

Town of Brookline  
Select Board  
Fiscal Year 2022  
**Tax Classification Hearing**  
**November 30, 2021**



Prepared by the Board of Assessors

# FY2021–FY2022 Value Comparison

Class	FY21 Valuation	FY22 Valuation	Δ
Residential	24,675,534,471	25,395,421,181	2.9%
Commercial	2,446,579,340	2,412,268,798	-1.4%
Industrial	21,043,700	21,051,100	0%
Personal Property	267,196,984	288,617,670	8.0%
Total Taxable Property	\$27,410,354,495	28,117,358,749	2.6%
Combined CIP	2,734,820,024	2,721,937,568	-0.5%
Tax Exempt Real Estate	3,136,997,989	3,218,883,421	2.6%

# Average Value Change / Class

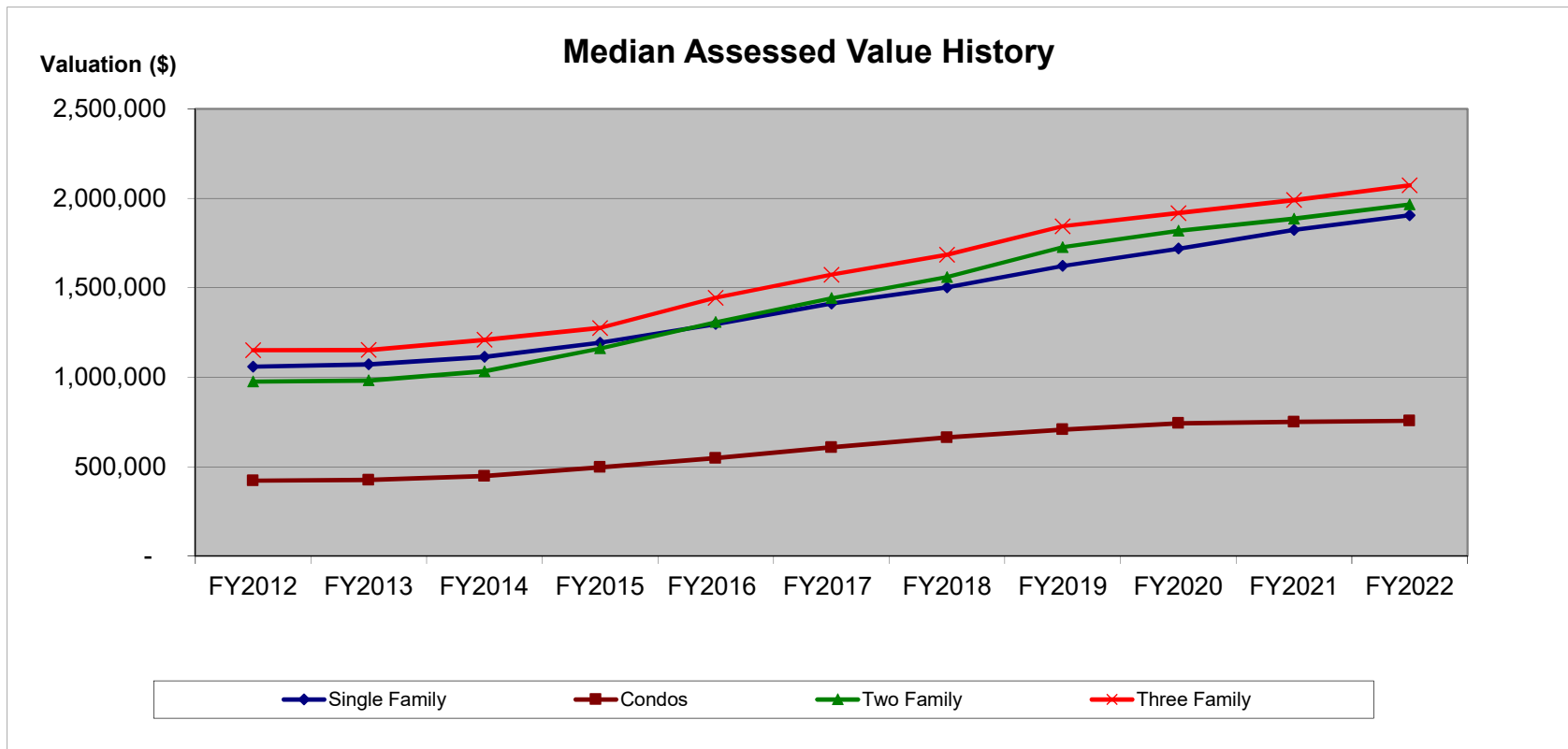
<b>Use Class</b>	<b>FY22 Parcels</b>	<b>FY22 Value/ Parcel</b>	<b>FY21 Value/ Parcel</b>	<b>Δ</b>
Single Family	4,578	\$2,262,816	\$2,163,660	4.6%
Res. Condo	10,367	864,820	852,313	1.1%
2 & 3 Family	1,175	2,030,278	1,952,216	4.0%
Apartments	354	6,891,929	6,986,714	-1.4%
Commercial	452	4,572,480	4,608,082	-.8%
Industrial	7	3,007,300	3,006,243	0.0%

