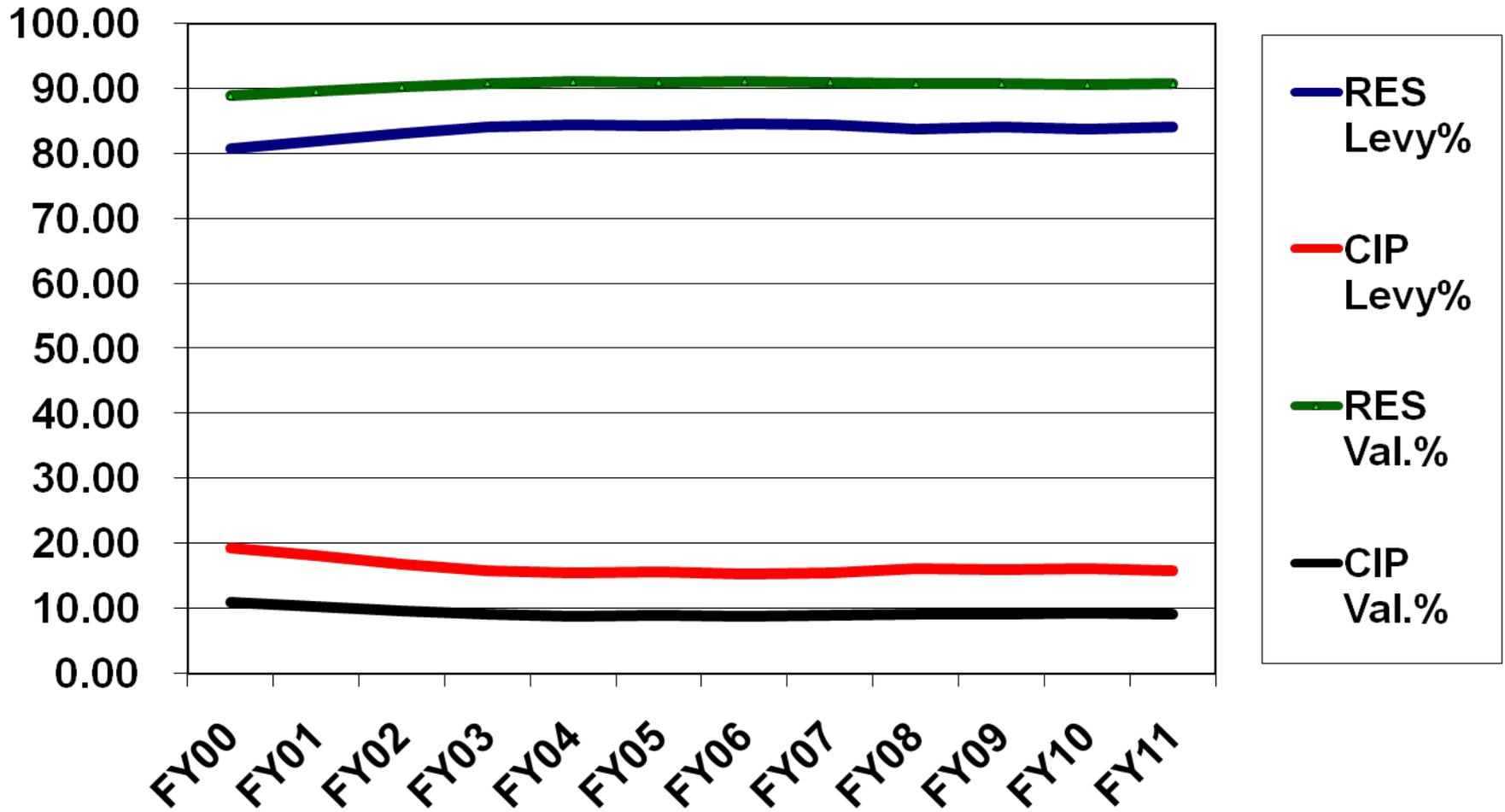
CIP Value% of Comparable Towns



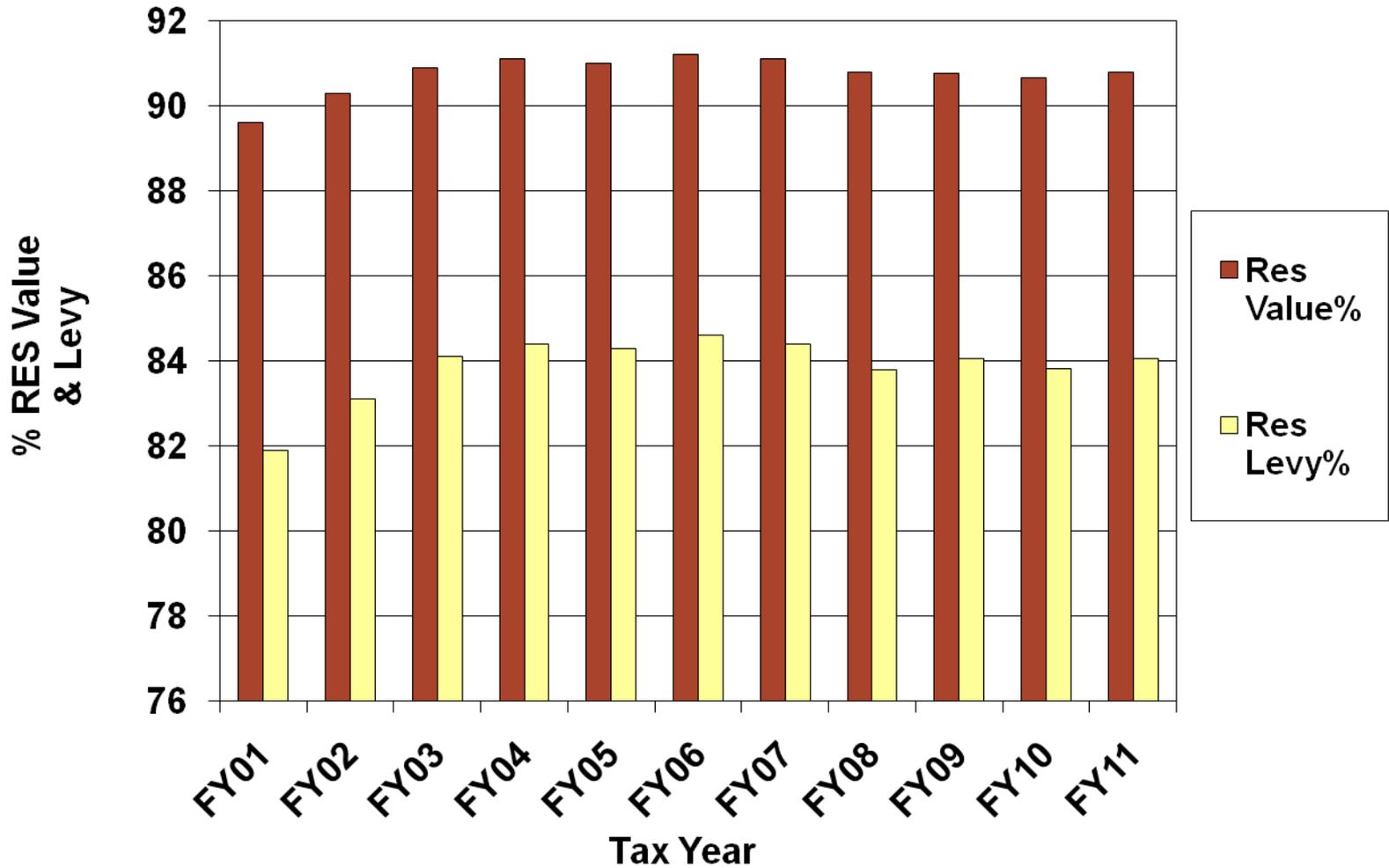
FY12 New Growth

Category	Value Growth	Tax Growth
Single Family Permits	\$69,228,600	\$782,283
Res. Condominiums	35,247,600	398,298
Multi-Family.& Apts.	33,526,300	378,847
Other Residential	506,150	5,720
Commercial & Industrial	5,096,595	93,268
Personal Property	17,803,720	325,808
Total All Classes	\$161,408,965	\$1,984,224

