

FY20 Residential Exemption Factors & Impact Worksheet

Before Classification

Projected Total Tax Levy =	\$	238,509,345	
Residential Levy @ MRF of 1.0 =	\$	214,064,761	89.7511% % of Res. Value
Residential Tax Rate @ MRF of 1.0 =		9.00	Tax / Value = Rate
Avg. Res. Property Full Tax =	\$	12,521.34	Before Classification
Eligible Properties =		10,281.86	At 20% Residential Exemption

Total Residential Value	\$	23,776,456,515						
Total Residential Parcel Count		17,096						
Average Residential Value		1,390,761	Factor	Vote	Total Exempt Amount	Adj. Tax Rate	Adj. Tax	Tax Savings
Residential Exemption		486,766	35%		\$ 5,004,864,245	\$ 11.40	\$ 10,309	\$ 2,212
		417,228	30%		4,289,883,638	10.99	10,694	1,827
		347,690	25%		3,574,903,032	10.60	11,053	1,468
		278,152	20%		2,859,922,426	10.23	11,387	1,135
		208,614	15%		2,144,941,819	9.90	11,698	823
		139,076	10%		1,429,961,213	9.58	11,990	531
		69,538	5%		714,980,606	9.28	12,264	257

Using 20 %Residential Exemption Impact at Various Assessments

	Full Value	W/Res.Exempt.	Full Tax	Adj.Tax	Tax Δ
\$	500,000	\$ 221,848	4,502	2,270	(2,231)
	750,000	\$ 471,848	6,752	4,829	(1,923)
	1,000,000	\$ 721,848	9,003	7,388	(1,616)
	1,250,000	\$ 971,848	11,254	9,946	(1,308)
	1,500,000	\$ 1,221,848	13,505	12,505	(1,000)
	1,750,000	\$ 1,471,848	15,756	15,063	(692)
	2,000,000	\$ 1,721,848	18,006	17,622	(385)
Break Even Value	2,312,500	\$ 2,034,348	20,820	20,820	0
	2,500,000	\$ 2,221,848	22,508	22,739	231
	3,000,000	\$ 2,721,848	27,010	27,856	846
	3,500,000	\$ 3,221,848	31,511	32,973	1,462
	4,000,000	\$ 3,721,848	36,013	38,090	2,077

FY2020	At 20% RE	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
Full Value Res. %		0.897511	0.897511	0.897511	0.897511	0.897511	0.897511	0.897511	0.897511	0.897511	0.897511
Full Value CIP %		0.102489	0.102489	0.102489	0.102489	0.102489	0.102489	0.102489	0.102489	0.102489	0.102489
Selected CIP Factor		1.750000	1.745000	1.740000	1.735000	1.730000	1.725000	1.720000	1.715000	1.710000	1.700000
Factored CIP %		0.179356	0.178843	0.178331	0.177818	0.177306	0.176794	0.176281	0.175769	0.175256	0.174231
Res Shifted %		0.820644	0.821157	0.821669	0.822182	0.822694	0.823206	0.823719	0.824231	0.824744	0.825769
Selected Res. Factor		0.914356	0.914927	0.915498	0.916069	0.916639	0.917210	0.917781	0.918352	0.918923	0.920065
Total Taxable Values		Tax Rates >									
Residential	20,916,536,923	9.36	9.36	9.37	9.38	9.38	9.39	9.39	9.40	9.40	9.42
CIP	2,715,090,620	15.76	15.71	15.67	15.62	15.58	15.53	15.49	15.44	15.40	15.31
Target Levy	238,509,345										
Actual Levy	238,568,614	238,432,859	238,533,421	238,606,832	238,498,228	238,571,639	238,463,035	238,536,446	238,427,843	238,601,815	
Excess/Over	59,269	(76,486)	24,076	97,487	(11,117)	62,294	(46,310)	27,101	(81,502)	92,470	
	Can not be over +	OVER	OVER	OVER	OVER	OVER	OVER	OVER	OVER	OVER	OVER
Tax Rate Change Over FY19											
9.37 Residential		-0.13%	-0.07%	-0.01%	0.06%	0.12%	0.18%	0.24%	0.31%	0.37%	0.49%
15.37 Commercial		2.51%	2.22%	1.92%	1.63%	1.34%	1.04%	0.75%	0.46%	0.17%	-0.42%

