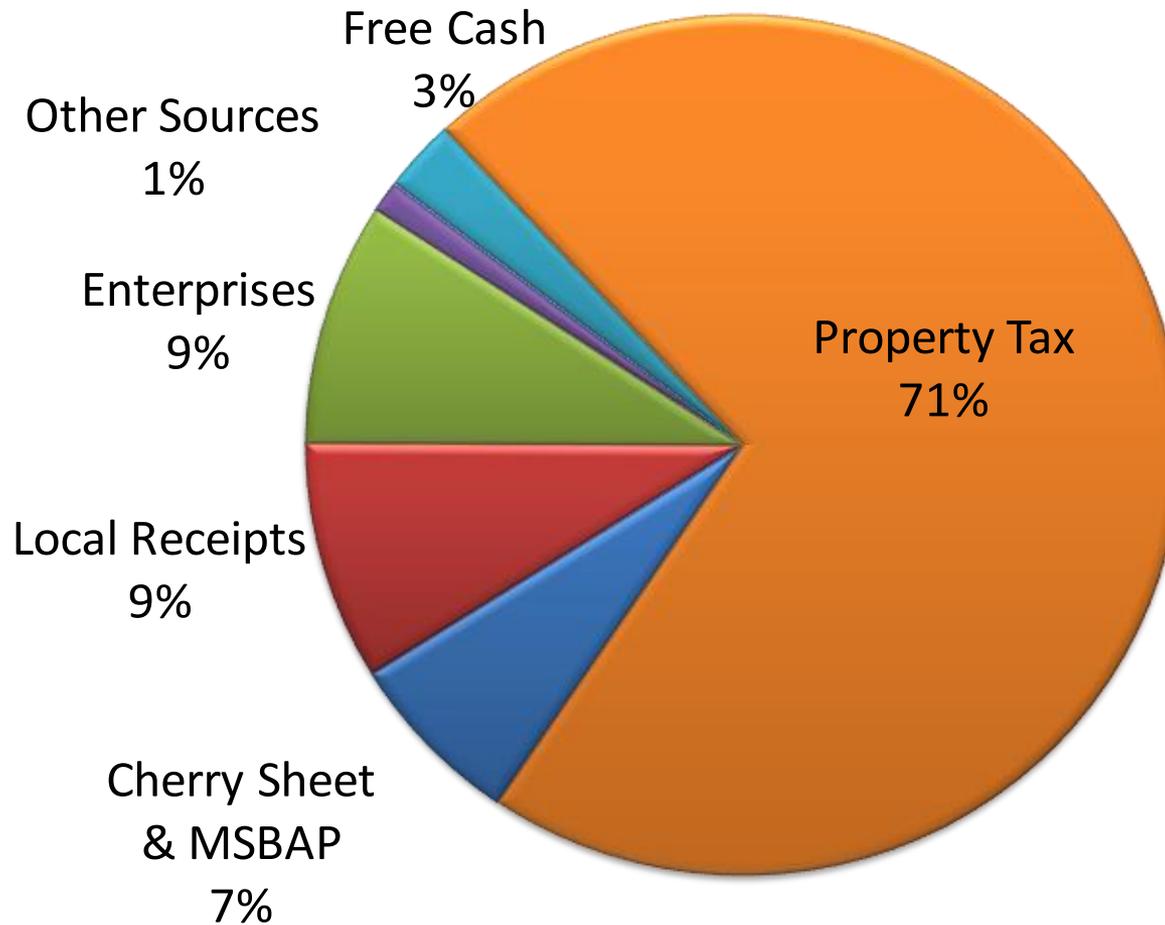


Town of Brookline
Select Board
Fiscal Year 2020
Tax Classification Hearing
December 3, 2019



Prepared by the Board of Assessors

FY2020 Town Budget



FY2019–FY2020 Value Comparison

Class	FY19 Valuation	FY20 Valuation	Δ
Residential	\$22,455,633,846	\$23,776,456,515	5.9%
Commercial	2,397,389,496	2,431,481,197	1.4%
Industrial	19,873,100	21,037,700	5.9%
Personal Property	247,511,967	262,571,723	6.1%
Total Taxable Property	\$25,120,408,409	\$26,491,547,135	5.5%
Combined CIP	2,664,774,563	2,715,090,620	1.9%
Tax Exempt Real Estate	2,792,121,358	3,028,793,488	8.5%

FY20-FY19 Value Change/ Class

Use Class	FY20 Parcels	FY20 Value/ Parcel*	FY19 Value/ Parcel*	Δ
Single Family	4,570	\$2,042,388	\$1,928,726	5.9%
Res. Condo	10,278	842,337	799,365	5.4%
2 & 3 Family	1,215	1,885,390	1,803,375	4.6%
Apartments	341	6,864,780	6,296,022	9.0%
Commercial	457	4,560,107	4,482,185	1.7%
Industrial	7	3,005,386	2,839,014	5.9%