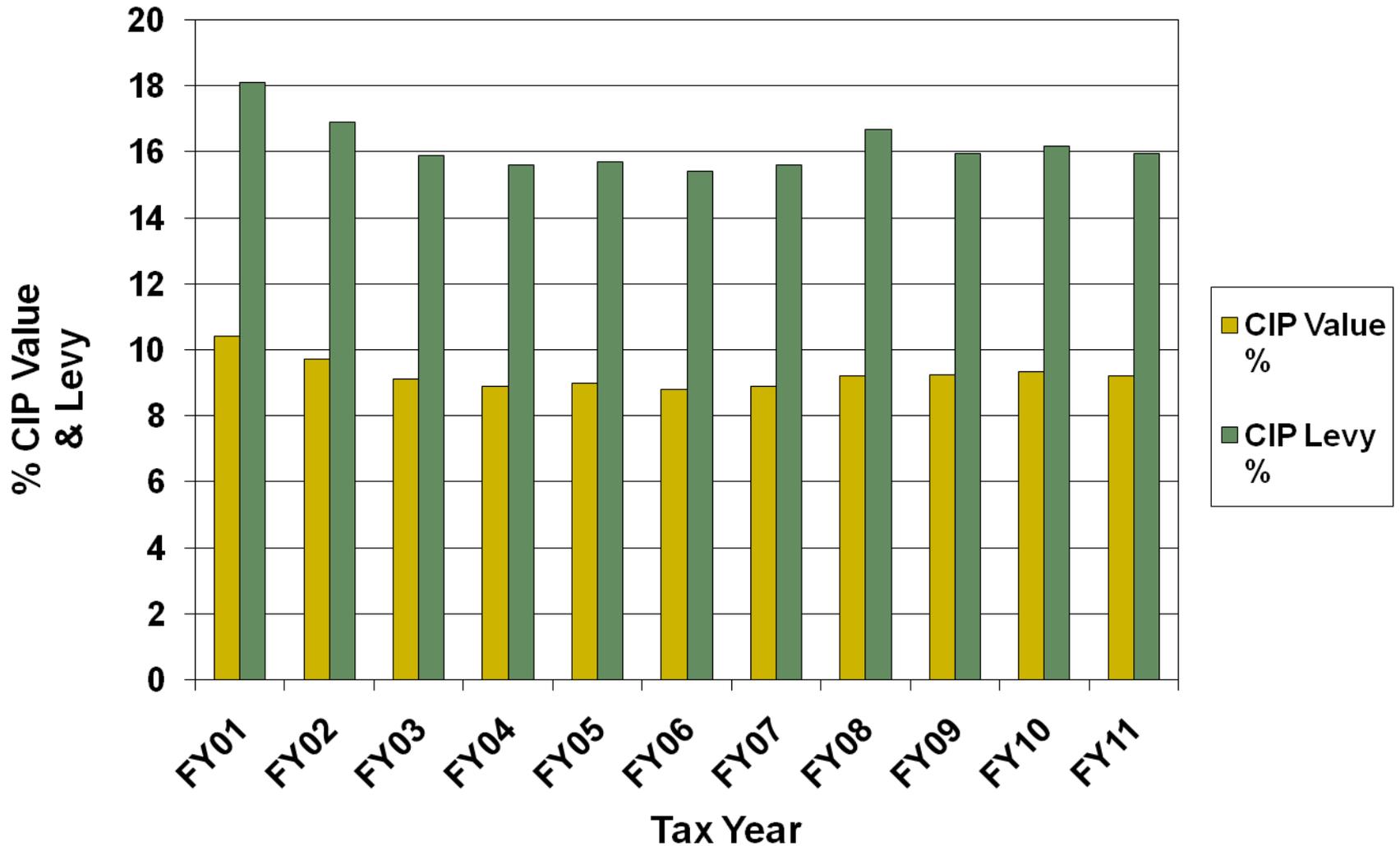
% Levy & Value History by Class



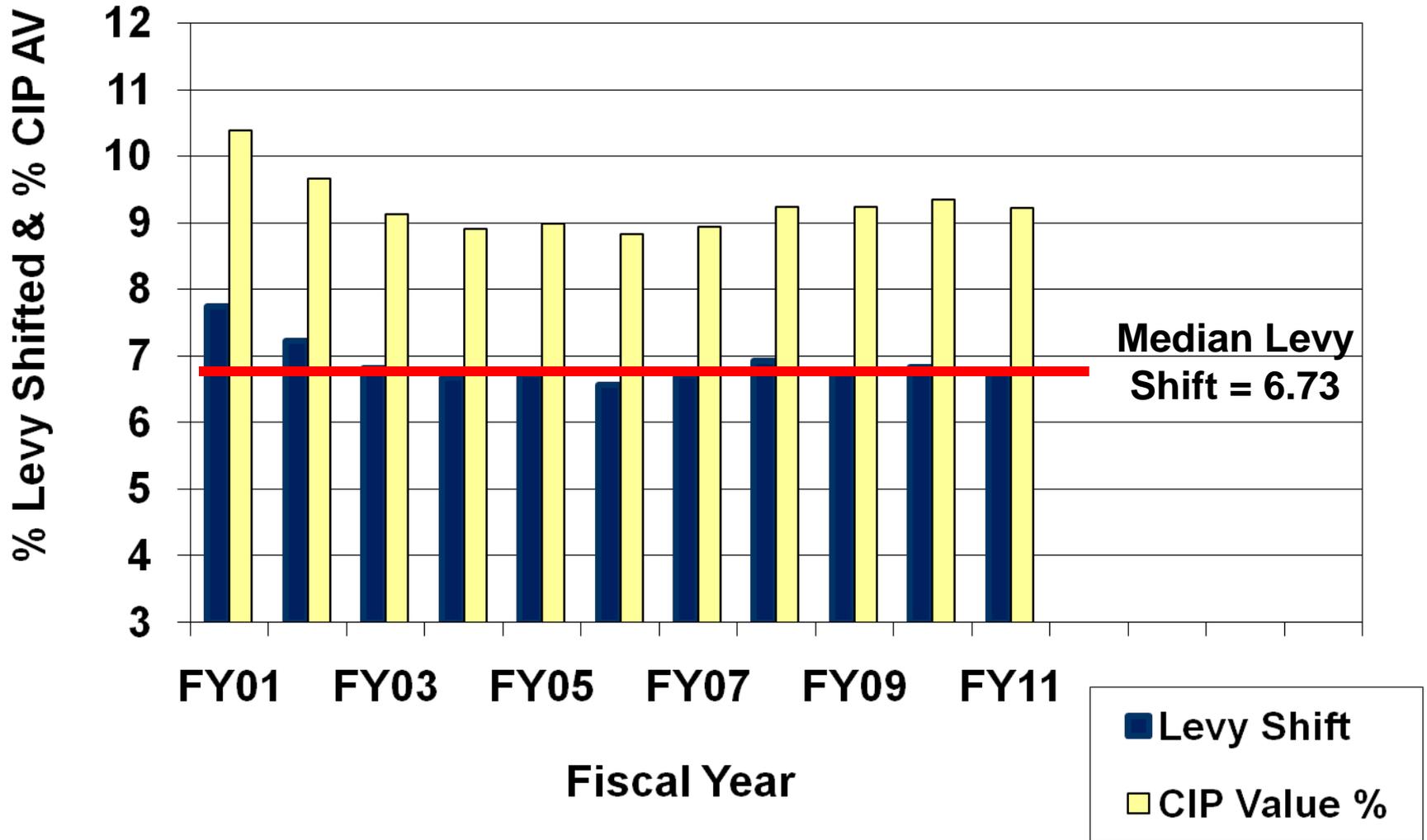
History of Res.% Value & Tax Levy



History of CIP% Value & Tax Levy



Levy Shift History/ CIP Value %



FY12 Classification Options

Potential FY12 Tax Rates at Various Shifts 1.70 -1.75

CIP Shift	FY11	1.70	1.71	1.72	1.73	1.74	1.75
Res. Levy %	84.06%	83.97%	83.87%	83.78%	83.69%	83.59%	83.50%
Res. Tax Rate	11.30	11.44	11.43	11.42	11.41	11.39	11.38
Res. Rate Δ		1.24%	1.15%	1.06%	0.97%	0.80%	0.71%
CIP Levy %	15.94%	16.03%	16.13%	16.22%	16.31%	16.41%	16.50