# Top Municipalities (FY2021)

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Municipality	Total Assessed Value	Percent RES	Percent CIP	RES Rate	CIP Rate
Boston	\$190,652,929,965	66.68%	33.32%	\$10.67	\$24.55
Cambridge	\$60,234,892,929	56.67%	43.33%	\$5.85	\$11.85
Newton	\$32,193,160,800	89.94%	10.06%	\$10.76	\$20.12
Brookline	\$27,410,354,495	90.02%	9.98%	\$9.80	\$15.99
Nantucket	\$24,389,079,804	92.60%	7.40%	\$3.63	\$6.20

MEDIAN ASSESSED VALUE HISTORY	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022
Single Family	1,059,400	1,071,750	1,114,000	1,193,600	1,298,000	1,412,200	1,502,800	1,622,350	1,719,250	1,824,450	1,906,350
Condo	421,900	425,200	447,000	496,150	547,800	607,150	662,650	707,500	742,500	750,100	756,000
Two Family	975,400	981,500	1,032,400	1,160,450	1,307,850	1,442,000	1,559,650	1,726,800	1,818,700	1,885,900	1,966,300
Three Family	1,151,400	1,152,400	1,209,400	1,275,300	1,444,000	1,573,250	1,685,100	1,843,800	1,918,000	1,990,800	2,072,950



# FY2022 New Growth

Category	Value Growth	Tax Growth
Single Family Permits	72,465,200	\$710,159
Res. Condominiums	48,164,800	\$472,015
Multi-Family.& Apts.	55,730,900	\$546,163
Commercial	62,974,680	\$1,006,965
Personal Property	35,985,100	\$575,402
Total All Classes	290,436,280	\$3,458,837

# FY2022 Tax Levy

<b>Tax Levy</b>	<b>Amount</b>	<b>Percent</b>
FY2021 Levy Limit	\$242,349,097	
Allowable 2.5% Increase	6,058,727	2.5%
Allowable New Growth	3,458,837	1.4%
FY2022 Maximum Levy	251,866,661	
Total FY22Debt Exclusion	20,258,192	8.4%
<b>Total FY2022 Levy</b>	<b>\$272,124,853</b>	

# Residential Exemption FY22?

1. Total Residential Value = \$25,395,421,181/
2. Total Residential Parcel Count; 17,169 =
3. Average Residential Value; \$1,479,144
4. Times the selected Exemption Factor; 21% =
5. Residential Exemption Value; \$310,620
6. Times the selected Residential Tax Rate =
7. Total Residential Exemption Tax Amount



# FY22 Residential Exemption Factors & Impact Worksheet

## Before Classification

Projected Total Tax Levy =	\$	272,124,853	
Residential Levy @ MRF of 1.0 =	\$	245,781,534	90.3194% % of Res. Value
Residential Tax Rate @ MRF of 1.0 =		<b>9.68</b>	Tax / Value = Rate
<b>Avg. Res. Property Full Tax =</b>	<b>\$</b>	<b>14,315.43</b>	<b>Before Classification</b>
Eligible Properties =		10,024.66	<b><u>At 21% Residential Exemption</u></b>