* Based on Weighted Mean

Top Municipalities (FY2019)

Municipality	Total Assessed Value (\$1,000)	Percent RES	Percent CIP	RES Rate	CIP Rate
Boston	\$164,514,121	65.40%	34.60%	\$10.54	\$25.00
Cambridge	\$48,977,121	60.10%	39.90%	\$5.94	\$13.71
Newton	\$30,424,848	90.00%	10.00%	\$10.48	\$19.94
Brookline	\$25,120,408	89.40%	10.60%	\$9.37	\$15.37
Nantucket	\$23,871,393	93.10%	6.90%	\$3.36	\$5.71

Median Assessed Value History

Valuation (\$)

2,500,000

2,000,000

1,500,000

1,000,000

500,000

FY2010 FY2011 FY2012 FY2013 FY2014 FY2015 FY2016 FY2017 FY2018 FY2019 FY2020

◆ Single Family

■ Condos

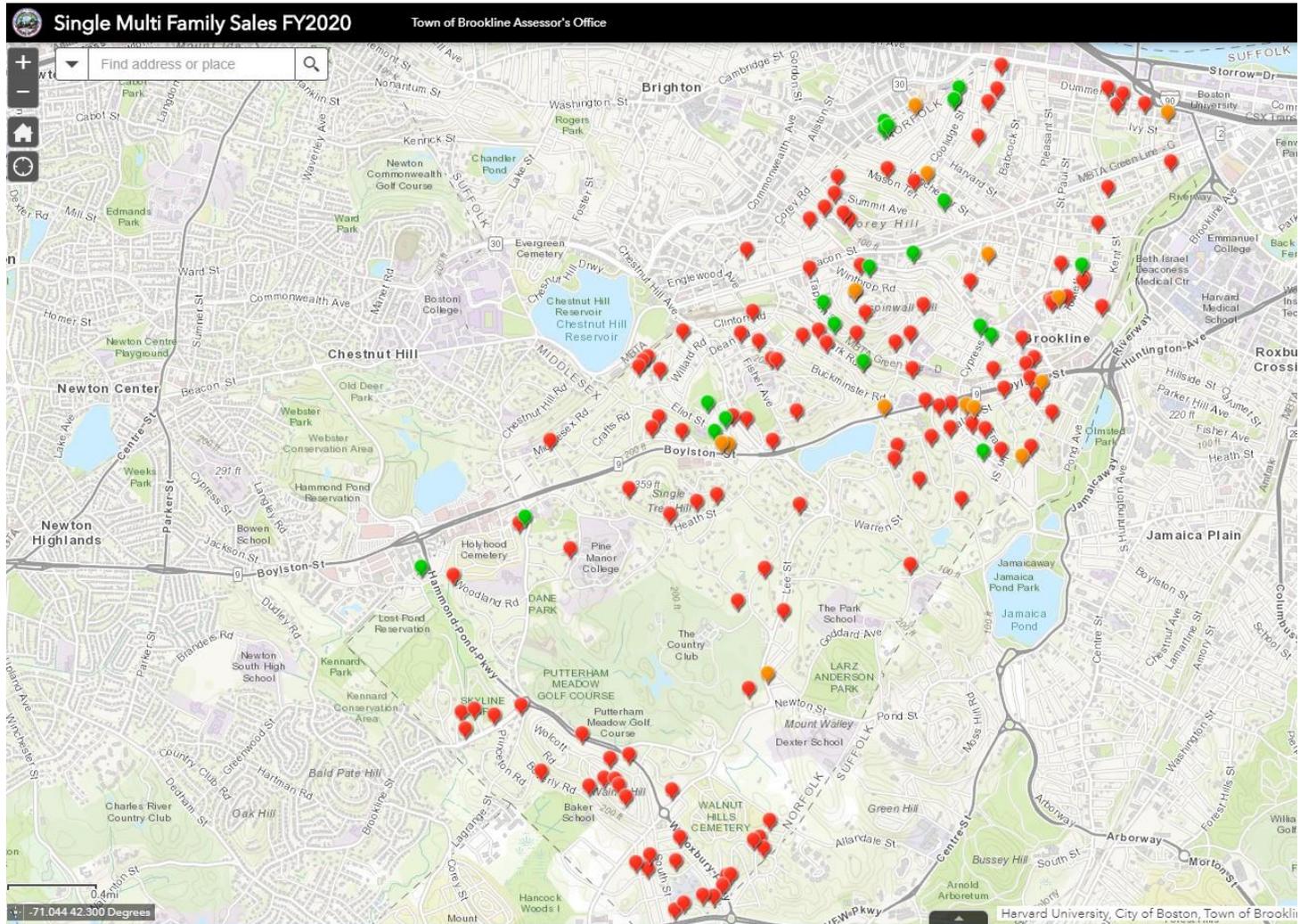
▲ Two Family

✕ Three Family

See Workbook Tab 1 for Data Points

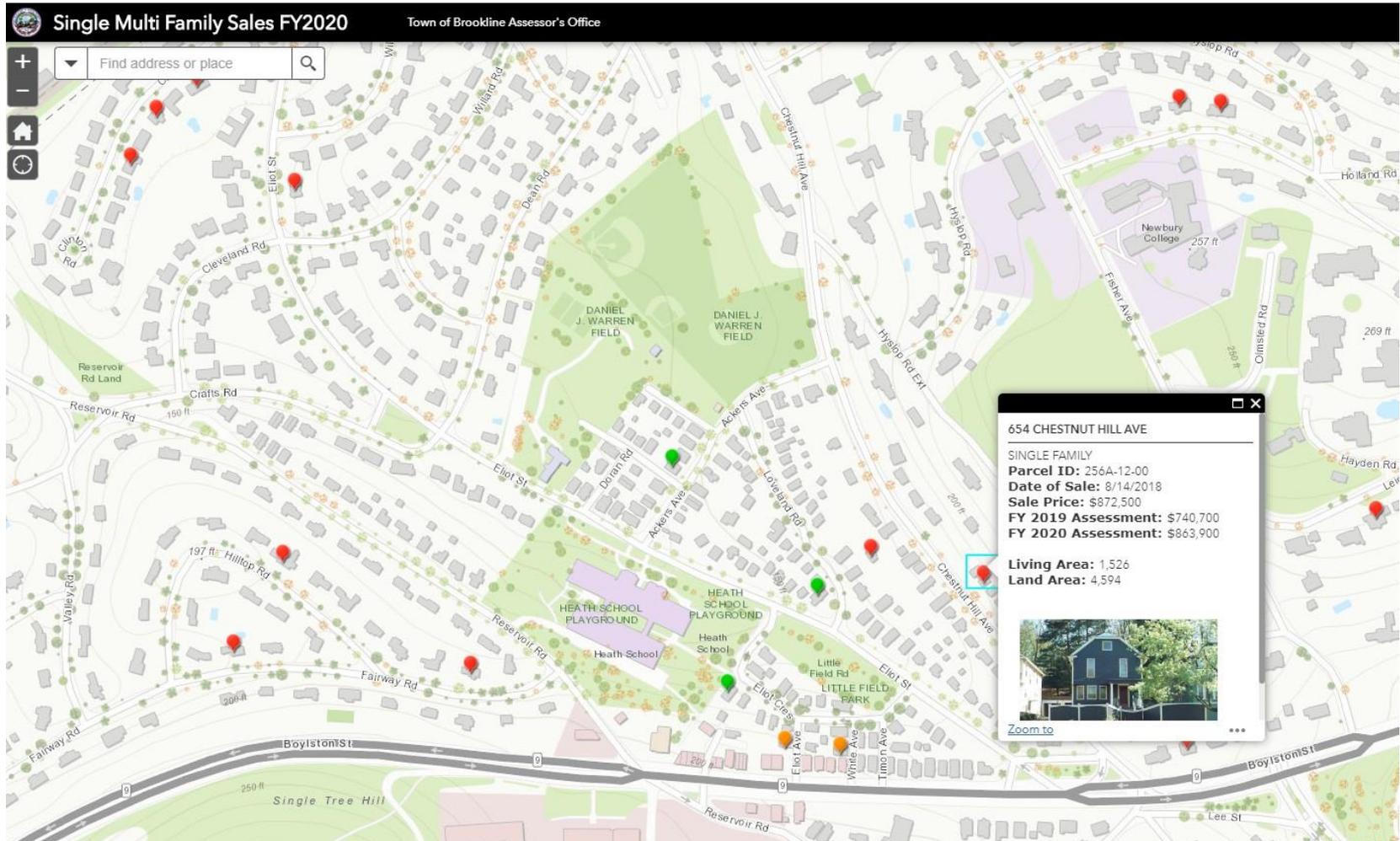
FY2020 Assessment-Sales Map

www.brooklinema.gov/assessors-office



FY2020 Assessment-Sales Map

www.brooklinema.gov/assessors-office



FY2020 New Growth

Category	Value Growth	Tax Growth
Single Family Permits	\$98,803,800	\$925,792
Res. Condominiums	60,442,000	566,342
Multi-Family.& Apts.	34,195,675	320,413
Commercial	46,582,020	715,966
Personal Property	15,432,990	237,205
Total All Classes	\$255,456,485	\$2,765,718

FY2020 Tax Levy

Tax Levy	Amount	Percent
FY2019 Levy Limit	\$224,812,701	> Prior Limit
Allowable 2.5% Increase	5,620,318	2.5%
Allowable New Growth	2,765,718	1.2%
FY2020 Maximum Levy	233,198,737	
FY2020 Excess Levy	(389,563)	(0.17%)
Total FY20 Debt Exclusion	5,700,171	2.5%
Total FY2020 Levy	\$238,509,345	6.1%

Residential Exemption FY20?