CIP Tax Rate	18.30	18.23	18.33	18.44	18.55	18.65	18.76
CIP Rate Δ		-0.04%	0.02%	0.08%	0.60%	1.02%	1.03%

Single Family & Res. Condos w/ Res. Ex

Med. SFL Value	\$893,636	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax		10,227	10,216	10,204	10,193	10,181	10,170
Change over FY11	\$9,771	456	445	433	422	410	399
% Increase in Tax		4.7%	4.6%	4.4%	4.3%	4.2%	4.1%
Med. Res. Condo	\$256,136	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax		2,931	2,928	2,925	2,921	2,918	2,915
Change over FY11	\$2,953	-21	-25	-28	-31	-34	-38
% Increase in Tax		-0.7%	-0.8%	-0.09%	-1.1%	-1.2%	-1.3%

See Tab 2, Sheet A

Single Family & Condos w/o Res. Ex.

Med. SFL Value	\$1,059,400	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax		12,124	12,111	12,097	12,083	12,070	12,056
Change over FY11	\$11,608	516	502	489	475	461	448
% Increase in Tax		4.4%	4.3%	4.2%	4.1%	4.0%	3.9%
Med. Res. Condo	\$421,900	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax		4,828	4,823	4,818	4,812	4,807	4,801
Change over FY11	\$4,790	38	33	28	22	17	11
% Increase in Tax		0.8%	0.7%	0.6%	0.5%	0.3%	0.2%

See Tab 2, Sheet B

Two & Three Families w/o Res. Ex.