Total Residential Value	\$	25,395,421,181						
Total Residential Parcel Count		17,169						
Average Residential Value		<b>1,479,144</b>	Factor	Vote	Total Exempt Amount	Adj. Tax Rate	Adj. Tax	Tax Savings
Residential Exemption	517,700	35%		\$	5,189,770,469	\$ 12.16	\$ 11,695	\$ 2,620
	443,743	30%			4,448,374,688	11.73	12,149	2,167
	<b>310,620</b>	<b>21%</b>			<b>3,113,862,282</b>	<b>11.03</b>	<b>12,890</b>	<b>1,426</b>
	295,829	20%			2,965,583,125	10.96	12,967	1,349
	221,872	15%			2,224,187,344	10.61	13,336	979
	147,914	10%			1,482,791,563	10.28	13,683	633
	73,957	5%			741,395,781	9.97	14,009	307

## Using 21 %Residential Exemption Impact at Various Assessments

	Full Value	W/Res.Exempt.	Full Tax	Adj.Tax	Tax Δ
	\$ 500,000	\$ 189,380	4,839	2,089	(2,750)
	750,000	\$ 439,380	7,259	4,847	(2,412)
	1,000,000	\$ 689,380	9,678	7,604	(2,074)
	1,250,000	\$ 939,380	12,098	10,362	(1,736)
	1,500,000	\$ 1,189,380	14,517	13,120	(1,398)
	1,750,000	\$ 1,439,380	16,937	15,877	(1,059)
	2,000,000	\$ 1,689,380	19,356	18,635	(721)
	2,450,900	\$ 2,140,280	23,720	23,609	(111)
<b>Break Even Value</b>	<b>2,533,400</b>	<b>\$ 2,222,780</b>	<b>24,519</b>	<b>24,519</b>	<b>0</b>
	3,000,000	\$ 2,689,380	29,035	29,666	631
	3,500,000	\$ 3,189,380	33,874	35,181	1,308
	4,000,000	\$ 3,689,380	38,713	40,696	1,984

**Classification Factors**  
**Expanded Tax Rate worksheet**  
**21% Res. Exemption**

<b>FY2022</b>	<b>At 21% RE</b>	<b>1.000000</b>	<b>1.000000</b>	<b>1.000000</b>	<b>1.000000</b>	<b>1.000000</b>	<b>1.000000</b>	<b>1.000000</b>	<b>1.000000</b>
Full Value Res.%		0.903194	0.903194	0.903194	0.903194	0.903194	<b>0.903194</b>	0.903194	0.903194
Full Value CIP%		0.096806	0.096806	0.096806	0.096806	0.096806	<b>0.096806</b>	0.096806	0.096806
<b>Selected CIP Factor</b>		<b>1.750000</b>	<b>1.744000</b>	<b>1.736000</b>	<b>1.724000</b>	<b>1.719000</b>	<b>1.714000</b>	<b>1.711000</b>	<b>1.702000</b>
Factored CIP %		0.169411	0.168830	0.168055	0.166894	0.166410	<b>0.165925</b>	0.165635	0.164764
Res Shifted %		0.830590	0.831170	0.831945	0.833106	0.833590	<b>0.834075</b>	0.834365	0.835236
<b>Selected Res.Factor</b>		<b>0.919614</b>	<b>0.920257</b>	<b>0.921114</b>	<b>0.922400</b>	<b>0.922936</b>	<b>0.923472</b>	<b>0.923794</b>	<b>0.924758</b>
Total Taxable Values		Tax Rates>							
Residential	\$ 22,281,561,041	<b>10.14</b>	<b>10.15</b>	<b>10.16</b>	<b>10.17</b>	<b>10.18</b>	<b>10.19</b>	<b>10.19</b>	<b>10.20</b>
CIP	2,721,937,568	<b>16.94</b>	<b>16.88</b>	<b>16.80</b>	<b>16.69</b>	<b>16.64</b>	<b>16.59</b>	<b>16.56</b>	<b>16.47</b>
<b>Target Levy</b>	<b>272,124,853</b>								
Actual Levy	272,044,651	272,104,151	272,109,211	272,032,614	272,119,333	<b>272,206,051</b>	272,124,393	272,102,234	
Excess/Over	<b>(80,202)</b>	<b>(20,703)</b>	<b>(15,642)</b>	<b>(92,240)</b>	<b>(5,521)</b>	<b>81,198</b>	<b>(460)</b>	<b>(22,619)</b>	
Cannot be over +		OVER							
<b>Tax Rate Change Over FY21</b>									
<b>9.80 Residential</b>	<b>3.51%</b>	<b>3.58%</b>	<b>3.68%</b>	<b>3.82%</b>	<b>3.88%</b>	<b>3.94%</b>	<b>3.98%</b>	<b>4.09%</b>	
<b>15.99 Commercial</b>	<b>5.92%</b>	<b>5.56%</b>	<b>5.07%</b>	<b>4.35%</b>	<b>4.04%</b>	<b>3.74%</b>	<b>3.56%</b>	<b>3.02%</b>	