**TOWN OF BROOKLINE FY2020 TAX RATE
OPTIONS WORKSHEET**

Residential Exemption @ **20%**

Class	FY20 Valuation	% of Value
Residential	\$ 23,776,456,515	89.7511%
Taxable	20,916,536,923	
Rex. Exemption	2,859,919,592	
Commerical	2,431,481,197	9.1783%
Industrial	21,037,700	0.0794%
Personal Prop.	262,571,723	0.9912%
Total	\$ 26,491,547,135	100.000%
CIP Classes	2,715,090,620	10.2489%
FY20 Projected Levy	238,509,345	
Single Tax Rate	9.00	per \$1,000
RRw/RE & factor of 1	10.23	per \$1,000

Levy Limit Details

FY19 Levy Limit	\$ 224,812,701	
Allowable 2.5%	5,620,318	2.5%
New Growth	2,765,718	1.2%
FY20 Maximum Levy	233,198,737	
Excess Capacity	(389,563)	
FY20 Debt. Exclusion	5,700,171	Δ Prior
Total Projected Levy	\$ 238,509,345	6.1%

FY19 Actual Levy \$ 224,490,477

FY20 Projected Levy

	@1.72 Shift	Levy %
Residential	\$ 196,406,282	82.4%
Commercial	37,663,644	15.8%
Industrial	325,874	0.1%
Personal Property	4,067,236	1.7%
Total	238,463,035	100.0%
Excess Levy	\$ 46,309	

Total 2018 Override	\$ 6,575,425
FY2019 Levied	2,846,357
FY2020 Levied	3,339,505
Remaining Excess	\$ 389,563

Potential FY20 Tax Rates at Various Shifts 1.70-1.75 (Adjusted for the Residential Exemption)

MEDIAN VALUES & TAX AMOUNTS AFTER THE RESIDENTIAL EXEMPTION @ 20% (\$278,152)*

CIP Shift	FY19	1.70	1.71	1.72	1.725	1.73	1.74	1.75
Res. Levy %	81.75%	82.58%	82.47%	82.37%	82.32%	82.27%	82.17%	82.06%
Res. Tax Rate	9.37	9.42	9.40	9.39	9.39	9.38	9.37	9.36
CIP Levy %	18.25%	17.42%	17.53%	17.63%	17.68%	17.73%	17.83%	17.94%
CIP Tax Rate	15.37	15.31	15.40	15.49	15.53	15.58	15.67	15.76
	Levy Shift	7.17%	7.28%	7.38%	7.43%	7.48%	7.58%	7.69%
FY20 Median SFL Value	1,441,098							
Real Estate Tax		13,570	13,553	13,536	13,528	13,519	13,502	13,485
Change over FY19	12,608	962	945	928	920	911	894	877
% Increase in Tax		7.6%	7.5%	7.4%	7.3%	7.2%	7.1%	7.0%
FY20 Median Res. Condo	464,348							
Real Estate Tax		4,372	4,367	4,362	4,359	4,356	4,351	4,345
Change over FY19	4,036	336	331	326	323	320	315	309
% Increase in Tax		8.3%	8.2%	8.1%	8.0%	7.9%	7.8%	7.7%
FY20 Median Two-Family	1,540,548							
Real Estate Tax		14,506	14,488	14,470	14,461	14,452	14,434	14,416
Change over FY19	13,587	919	901	883	874	865	847	829
% Increase in Tax		6.8%	6.6%	6.5%	6.4%	6.4%	6.2%	6.1%
FY20 Median Three-Family	1,639,848							
Real Estate Tax		15,441	15,422	15,403	15,393	15,384	15,364	15,345
Change over FY19	14,683	758	739	720	710	701	681	662
% Increase in Tax		5.2%	5.0%	4.9%	4.8%	4.8%	4.6%	4.5%
FY20 Median Multi-Fam./Apt.	3,258,050							
Real Estate Tax		30,678	30,640	30,602	30,583	30,564	30,526	30,488
Change over FY19	29,306	1,372	1,334	1,296	1,277	1,258	1,220	1,182
% Increase in Tax		4.7%	4.6%	4.4%	4.4%	4.3%	4.2%	4.0%
FY20 Median Commercial	1,995,800							
Real Estate Tax		30,547	30,726	30,906	30,996	31,086	31,265	31,445
Change over FY19	30,793	(246)	(67)	113	203	293	472	652
% Increase in Tax		-0.8%	-0.2%	0.4%	0.7%	1.0%	1.5%	2.1%

