



# City of Waltham

Jeannette A. McCarthy  
Mayor

CITY OF WALTHAM  
CITY CLERK'S OFFICE

2018 NOV 21 A 10:24

RECORDED

November 21, 2018

To: Waltham City Council  
RE: Tax Packages from Board of Assessors

Dear Councillors:

Enclosed please find 16 packages from the Board of Assessors, as well as under separate cover, an Appropriation Request and an Order for your Special Meeting.

Sincerely,

Jeannette A. McCarthy

JAM/ns

Enclosures

cc: Robert McGovern



# City of Waltham

## Classification Hearing Fiscal Year 2019



**Waltham Assessors Office**

*City of Waltham*  
*Massachusetts*



*Waltham Board of Assessors*  
*Tel: 781-314-3200*  
*Fax: 781-314-3218*  
*assessors@city.waltham.ma.us*

*610 Main Street*  
*Waltham City Hall*  
*Waltham, MA 02452*

To The Members of the City Council:

The Department of Revenue, Bureau of Local Assessment, has approved for the City of Waltham all real estate and personal property valuation, including growth, for fiscal year 2019.

The City Council is now able to hold the classification hearing, which has been scheduled for November 26, 2018 at 6:30 pm. The two required City Council Votes are 1) the residential factor and 2) the residential exemption percentage.

Two required City Council votes:

- 1) A Residential Factor .607676 results in the lowest residential tax rate of \$12.01 with a 30% Residential Exemption.
- 2) A Residential Factor .607703 results in the lowest residential tax rate of \$12.66 with a 35% Residential Exemption.
- 3) A Residential Exemption of 30% or 35% was adopted for Fy 2019

Sincerely,

*Robert S. McHovern*  
*Suzanne D'Aguiar*  
Board of Assessors

RECAP - FY 2019

Tax Levy	\$184,982,448	Lowest Residential Factor	0.607576
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Residential Parcels	14,934				
Residential Exemption %	30%				
Qualifying Parcels for Res. Exemptions	11,711				
Residential Exemption \$	\$1,890,056,001				
Residential	\$8,034,060,638	\$6,144,013,637	65.6556%	39.8973%	\$73,788,603.76
Commercial	\$3,084,647,258	\$3,084,647,258	25.2082%	44.1143%	\$81,588,919.97
Industrial	\$551,234,728	\$551,234,728	4.5048%	7.8833%	\$14,580,158.56
Personal Property	\$566,733,810	\$566,733,810	4.6314%	8.1050%	\$14,990,109.27
Total	\$12,236,679,434	\$10,346,629,433	100.0000%	100.0000%	\$184,948,791.58
C.I.P. Total \$	\$4,202,615,796				
C.I.P. Total %	34.3444%				

Residential factor in Column 4 with 175% shift:

Column 1 Residential Tax Rate	Column 2 Comm., Ind., PP Tax Rate	Column 3 Residential Levy %	Column 4 Residential Factor	Column 5 CIP Levy %	Column 6 CIP Shift %	Column 7 Amount Collected	Column 8 Unused Levy
\$12.01	\$26.45	39.8973%	60.7676%	60.1027%	174.9999%	\$184,948,791.58	\$34,335,536.42

Residential Tax Rate with Res. Exemption	\$12.01	\$12.61	\$12.56	\$12.24	\$13.13	\$13.43	\$13.49
C.I.P. Tax Rate	\$26.45	\$27.97	\$29.04	\$29.53	\$31.79	\$31.97	\$31.77
Residential Tax Rate without Res. Exemption	\$9.18						
Residential Tax Rate Diff	\$2.83						

Average Single Family	FY2019	FY2018	FY2017	FY2016	FY2015	FY2014	FY2013
Average Valuation	\$520,000	\$473,000	\$444,400	\$425,100	\$391,300	\$381,900	\$374,900
Residential Exemption	\$161,391	\$147,791	\$116,204	\$88,722	\$79,963	\$78,317	\$77,438
Average Valuation (NET)	\$358,609	\$325,209	\$328,196	\$336,378	\$311,337	\$303,583	\$297,462
Tax Rate	\$12.01	\$12.61	\$12.56	\$12.24	\$13.13	\$13.43	\$13.49
Tax Amount	\$4,306.89	\$4,100.89	\$4,122.14	\$4,117.27	\$4,087.85	\$4,077.12	\$4,012.76
Increase / (Decrease)	\$206.01	(\$21.26)	\$4.88	\$59.41	\$10.74	\$64.36	\$60.66