FY21  
Selected  
Factor

**TOWN OF BROOKLINE FY2022 TAX RATE  
OPTIONS WORKSHEET**

Residential Exemption @ **21%**

Class	FY22 Valuation	% of Value
Residential	\$ 25,395,421,181	90.3194%
<b>Taxable</b>	<b>22,281,561,041</b>	
Res. Exemption	3,113,860,140	
Commercial	2,412,268,798	8.5793%
Industrial	21,051,100	0.0749%
Personal Prop.	288,617,670	1.0265%
Total	\$ 28,117,358,749	100.000%
CIP Classes	2,721,937,568	9.6806%
FY22 Projected Levy	272,124,853	
Single Tax Rate	9.68	per \$1,000
RRw/RE & factor of 1	11.03	per \$1,000

**Levy Limit Details**

FY21 Levy Limit	\$ 242,349,097	
Allowable 2.5%	6,058,727	2.5%
New Growth	3,458,837	1.4%
FY22 Maximum Levy	251,866,661	

<b>FY22 Debt. Exclusion</b>	20,258,192	Δ Prior
Total Projected Levy	\$ 272,124,853	12.3%

**FY21 Actual Levy** \$ 255,693,301

<b>FY22 Projected Levy</b>	<b>@1.714Shift</b>	<b>Levy %</b>
Residential	\$ 227,049,107	83.4%
Commercial	40,019,539	14.7%
Industrial	349,238	0.1%
Personal Property	4,788,167	1.8%
Total	272,206,051	100.0%
Excess Levy	\$ <b>81,198</b>	