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

**FY19
Selected
Factor**

FY20 Residential Exemption Factors & Impact Worksheet

Before Classification

Projected Total Tax Levy =	\$	238,509,345	
Residential Levy @ MRF of 1.0 =	\$	214,064,761	89.7511% % of Res. Value
Residential Tax Rate @ MRF of 1.0 =		9.00	Tax / Value = Rate
Avg. Res. Property Full Tax =	\$	12,521.34	Before Classification
Eligible Properties =		10,277.34	<u>At 21% Residential Exemption</u>

Total Residential Value	\$	23,776,456,515						
Total Residential Parcel Count		17,096						
Average Residential Value		1,390,761	Factor	Vote	Total Exempt Amount	Adj. Tax Rate	Adj. Tax	Tax Savings
Residential Exemption		486,766	35%	<input type="checkbox"/>	\$ 5,002,666,197	\$ 11.40	\$ 10,308	\$ 2,214
		417,228	30%	<input type="checkbox"/>	4,287,999,598	10.98	10,693	1,828
		292,060	21%	<input checked="" type="checkbox"/>	3,001,599,718	10.30	11,321	1,200
		278,152	20%	<input type="checkbox"/>	2,858,666,398	10.23	11,386	1,135
		208,614	15%	<input type="checkbox"/>	2,143,999,799	9.90	11,698	823
		139,076	10%	<input type="checkbox"/>	1,429,333,199	9.58	11,990	531
		69,538	5%	<input type="checkbox"/>	714,666,600	9.28	12,264	257

Using 21 %Residential Exemption Impact at Various Assessments

	Full Value	W/Res.Exempt.	Full Tax	Adj. Tax	Tax Δ
	\$ 500,000	\$ 207,940	4,502	2,143	(2,359)
	750,000	\$ 457,940	6,752	4,719	(2,034)
	1,000,000	\$ 707,940	9,003	7,295	(1,709)
	1,250,000	\$ 957,940	11,254	9,871	(1,383)
	1,500,000	\$ 1,207,940	13,505	12,447	(1,058)
	1,750,000	\$ 1,457,940	15,756	15,023	(733)
	2,000,000	\$ 1,707,940	18,006	17,599	(408)
Break Even Value	2,313,500	\$ 2,021,440	20,829	20,829	0
	2,500,000	\$ 2,207,940	22,508	22,751	243
	3,000,000	\$ 2,707,940	27,010	27,903	893
	3,500,000	\$ 3,207,940	31,511	33,055	1,543
	4,000,000	\$ 3,707,940	36,013	38,207	2,194