RECAP - FY 2019

Tax Levy \$184,982,448

Lowest Residential Factor 0.607703

Residential Parcels	14,934
Residential Exemption %	35%
Qualifying Parcels for Res. Exemptions	11,711
Residential Exemption \$	\$2,205,064,190

Valuation	Net Valuation After Res. Exemption	Percent	Percent After Shift	Tax Dollars Levy by Class
Residential	\$8,034,063,638	65.6556%	39.8991%	\$73,795,133.01
Commercial	\$3,084,647,258	25.2082%	44.1130%	\$81,568,919.97
Industrial	\$551,234,728	4.5048%	7.8831%	\$14,580,158.56
Personal Property	\$566,733,810	4.6314%	8.1048%	\$14,990,109.27
<b>Total</b>	<b>\$12,236,679,434</b>	<b>100.0000%</b>	<b>100.0000%</b>	<b>\$184,954,320.82</b>

C I P Total \$ \$4,202,815,796  
 C I P Total % 34.3444%

Residential factor in Column 4 with 175% shift:

Column 1 Residential Tax Rate	Column 2 Comm., Ind., PP Tax Rate	Column 3 Residential Levy %	Column 4 Residential Factor	Column 5 CIP Levy %	Column 6 CIP Shift %	Column 7 Amount Collected	Column 8 Unused Levy
<span style="border: 1px solid black; padding: 2px;">\$12.66</span>	\$26.45	39.8991%	60.7703%	60.1009%	174.9947%	\$184,954,320.82	\$34,330,007.18

Residential Tax Rate with Res. Exemption	\$12.66	\$12.61	\$12.56	\$12.24	\$13.13	\$13.43	\$13.49
C I P Tax Rate	\$26.45	\$27.97	\$29.04	\$29.53	\$31.79	\$31.97	\$31.77

Residential Tax Rate without Res. Exemption	\$9.19						
Residential Tax Rate Diff	\$3.47						

Average Single Family	FY2019	FY2018	FY2017	FY2016	FY2015	FY2014	FY2013
Average Valuation	<span style="border: 1px solid black; padding: 2px;">\$520,000</span>	\$473,000	\$444,400	\$425,100	\$391,300	\$381,900	\$374,900
Residential Exemption	\$188,290	\$147,791	\$116,204	\$88,722	\$79,963	\$78,317	\$77,438
Average Valuation (NET)	\$331,710	\$325,209	\$328,196	\$336,378	\$311,337	\$303,583	\$297,462

Tax Rate	\$12.66	\$12.61	\$12.56	\$12.24	\$13.13	\$13.43	\$13.49
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Tax Amount	\$4,199.45	\$4,100.89	\$4,122.14	\$4,117.27	\$4,087.85	\$4,077.12	\$4,012.76
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Increase / (Decrease)	<span style="border: 1px solid black; padding: 2px;">\$98.56</span>	<span style="border: 1px solid black; padding: 2px;">\$21.26</span>	\$4.88	\$29.41	\$10.74	\$64.36	\$60.66
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# Average Single Family Valuation

Fiscal Year	Res. Ex. %	Number Of Singles	Total Valuation	Average Valuation	Residential Exemption	Tax Rate	Tax Amount	Increase/Decrease
2019	35%	8705	\$4,526,511,200	\$520,000	\$188,290	\$12.66	\$4,199.45	\$98.56
2019	30%	8705	\$4,526,511,200	\$520,000	\$161,391	\$12.01	\$4,306.89	\$206.01
2018	30%	8704	\$4,116,785,600	\$473,000	\$147,791	\$12.61	\$4,100.89	(\$21.26)
2017	25%	8704	\$3,866,724,300	\$444,400	\$116,204	\$12.56	\$4,122.14	\$4.88
2016	20%	8703	\$3,699,957,600	\$425,100	\$88,722	\$12.24	\$4,117.27	\$29.41
2015	20%	8691	\$3,400,490,700	\$391,300	\$79,963	\$13.13	\$4,087.85	\$10.74
2014	20%	8686	\$3,317,296,200	\$381,900	\$78,317	\$13.43	\$4,077.12	\$64.36
2013	20%	8675	\$3,251,983,700	\$374,900	\$77,438	\$13.49	\$4,012.76	\$60.66
2012	20%	8658	\$3,229,638,600	\$373,000	\$76,962	\$13.35	\$3,952.11	\$97.93
2011	20%	8655	\$3,222,218,600	\$372,300	\$77,863	\$13.09	\$3,854.18	\$50.84
<b>FY2019 Residential Exemption options Tax Levy of \$184,982,448</b>								