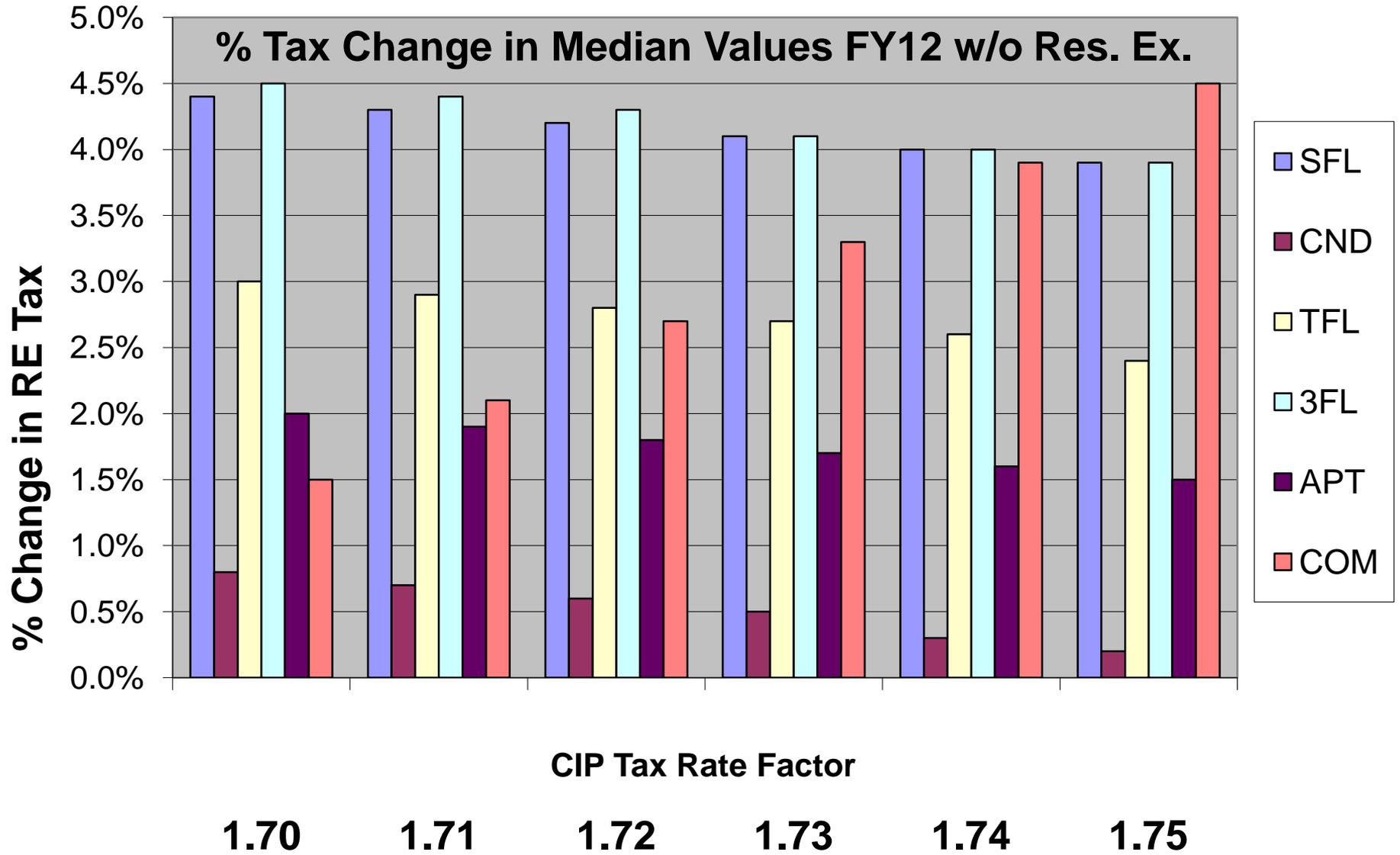
Med. Two-Family	\$975,400	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax		11,163	11,150	11,138	11,125	11,113	11,100
Change over FY11	\$10,835	385	373	361	350	338	326
% Increase in Tax		3.0%	2.9%	2.8%	2.7%	2.6%	2.4%
Med. Three-Fam.	\$1,151,400	1.70	1.71	1.72	1.73	1.74	1.75
Real Estate Tax		13,177	13,162	13,148	13,133	13,118	13,103
Change over FY11	\$12,611	566	552	537	522	507	492
% Increase in Tax		4.5%	4.4%	4.3%	4.1%	4.0%	3.9%

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 FY11	\$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 FY11	\$18,402	273	383	493	603	712	822
% Increase in Tax		1.5%	2.1%	2.7%	3.3%	3.9%	4.5%

See Tab 2, Sheet B

% Tax Change for Median Values



Residential Exemption

1. Total Residential Value = \$13,824,754,700 /
2. Total Residential Parcel Count; 16,680 =
3. Average Residential Value; \$828,822
4. Times the selected Exemption Factor; 20% =
5. Residential Exemption Value; \$165,764
6. Times the selected Residential Tax Rate =
7. Total Residential Exemption Tax Amount