FY2020	At 21% RE	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
Full Value Res.%		0.897511	0.897511	0.897511	0.897511	0.897511	0.897511	0.897511	0.897511	0.897511	0.897511
Full Value CIP%		0.102489	0.102489	0.102489	0.102489	0.102489	0.102489	0.102489	0.102489	0.102489	0.102489
Selected CIP Factor		1.750000	1.745000	1.740000	1.735000	1.730000	1.725000	1.720000	1.715000	1.710000	1.700000
Factored CIP %		0.179356	0.178843	0.178331	0.177818	0.177306	0.176794	0.176281	0.175769	0.175256	0.174231
Res Shifted %		0.820644	0.821157	0.821669	0.822182	0.822694	0.823206	0.823719	0.824231	0.824744	0.825769
Selected Res.Factor		0.914356	0.914927	0.915498	0.916069	0.916639	0.917210	0.917781	0.918352	0.918923	0.920065
Total Taxable Values		Tax Rates>									
Residential	20,774,855,659	9.42	9.43	9.43	9.44	9.45	9.45	9.46	9.46	9.47	9.48
CIP	2,715,090,620	15.76	15.71	15.67	15.62	15.58	15.53	15.49	15.44	15.40	15.31
Target Levy	238,509,345										
Actual Levy	238,488,968	238,560,963	238,452,359	238,524,353	238,623,498	238,487,743	238,586,888	238,451,134	238,550,279	238,513,669	
Excess/Over	(20,377)	51,618	(56,986)	15,008	114,153	(21,602)	77,543	(58,211)	40,934	4,324	
	Can not be over +	OVER		OVER	OVER		OVER		OVER	OVER	
Tax Rate Change Over FY19											
9.37 Residential		0.55%	0.61%	0.68%	0.74%	0.80%	0.86%	0.93%	0.99%	1.05%	1.18%
15.37 Commercial		2.51%	2.22%	1.92%	1.63%	1.34%	1.04%	0.75%	0.46%	0.17%	-0.42%

**TOWN OF BROOKLINE FY2020 TAX RATE
OPTIONS WORKSHEET**

Residential Exemption @ **21%**

Class	FY20 Valuation	% of Value
Residential	\$ 23,776,456,515	89.7511%
Taxable	20,774,855,659	
Rex. Exemption	3,001,600,856	
Commerical	2,431,481,197	9.1783%
Industrial	21,037,700	0.0794%
Personal Prop.	262,571,723	0.9912%
Total	\$ 26,491,547,135	100.000%
CIP Classes	2,715,090,620	10.2489%
FY20 Projected Levy	238,509,345	
Single Tax Rate	9.00	per \$1,000
RRw/RE & factor of 1	10.30	per \$1,000

Levy Limit Details

FY19 Levy Limit	\$ 224,812,701	
Allowable 2.5%	5,620,318	2.5%
New Growth	2,765,718	1.2%
FY20 Maximum Levy	233,198,737	
Excess Capacity	(389,563)	
FY20 Debt. Exclusion	5,700,171	Δ Prior
Total Projected Levy	\$ 238,509,345	6.1%

FY20 Projected Levy	@ 1.725 Shift	Levy %
Residential	\$ 196,322,386	82.3%
Commercial	37,760,903	15.8%
Industrial	326,715	0.1%
Personal Property	4,077,739	1.7%
Total	238,487,743	100.0%
Excess Levy	\$ 21,601	

Total 2018 Override	\$ 6,575,425
FY2019 Levied	(2,846,357)
FY2020 Levied	(3,339,505)
Remaining Excess	\$ 389,563

Potential FY20 Tax Rates at Various Shifts 1.70-1.75 (Adjusted for the Residential Exemption)