**City of Waltham Tax Rates  
35% Residential Exemption**

<b>Fiscal Year</b>	<b>Commercial</b>	<b>Residential</b>	<b>Residential Exemption</b>	<b>Dollars</b>
2019	\$26.45	\$12.66	\$188,290	\$2,383.75
2018	\$27.97	\$12.61	\$147,791	\$1,863.64
2017	\$29.03	\$13.93	\$162,686	\$2,266.22
2016	\$29.53	\$12.24	\$88,722	\$1,085.96
2015	\$31.79	\$13.13	\$79,963	\$1,049.91
2014	\$31.97	\$13.43	\$78,317	\$1,051.80
2013	\$31.77	\$13.49	\$77,438	\$1,044.64
2012	\$31.27	\$13.35	\$76,962	\$1,027.44
2011	\$30.43	\$13.09	\$77,863	\$1,019.23
2010	\$28.67	\$12.54	\$80,403	\$1,008.26
2009	\$25.31	\$11.30	\$85,188	\$962.62
2008	\$23.21	\$10.55	\$88,607	\$934.80
2007	\$22.97	\$9.97	\$91,300	\$910.26
<b>Levy \$184,982,448</b>				

CITY OF WALTHAM  
FY 2019 RESIDENTIAL EXEMPTION  
BREAK-EVEN

TAX RATE WITH RESIDENTIAL EXEMPTION  
35%

ASSESSED VALUE	\$687,000
LESS RESIDENTIAL EXEMPTION (35%)	\$188,290
NET ASSESSED VALUE	\$498,710

TAX RATE	\$ 12.66
TAX BILL	\$6,314

TAX RATE WITHOUT RESIDENTIAL EXEMPTION

ASSESSED VALUE	\$687,000
TAX RATE	\$9.19
TAX BILL	\$6,314



**City of Waltham Tax Rates  
30% Residential Exemption**

<b>Fiscal Year</b>	<b>Commercial</b>	<b>Residential</b>	<b>Residential Exemption</b>	<b>Dollars</b>
2019	\$26.45	\$12.01	\$161,391	\$1938.30
2018	\$27.97	\$12.61	\$147,791	\$1,863.64
2017	\$29.03	\$13.93	\$162,686	\$2,266.22
2016	\$29.53	\$12.24	\$88,722	\$1,085.96
2015	\$31.79	\$13.13	\$79,963	\$1,049.91
2014	\$31.97	\$13.43	\$78,317	\$1,051.80
2013	\$31.77	\$13.49	\$77,438	\$1,044.64
2012	\$31.27	\$13.35	\$76,962	\$1,027.44
2011	\$30.43	\$13.09	\$77,863	\$1,019.23
2010	\$28.67	\$12.54	\$80,403	\$1,008.26
2009	\$25.31	\$11.30	\$85,188	\$962.62
2008	\$23.21	\$10.55	\$88,607	\$934.80
2007	\$22.97	\$9.97	\$91,300	\$910.26
<b>Levy \$184,982,448</b>				

CITY OF WALTHAM  
FY 2019 RESIDENTIAL EXEMPTION  
BREAK-EVEN

TAX RATE WITH RESIDENTIAL EXEMPTION  
30%

ASSESSED VALUE	\$687,000
LESS RESIDENTIAL EXEMPTION (35%)	\$161,391
NET ASSESSED VALUE	\$525,609

TAX RATE	\$ 12.01
TAX BILL	\$6,313

TAX RATE WITHOUT RESIDENTIAL EXEMPTION

ASSESSED VALUE	\$687,000
TAX RATE	\$9.19
TAX BILL	\$6,314

**FY 2019**  
**Average Single Family Value**  
**Increases/Decreases By Neighborhood**

<b>Neighborhood</b>	<b># of Homes</b>	<b>% Inc./Dec</b>
N1	212	10
N2	1134	10
N3	1874	10
N4	460	10
N5	149	10
N6	279	10
N7	567	10
N8	671	10
N9	264	10
N10	179	10
N11	1134	10
N12	1092	10
N13	388	10
N14	302	10