**Potential FY22 Tax Rates at Various Shifts 1.70-1.75 (Adjusted for the Residential Exemption)**

**MEDIAN VALUES & TAX AMOUNTS AFTER THE RESIDENTIAL EXEMPTION @ 21% (\$310,620)\***

CIP Shift	FY21	1.75	1.744	1.736	1.724	1.719	1.714	1.711	1.702
Res. Levy %	82.90%	83.06%	83.12%	83.19%	83.31%	83.36%	83.41%	83.44%	83.52%
<b>Res. Tax Rate</b>	<b>9.80</b>	<b>10.14</b>	<b>10.15</b>	<b>10.16</b>	<b>10.17</b>	<b>10.18</b>	<b>10.19</b>	<b>10.19</b>	<b>10.20</b>
CIP Levy %	17.10%	16.94%	16.88%	16.81%	16.69%	16.64%	16.59%	16.56%	16.48%
<b>CIP Tax Rate</b>	<b>15.99</b>	<b>16.94</b>	<b>16.88</b>	<b>16.80</b>	<b>16.69</b>	<b>16.64</b>	<b>16.59</b>	<b>16.56</b>	<b>16.47</b>
Levy Shift		7.26%	7.20%	7.12%	7.01%	6.96%	6.91%	6.88%	6.80%
<b>FY22 Median SFL Value</b>	<b>1,595,730</b>								
Real Estate Tax		16,187	16,198	16,213	16,236	16,246	16,255	16,261	16,278
<b>Change over FY21</b>	<b>14,916</b>	<b>1,271</b>	<b>1,282</b>	<b>1,298</b>	<b>1,320</b>	<b>1,330</b>	<b>1,339</b>	<b>1,345</b>	<b>1,362</b>
<b>% Increase in Tax</b>		<b>8.5%</b>	<b>8.6%</b>	<b>8.7%</b>	<b>8.9%</b>	<b>8.9%</b>	<b>9.0%</b>	<b>9.0%</b>	<b>9.1%</b>
<b>FY22 Median Res. Condo</b>	<b>445,380</b>								
Real Estate Tax		4,518	4,521	4,525	4,532	4,534	4,537	4,538	4,543
<b>Change over FY21</b>	<b>4,386</b>	<b>132</b>	<b>135</b>	<b>139</b>	<b>146</b>	<b>148</b>	<b>151</b>	<b>152</b>	<b>157</b>
<b>% Increase in Tax</b>		<b>3.0%</b>	<b>3.1%</b>	<b>3.2%</b>	<b>3.3%</b>	<b>3.4%</b>	<b>3.4%</b>	<b>3.5%</b>	<b>3.6%</b>
<b>FY22 Median Two-Family</b>	<b>1,655,680</b>								
Real Estate Tax		16,795	16,807	16,823	16,846	16,856	16,866	16,872	16,889
<b>Change over FY21</b>	<b>15,518</b>	<b>1,277</b>	<b>1,289</b>	<b>1,304</b>	<b>1,328</b>	<b>1,338</b>	<b>1,347</b>	<b>1,353</b>	<b>1,371</b>
<b>% Increase in Tax</b>		<b>8.2%</b>	<b>8.3%</b>	<b>8.4%</b>	<b>8.6%</b>	<b>8.6%</b>	<b>8.7%</b>	<b>8.7%</b>	<b>8.8%</b>
<b>FY22 Median Three-Family</b>	<b>1,762,330</b>								
Real Estate Tax		17,877	17,890	17,906	17,931	17,942	17,952	17,958	17,977
<b>Change over FY21</b>	<b>16,546</b>	<b>1,331</b>	<b>1,343</b>	<b>1,360</b>	<b>1,385</b>	<b>1,395</b>	<b>1,406</b>	<b>1,412</b>	<b>1,431</b>
<b>% Increase in Tax</b>		<b>8.0%</b>	<b>8.1%</b>	<b>8.2%</b>	<b>8.4%</b>	<b>8.4%</b>	<b>8.5%</b>	<b>8.5%</b>	<b>8.6%</b>
<b>FY22 Median Multi-Fam./Apt.</b>	<b>3,358,000</b>								
Real Estate Tax		34,064	34,087	34,119	34,167	34,187	34,206	34,218	34,254
<b>Change over FY21</b>	<b>33,003</b>	<b>1,061</b>	<b>1,084</b>	<b>1,116</b>	<b>1,164</b>	<b>1,184</b>	<b>1,204</b>	<b>1,215</b>	<b>1,251</b>
<b>% Increase in Tax</b>		<b>3.2%</b>	<b>3.3%</b>	<b>3.4%</b>	<b>3.5%</b>	<b>3.6%</b>	<b>3.6%</b>	<b>3.7%</b>	<b>3.8%</b>
<b>FY22 Median Commercial</b>	<b>1,972,700</b>								
Real Estate Tax		33,411	33,297	33,144	32,915	32,819	32,724	32,667	32,495
<b>Change over FY21</b>	<b>31,849</b>	<b>1,562</b>	<b>1,448</b>	<b>1,295</b>	<b>1,066</b>	<b>971</b>	<b>875</b>	<b>818</b>	<b>646</b>
<b>% Increase in Tax</b>		<b>4.9%</b>	<b>4.5%</b>	<b>4.1%</b>	<b>3.3%</b>	<b>3.0%</b>	<b>2.7%</b>	<b>2.6%</b>	<b>2.0%</b>