MEDIAN VALUES & TAX AMOUNTS AFTER THE RESIDENTIAL EXEMPTION @ 21% (\$292,060)*									
CIP Shift	FY19	1.70	1.71	1.72	1.725	1.73	1.74	1.750	
Res. Levy %	81.75%	82.58%	82.47%	82.37%	82.32%	82.27%	82.17%	82.06%	
Res. Tax Rate	9.37	9.48	9.47	9.46	9.45	9.45	9.43	9.42	
CIP Levy %	18.25%	17.42%	17.53%	17.63%	17.68%	17.73%	17.83%	17.94%	
CIP Tax Rate	15.37	15.31	15.40	15.49	15.53	15.58	15.67	15.76	
	Levy Shift	7.17%	7.28%	7.38%	7.43%	7.48%	7.58%	7.69%	
FY20 Median SFL Value	1,427,190								
Real Estate Tax		13,530	13,514	13,497	13,488	13,480	13,463	13,446	
Change over FY19	12,608	922	906	889	880	872	855	838	
% Increase in Tax		7.3%	7.2%	7.0%	7.0%	6.9%	6.8%	6.6%	
FY20 Median Res. Condo	450,440								
Real Estate Tax		4,270	4,265	4,260	4,257	4,254	4,249	4,244	
Change over FY19	4,036	234	229	224	221	218	213	208	
% Increase in Tax		5.8%	5.7%	5.5%	5.5%	5.4%	5.3%	5.1%	
FY20 Median Two-Family	1,526,640								
Real Estate Tax		14,473	14,455	14,437	14,428	14,419	14,401	14,383	
Change over FY19	13,587	886	868	850	841	832	814	796	
% Increase in Tax		6.5%	6.4%	6.3%	6.2%	6.1%	6.0%	5.9%	
FY20 Median Three-Family	1,625,940								
Real Estate Tax		15,415	15,395	15,376	15,367	15,357	15,338	15,319	
Change over FY19	14,683	732	712	693	684	674	655	636	
% Increase in Tax		5.0%	4.9%	4.7%	4.7%	4.6%	4.5%	4.3%	
FY20 Median Multi-Fam./Apt.	3,258,050								
Real Estate Tax		30,888	30,849	30,811	30,792	30,773	30,734	30,696	
Change over FY19	29,306	1,582	1,543	1,505	1,486	1,467	1,428	1,390	
% Increase in Tax		5.4%	5.3%	5.1%	5.1%	5.0%	4.9%	4.7%	
FY20 Median Commercial	1,995,800								
Real Estate Tax		30,547	30,726	30,906	30,996	31,086	31,265	31,445	
Change over FY19	30,793	(246)	(67)	113	203	293	472	652	
% Increase in Tax		-0.8%	-0.2%	0.4%	0.7%	1.0%	1.5%	2.1%	

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

**FY19
Selected
Factor**

FY20 Residential Exemption Factors & Impact Worksheet

Before Classification

Projected Total Tax Levy =	\$	238,509,345	
Residential Levy @ MRF of 1.0 =	\$	214,064,761	89.7511% % of Res. Value
Residential Tax Rate @ MRF of 1.0 =		9.00	Tax / Value = Rate
Avg. Res.Property Full Tax =	\$	12,521.34	Before Classification
Eligible Properties =		10,272.86	<u>At 22% Residential Exemption</u>

Total Residential Value	\$	23,776,456,515						
Total Residential Parcel Count		17,096						
Average Residential Value		1,390,761	Factor	Vote	Total Exempt Amount	Adj. Tax Rate	Adj. Tax	Tax Savings
Residential Exemption		486,766	35%		\$ 5,000,483,542	\$ 11.40	\$ 10,306	\$ 2,215
		417,228	30%		4,286,128,750	10.98	10,692	1,829
		305,968	22%		3,143,161,083	10.37	11,254	1,267
		278,152	20%		2,857,419,167	10.23	11,385	1,136
		208,614	15%		2,143,064,375	9.90	11,697	824
		139,076	10%		1,428,709,583	9.58	11,990	532
		69,538	5%		714,354,792	9.28	12,264	258

Using 22 %Residential Exemption Impact at Various Assessments

	Full Value	W/Res.Exempt.	Full Tax	Adj.Tax	Tax Δ
	\$ 500,000	\$ 194,032	4,502	2,013	(2,489)
	750,000	\$ 444,032	6,752	4,607	(2,146)
	1,000,000	\$ 694,032	9,003	7,200	(1,803)
	1,250,000	\$ 944,032	11,254	9,794	(1,460)
	1,500,000	\$ 1,194,032	13,505	12,388	(1,117)
	1,750,000	\$ 1,444,032	15,756	14,981	(774)
	2,000,000	\$ 1,694,032	18,006	17,575	(431)
Break Even Value	2,314,500	\$ 2,008,532	20,838	20,838	0
	2,500,000	\$ 2,194,032	22,508	22,762	254
	3,000,000	\$ 2,694,032	27,010	27,950	940
	3,500,000	\$ 3,194,032	31,511	33,137	1,626
	4,000,000	\$ 3,694,032	36,013	38,325	2,312