Examples>

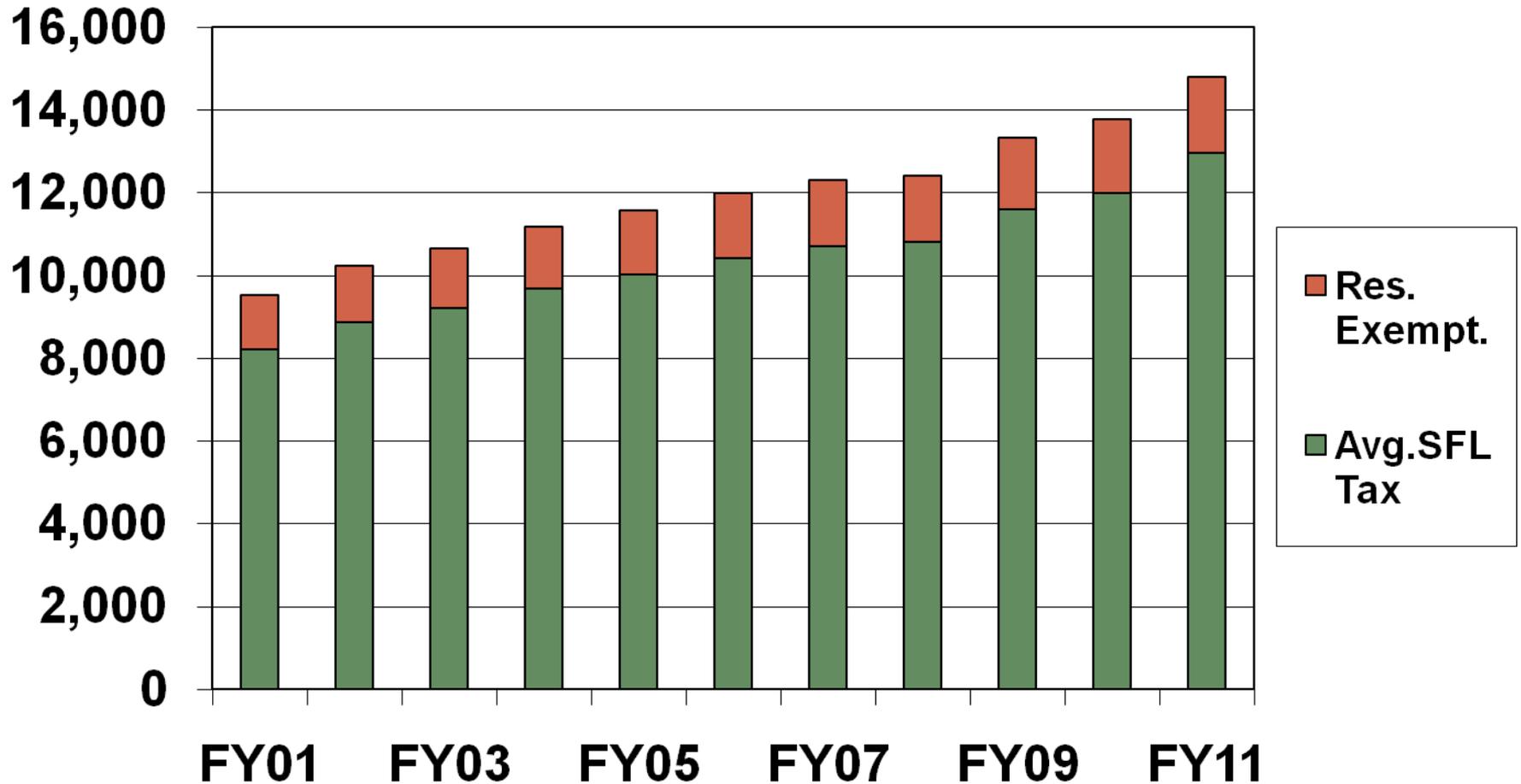
Residential Exemption Amounts

Classification	Tax Rate	Tax Amount
Single Tax Rate	12.34	\$2,045
170% Shift Residential Rate	11.44	\$1,896
173% Shift Residential Rate	11.41	\$1,891
175% Shift Residential Rate	11.38	\$1,886