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

FY21 Selected Factor

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

<b>Med. SFL Value</b>	\$1,595,730	<b>1.75</b>	<b>1.744</b>	<b>1.736</b>	<b>1.719</b>	<b>1.711</b>	<b>1.702</b>
Real Estate Tax	(81% RE)	16,187	16,198	16,213	16,246	16,261	16,278
<b>Change over FY21</b>	\$14,916	<b>1,271</b>	<b>1,282</b>	<b>1,298</b>	<b>1,330</b>	<b>1,345</b>	<b>1,362</b>
% Increase in Tax		<b>8.5%</b>	<b>8.6%</b>	<b>8.7%</b>	<b>8.9%</b>	<b>9.0%</b>	<b>9.1%</b>
<b>Med. Res. Condo</b>	\$445,380	<b>1.75</b>	<b>1.744</b>	<b>1.736</b>	<b>1.719</b>	<b>1.711</b>	<b>1.702</b>
Real Estate Tax	(54% RE)	4,518	4,521	4,525	4,534	4,538	4,543
<b>Change over FY21</b>	\$4,386	<b>132</b>	<b>135</b>	<b>139</b>	<b>148</b>	<b>152</b>	<b>157</b>
% Increase in Tax		<b>3.0%</b>	<b>3.1%</b>	<b>3.2%</b>	<b>3.4%</b>	<b>3.5%</b>	<b>3.6%</b>

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

<b>Med. Two-Family</b>	\$1,655,680	<b>1.75</b>	<b>1.744</b>	<b>1.736</b>	<b>1.719</b>	<b>1.711</b>	<b>1.702</b>
Real Estate Tax	(65% RE)	16,795	16,807	16,823	16,856	16,872	16,889
<b>Change over FY21</b>	\$15,518	<b>1,277</b>	<b>1,289</b>	<b>1,304</b>	<b>1,338</b>	<b>1,353</b>	<b>1,371</b>
% Increase in Tax		8.2%	8.3%	8.4%	8.6%	8.7%	8.8%
<b>Med. Three-Fam.</b>	\$1,762,330	<b>1.75</b>	<b>1.744</b>	<b>1.736</b>	<b>1.719</b>	<b>1.711</b>	<b>1.702</b>
Real Estate Tax	(39% RE)	17,877	17,890	17,906	17,942	17,958	17,977
<b>Change over FY21</b>	\$16,546	<b>1,331</b>	<b>1,343</b>	<b>1,360</b>	<b>1,395</b>	<b>1,412</b>	<b>1,431</b>
% Increase in Tax		8.0%	8.1%	8.2%	8.4%	8.5%	8.6%

# Apartments & Commercial

<b>Med. Multi-Fam./Apt.</b>	\$3,358,000	<b>1.75</b>	<b>1.744</b>	<b>1.736</b>	<b>1.719</b>	<b>1.711</b>	<b>1.702</b>
Real Estate Tax	(5% RE)	34,064	34,087	34,119	34,187	34,218	34,254
<b>Change over FY21</b>	<b>\$33,003</b>	<b>1,061</b>	<b>1,084</b>	<b>1,116</b>	<b>1,184</b>	<b>1,215</b>	<b>1,251</b>
% Increase in Tax		3.2%	3.3%	3.4%	3.6%	3.7%	3.8%
<b>Med. Commercial</b>	\$1,972,700	<b>1.75</b>	<b>1.744</b>	<b>1.736</b>	<b>1.719</b>	<b>1.711</b>	<b>1.702</b>
Real Estate Tax		33,411	33,297	33,144	32,819	32,667	32,495
<b>Change over FY21</b>	<b>\$31,849</b>	<b>1,562</b>	<b>1,448</b>	<b>1,295</b>	<b>971</b>	<b>818</b>	<b>646</b>
% Increase in Tax		4.9%	4.5%	4.1%	3.0%	2.6%	2.0%

# Residential Exemption Amounts At 21%

Classification	Tax Rate	Tax Amount
Single Tax Rate (No Shift)	11.03	\$3,426
1.702% Shift -Residential Rate =	10.20	\$3,168
1.719% Shift - Residential Rate =	10.18	\$3,162
1.75% Shift - Residential Rate =	10.14	\$3,150



Fiscal Year	Exemption Amount
2021	\$2,965
2020	\$2,760
2019	\$2,593
2018	\$2,334