FY2020	At 22% RE	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
Full Value Res.%		0.897511	0.897511	0.897511	0.897511	0.897511	0.897511	0.897511	0.897511	0.897511	0.897511
Full Value CIP%		0.102489	0.102489	0.102489	0.102489	0.102489	0.102489	0.102489	0.102489	0.102489	0.102489
Selected CIP Factor		1.750000	1.745000	1.740000	1.735000	1.730000	1.725000	1.720000	1.715000	1.710000	1.700000
Factored CIP %		0.179356	0.178843	0.178331	0.177818	0.177306	0.176794	0.176281	0.175769	0.175256	0.174231
Res Shifted %		0.820644	0.821157	0.821669	0.822182	0.822694	0.823206	0.823719	0.824231	0.824744	0.825769
Selected Res.Factor		0.914356	0.914927	0.915498	0.916069	0.916639	0.917210	0.917781	0.918352	0.918923	0.920065
Total Taxable Values		Tax Rates>									
Residential	20,633,300,600	9.49	9.49	9.50	9.50	9.51	9.52	9.52	9.53	9.53	9.55
CIP	2,715,090,620	15.76	15.71	15.67	15.62	15.58	15.53	15.49	15.44	15.40	15.31
Target Levy	238,509,345										
Actual Levy		238,599,851	238,464,096	238,561,826	238,426,071	238,523,801	238,594,379	238,485,775	238,556,354	238,447,750	238,616,058
Excess/Over		90,506	(45,249)	52,481	(83,274)	14,456	85,034	(23,570)	47,009	(61,595)	106,713
		Can not be over +	OVER	OVER		OVER	OVER		OVER		OVER
Tax Rate Change Over FY19											
9.37 Residential		1.24%	1.30%	1.37%	1.43%	1.49%	1.56%	1.62%	1.68%	1.75%	1.87%
15.37 Commercial		2.51%	2.22%	1.92%	1.63%	1.34%	1.04%	0.75%	0.46%	0.17%	-0.42%

**TOWN OF BROOKLINE FY2020 TAX RATE
OPTIONS WORKSHEET**

Residential Exemption @ **22%**

Class	FY20 Valuation	% of Value
Residential	\$ 23,776,456,515	89.7511%
Taxable	20,633,300,600	
Rex. Exemption	3,143,155,915	
Commerical	2,431,481,197	9.1783%
Industrial	21,037,700	0.0794%
Personal Prop.	262,571,723	0.9912%
Total	\$ 26,491,547,135	100.000%
CIP Classes	2,715,090,620	10.2489%
FY20 Projected Levy	238,509,345	
Single Tax Rate	9.00	per \$1,000
RRw/RE & factor of 1	10.37	per \$1,000

Levy Limit Details

FY19 Levy Limit	\$ 224,812,701	
Allowable 2.5%	5,620,318	2.5%
New Growth	2,765,718	1.2%
FY20 Maximum Levy	233,198,737	
Excess Capacity	(389,563)	
FY20 Debt. Exclusion	5,700,171	Δ Prior
Total Projected Levy	\$ 238,509,345	6.1%

FY19 Actual Levy \$ 224,490,477

FY20 Projected Levy	@1.72 Shift	Levy %
Residential	\$ 196,429,022	82.3%
Commercial	37,760,903	15.8%
Industrial	326,715	0.1%
Personal Property	4,077,739	1.7%
Total	238,594,379	100.0%
Excess Levy	\$ (85,035)	