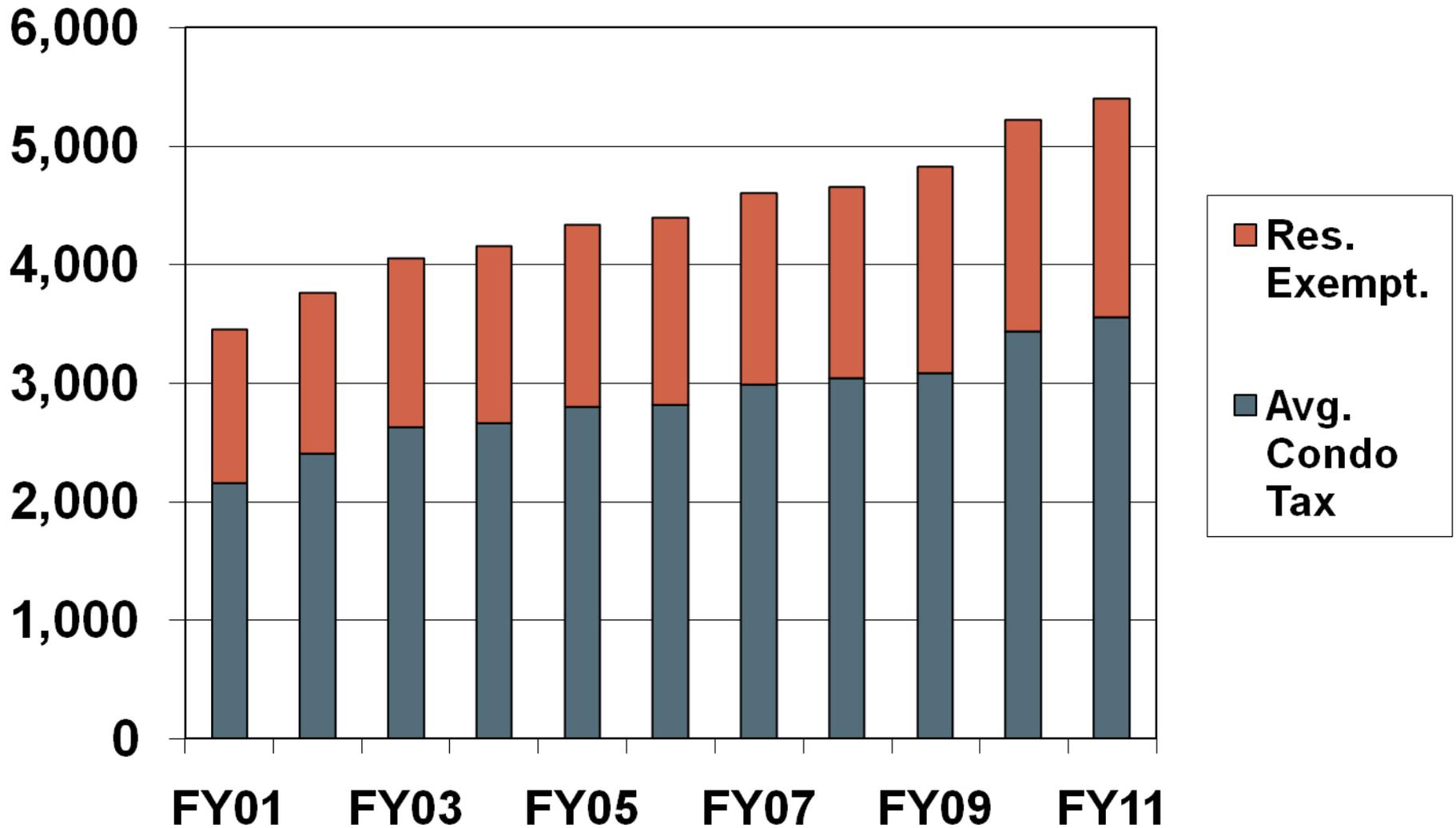


Fiscal Year	Exemption Amount
2011	\$1,837
2010	\$1,787
2009	\$1,741
2008	\$1,609

Average Single Family Tax & Exemption History



Average Res. Condo Tax & Exemption History



FY11 Clause Exemptions

Category	No.	Amount
17D Surviving Spouse & Minors	7	\$2,100
22 (a-f) Veterans	81	\$77,943
37 Visually Impaired	40	\$36,782
41C Elderly	6	\$4,034
42 Surviving Spouse Police/Fire	1	\$5,920
Total All Classes	135	\$126,779
Tax Deferrals (41A)	10	\$47,675
Senior Work-off Abatements	25	22,896

Brookline Senior Center Gallery



Town of Brookline
Board of Selectmen
Fiscal Year 2012
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November 29 2011



Prepared by the Board of Assessors