1. Total Residential Value = \$23,776,456,515 /
2. Total Residential Parcel Count; 17,096 =
3. Average Residential Value; \$1,390,761
4. Times the selected Exemption Factor; 21% =
5. Residential Exemption Value; \$292,060
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)	10.30	\$3,008
170% CIP Shift - Residential Rate =	9.48	\$2,769
172% CIP Shift - Residential Rate =	9.46	\$2,763
175% CIP Shift - Residential Rate =	9.42	\$2,751



Fiscal Year	Exemption Amount
2019	\$2,593
2018	\$2,334
2017	\$2,269
2016	\$2,183

Single Family & Condo. [w/ Res.Ex.\(21%\)](#)

Med. SFL Value	\$1,427,190	1.70	1.71	1.725	1.73	1.74	1.75
Real Estate Tax	(83% RE)	13,530	13,514	13,488	13,480	13,463	13,446
Change over FY19	\$12,608	922	906	880	872	855	838
% Increase in Tax		7.3%	7.2%	7.0%	6.9%	6.8%	6.6%
Med. Res. Condo	\$450,440	1.70	1.71	1.725	1.73	1.74	1.75
Real Estate Tax	(56% RE)	4,270	4,265	4,257	4,254	4,249	4,244
Change over FY19	\$4,036	234	229	221	218	213	208
% Increase in Tax		5.8%	5.7%	5.5%	5.4%	5.3%	5.1%

See Also Tab 3-2C, Sheet 21% Res.Ex.

Two Fam. & Three Fam. w/Res.Ex. (21%)

Med. Two-Family	\$1,526,640	1.70	1.71	1.725	1.73	1.74	1.75
Real Estate Tax	(65% RE)	14,473	14,455	14,428	14,419	14,401	14,383
Change over FY19	\$12,420	886	868	841	832	814	796
% Increase in Tax		6.5%	6.4%	6.2%	6.1%	6.0%	5.9%
Med. Three-Fam.	\$1,625,940	1.70	1.71	1.725	1.73	1.74	1.75
Real Estate Tax	(42% RE)	15,415	15,395	15,367	15,357	15,338	15,319
Change over FY19	\$13,607	732	712	684	674	655	636
% Increase in Tax		5.0%	4.9%	4.7%	4.6%	4.5%	4.3%

See Also Tab 3-2C, Sheet 21% Res.Ex.

Apartments & Commercial

Med. Multi-Fam./Apt.	\$3,258,050	1.70	1.71	1.725	1.73	1.74	1.75
Real Estate Tax	(6% RE)	30,888	30,849	30,792	30,773	30,734	30,696
Change over FY19	\$29,306	1,582	1,543	1,486	1,467	1,428	1,390
% Increase in Tax		5.4%	5.3%	5.1%	5.0%	4.9%	4.7%
Med. Commercial	\$1,995,800	1.70	1.71	1.725	1.73	1.74	1.75
Real Estate Tax		30,547	30,726	30,996	31,086	31,265	31,445
Change over FY19	\$30,793	(246)	(67)	203	293	472	652
% Increase in Tax		-0.8%	-0.2%	0.7%	1.0%	1.5%	2.1%

See Also Tab 3-2C, Sheet 21% Res.Ex.

FY19 Personal Exemptions

Category (Chapter 59:5, clause:)	No.	Amount
17D Surviving Spouse & Minors	3	\$700
22 (a-f) Veterans	59	\$48,638
37 Visually Impaired	35	\$31,582
41C Elderly	13	\$9,050
42 Surviving Spouse Police/Fire	1	\$7,297
Tax Deferrals (41A)	9	\$69,517
Senior Work-off Abatements	35	\$52,500
Total All Classes	155	\$219,284

New Senior Tax Relief Efforts

Senior Tax Deferrals

- Income Limit \$88,000
- Interest Rate 2.91%
- Minimum Age 65 yrs-old
- Watch Video Program on Assessor's Web-site produced by Brookline Age Friendly TV



Tax Aid Fund-Committee

- Voluntary Tax Bill Donations to the Tax Aid Fund using: 
- For Seniors & Disabled Homeowners
- Applications & Requirements Available in the Assessor's Office