Total 2018 Override	\$ 6,575,425
FY2019 Levied	2,846,357
FY2020 Levied	3,339,505
Remaining Excess	\$ 389,563

Potential FY20 Tax Rates at Various Shifts 1.70-1.75 (Adjusted for the Residential Exemption)

MEDIAN VALUES & TAX AMOUNTS AFTER THE RESIDENTIAL EXEMPTION @ 22% (\$305,967)*

CIP Shift	FY19	1.70	1.71	1.72	1.725	1.73	1.74	1.75
Res. Levy %	81.75%	82.58%	82.47%	82.37%	82.32%	82.27%	82.17%	82.06%
Res. Tax Rate	9.37	9.55	9.53	9.52	9.52	9.51	9.50	9.49
CIP Levy %	18.25%	17.42%	17.53%	17.63%	17.68%	17.73%	17.83%	17.94%
CIP Tax Rate	15.37	15.31	15.40	15.49	15.53	15.58	15.67	15.76
	Levy Shift	7.17%	7.28%	7.38%	7.43%	7.48%	7.58%	7.69%
FY20 Median SFL Value	1,413,283							
Real Estate Tax		13,490	13,474	13,457	13,449	13,440	13,423	13,407
Change over FY19	12,608	882	866	849	841	832	815	799
% Increase in Tax		7.0%	6.9%	6.7%	6.7%	6.6%	6.5%	6.3%
FY20 Median Res. Condo	436,533							
Real Estate Tax		4,167	4,162	4,157	4,154	4,151	4,146	4,141
Change over FY19	4,036	131	126	121	118	115	110	105
% Increase in Tax		3.2%	3.1%	3.0%	2.9%	2.9%	2.7%	2.6%
FY20 Median Two-Family	1,512,733							
Real Estate Tax		14,440	14,422	14,404	14,395	14,386	14,368	14,350
Change over FY19	13,587	853	835	817	808	799	781	763
% Increase in Tax		6.3%	6.1%	6.0%	5.9%	5.9%	5.7%	5.6%
FY20 Median Three-Family	1,612,033							
Real Estate Tax		15,388	15,368	15,349	15,340	15,330	15,311	15,292
Change over FY19	14,683	705	685	666	657	647	628	609
% Increase in Tax		4.8%	4.7%	4.5%	4.5%	4.4%	4.3%	4.1%
FY20 Median Multi-Fam./Apt.	3,258,050							
Real Estate Tax		31,099	31,061	31,022	31,003	30,984	30,945	30,906
Change over FY19	29,306	1,793	1,755	1,716	1,697	1,678	1,639	1,600
% Increase in Tax		6.1%	6.0%	5.9%	5.8%	5.7%	5.6%	5.5%
FY20 Median Commercial	1,995,800							
Real Estate Tax		30,547	30,726	30,906	30,996	31,086	31,265	31,445
Change over FY19	30,793	(246)	(67)	113	203	293	472	652
% Increase in Tax		-0.8%	-0.2%	0.4%	0.7%	1.0%	1.5%	2.1%

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

**FY19
Selected
Factor**

Additional Residential Exemption Options at Classification of 1.725

BASED ON MEDIAN VALUES BY CLASS FY2020

Residential Exemption %	20%	21%	22%	23%	24%	25%	30%	35%
FY20 Tax Rates at 1.725 Shift	9.39	9.45	9.52	9.58	9.65	9.72	10.06	10.30
Single Family								
Value Before Res. Exemption	\$ 1,719,250	\$ 1,719,250	\$ 1,719,250	\$ 1,719,250	\$ 1,719,250	\$ 1,719,250	\$ 1,719,250	\$ 1,719,250
Res. Exemption Amount	<u>278,152</u>	<u>292,060</u>	<u>305,967</u>	<u>319,875</u>	<u>333,783</u>	<u>347,690</u>	<u>417,228</u>	<u>486,766</u>
Net Taxable Value	\$ 1,441,098	\$ 1,427,190	\$ 1,413,283	\$ 1,399,375	\$ 1,385,467	\$ 1,371,560	\$ 1,302,022	\$ 1,232,484
Total Property Tax	13,532	13,487	13,454	13,406	13,370	13,332	13,098	12,695
FY2019 Median Value Tax	<u>12,608</u>	<u>12,608</u>	<u>12,608</u>	<u>12,608</u>	<u>12,608</u>	<u>12,608</u>	<u>12,608</u>	<u>12,608</u>
Tax Change Over FY2019	924	879	846	798	762	724	490	87
% Change Over FY2019	7.3%	7.0%	6.7%	6.3%	6.0%	5.7%	3.9%	0.7%
Condominium								
Value Before Res. Exemption	\$ 742,500	\$ 742,500	\$ 742,500	\$ 742,500	\$ 742,500	\$ 742,500	\$ 742,500	\$ 742,500
Res. Exemption Amount	<u>278,152</u>	<u>292,060</u>	<u>305,967</u>	<u>319,875</u>	<u>333,783</u>	<u>347,690</u>	<u>417,228</u>	<u>486,766</u>
Net Taxable Value	\$ 464,348	\$ 450,440	\$ 436,533	\$ 422,625	\$ 408,717	\$ 394,810	\$ 325,272	\$ 255,734
Total Property Tax	4,360	4,257	4,156	4,049	3,944	3,838	3,272	2,634
FY2019 Median Value Tax	<u>4,036</u>	<u>4,036</u>	<u>4,036</u>	<u>4,036</u>	<u>4,036</u>	<u>4,036</u>	<u>4,036</u>	<u>4,036</u>
Tax Change Over FY2019	324	221	120	13	(92)	(198)	(764)	(1,402)
% Change Over FY2019	8.0%	5.5%	3.0%	0.3%	-2.3%	-4.9%	-18.9%	-34.7%
Two Family								
Value Before Res. Exemption	\$ 1,818,700	\$ 1,818,700	\$ 1,818,700	\$ 1,818,700	\$ 1,818,700	\$ 1,818,700	\$ 1,818,700	\$ 1,818,700
Res. Exemption Amount	<u>278,152</u>	<u>292,060</u>	<u>305,967</u>	<u>319,875</u>	<u>333,783</u>	<u>347,690</u>	<u>417,228</u>	<u>486,766</u>
Net Taxable Value	\$ 1,540,548	\$ 1,526,640	\$ 1,512,733	\$ 1,498,825	\$ 1,484,917	\$ 1,471,010	\$ 1,401,472	\$ 1,331,934
Total Property Tax	14,466	14,427	14,401	14,359	14,329	14,298	14,099	13,719
FY2019 Median Value Tax	<u>13,587</u>	<u>13,587</u>	<u>13,587</u>	<u>13,587</u>	<u>13,587</u>	<u>13,587</u>	<u>13,587</u>	<u>13,587</u>
Tax Change Over FY2019	879	840	814	772	742	711	512	132
% Change Over FY2019	6.5%	6.2%	6.0%	5.7%	5.5%	5.2%	3.8%	1.0%
Multi-Family Apt's								
Value Without Res. Exemption	\$ 3,258,050	\$ 3,258,050	\$ 3,258,050	\$ 3,258,050	\$ 3,258,050	\$ 3,258,050	\$ 3,258,050	\$ 3,258,050
Total Property Tax	30,593	30,789	31,017	31,212	31,440	31,668	32,776	33,558
FY2019 Median Value Tax	<u>29,306</u>	<u>29,306</u>	<u>29,306</u>	<u>29,306</u>	<u>29,306</u>	<u>29,306</u>	<u>29,306</u>	<u>29,306</u>
Tax Change Over FY2019	1,287	1,483	1,711	1,906	2,134	2,362	3,470	4,252
% Change Over FY2019	4.4%	5.1%	5.8%	6.5%	7.3%	8.1%	11.8%	14.5%