

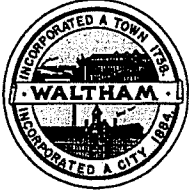
**CITY OF WALTHAM**  
MASSACHUSETTS

November 23, 2022

In accordance with Rule 87 of the Rules of the Waltham City Council and in accordance with MGL Chapter 40, Section 56 I am calling a Special Meeting of the City Council which will include Public Hearing relative to classification and the residential factor which shall be used by the Board of Assessors to determine the percentage of the tax levy to be borne by each class of the tax real estate and personal property for the fiscal year 2023.

Respectfully submitted,  
Kathleen B. McMenimen  
President

RECEIVED  
CITY OF WALTHAM  
ENGINEERING DEPT  
2022 NOV 23 PM 12:59



CITY OF WALTHAM  
BOARD OF FISCAL OFFICERS

2022 NOV 23 AM 8:56

RECEIVED

Special Meeting of the Waltham City Council  
Public Hearing  
City Hall Council Chamber  
Monday, November 28, 2022  
6:30pm

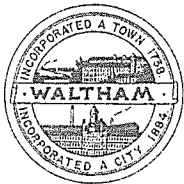
To the Members of the City Council and all other interested parties;

The purpose of the meeting is relative to the classification and the residential factor which shall be used by the Board of Assessors to determine the percentage of the tax levy to be borne by each class of the real estate and personal property tax for the fiscal year 2023.

AGENDA ITEMS

- Community Preservation Act – FY2023 surcharge allocation – \$3,650,000
- Community Preservation Act – FY2022 State match allocation – \$1,056,434
- Community Preservation Act – FY2022 unallocated reserve allocation – \$876,999.42
- Appropriation from Water Retained Earnings – \$2,000,000
- FY2023 Residential Exemption Percentage
- FY2023 Residential Factor

No other matters will be discussed.



# City of Waltham

*Jeannette A. McCarthy*  
*Mayor*

CITY OF WALTHAM  
TREASURER'S OFFICE

2022 NOV 23 AM 9:12

RECEIVED

November 23, 2022

TO: The City Council  
RE: Appropriation to Maintain Current Water Rates

Dear Councillors:

I respectfully request an appropriation in the amount of \$2,000,000 from Water Retained Earnings to be assessed in the Water Revenue of FY2023. This appropriation will offset the need to increase the lower tiers of current water user rates for FY2023. The occasional use of retained earnings to offset an increase in user rates is an appropriate practice since the funds originated from the rate payers.

Since this financial transaction pertains to the tax rate setting for FY2023, I respectfully request this matter be acted on during the special meeting of the City Council scheduled for Monday, November 28, 2022.

Attached is a copy of a memo that was received from the City Auditor. Mr. Centofanti will be available to answer any questions concerning this request.

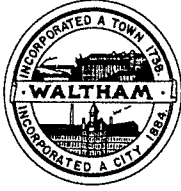
Sincerely,

Jeannette A. McCarthy

JAM/sm

Enclosure

cc: Paul Centofanti



**CITY OF WALTHAM**  
MASSACHUSETTS

**CITY AUDITOR**  
Paul G. Centofanti

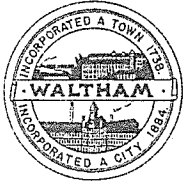
**ASSISTANT CITY AUDITOR**  
Virginia A. Bergin

TO: Honorable Jeannette A. McCarthy, Mayor  
FROM: Paul G. Centofanti, City Auditor *PJC*  
RE: Appropriation to Maintain Current Water Rates  
DATE: November 23, 2022

I respectfully request an appropriation in the amount of \$2,000,000 from Water Retained Earnings to be assessed in the Water Revenue of FY2023. This appropriation will offset the need to increase the lower tiers of the current water user rates for FY2023. The occasional use of retained earnings to offset an increase in user rates is an appropriate practice.

Since this financial transaction pertains to the tax rate setting for FY2023, I respectfully request this matter be acted on during the special meeting of the City Council scheduled for Monday, November 28, 2022.

I am available to answer any questions concerning this request.



# City of Waltham

*Jeannette A. McCarthy*  
*Mayor*

CITY OF WALTHAM  
CITY CLERK'S OFFICE

2022 NOV 23 AM 8:57

RECEIVED

November 23, 2022

TO: The City Council  
RE: Tax Packages and Board Assessors

Dear Councillors:

Enclosed please find 15 packages from the Board of Assessors, as well as under separate cover Appropriation Request and an Order for your Special Meeting.

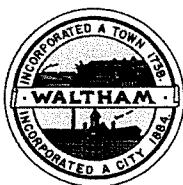
Sincerely,

Jeannette A. McCarthy

JAM/sm

Enclosure

cc: Frank Craig, Chair Board of Assessors



# City of Waltham

MASSACHUSETTS

## BOARD OF ASSESSORS

### Assessors

FRANCIS P. CRAIG, CHAIR  
ROBERT S. MCGOVERN  
BERNADETTE VAZQUEZ

RECEIVED

NOV 22 2022

Mayor's Office

## MEMORANDUM

**TO:** Mayor Jeannette McCarthy  
**FROM:** Francis P. Craig  
**DATE:** November 22, 2022  
**RE:** City Council Rate Setting Packet

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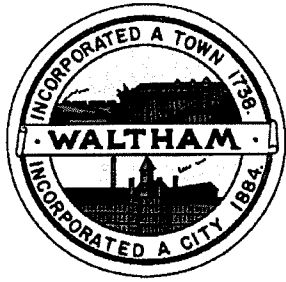
Mayor:

Attached please find copies of the Rate Setting Packet:  
for each City Councilor (15); City Clerk; Mayor and Auditor.

Feel free to contact me should you have any questions.

Frank

RECEIVED  
2022 NOV 23 AM 8:57  
CITY OF WALTHAM  
ASSESSORS OFFICE



CITY OF WALTHAM  
ASSESSORS OFFICE

# City of Waltham

NOV 22 11 08:55

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## Classification Hearing

## Fiscal Year 2023

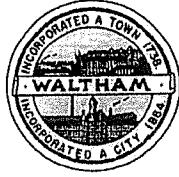


**Waltham Assessors Office**  
**Francis P. Craig, Chair**  
**Bernadette Vazquez**  
**Amy M. Caissie**  
**781-314-3200**

RECEIVED

NOV 22 2022

Mayor's Office



City of Waltham  
MASSACHUSETTS  
BOARD OF ASSESSORS

Assessors

FRANCIS P. CRAIG, CHAIR  
BERNADETTE VAZQUEZ  
AMY M. CAISSIE

November 22, 2022

Waltham City Council  
City Hall  
610 Main Street  
Waltham, MA 02451

Dear Members of the City Council:

The Department of Revenue, Bureau of Local Assessment, has granted preliminary approval of all real estate and personal property valuations for the City of Waltham for fiscal year 2023. The City Council is now able to hold the classification hearing, which has been scheduled for November 28, 2022 at 6:30 p.m.

The Two required City Council Votes are:

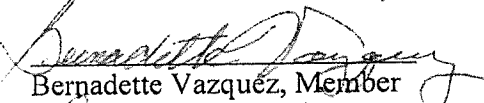
1) the residential exemption percentage; and 2) the residential factor.

-A Residential Exemption percentage of 35%, of the average assessed value of the residential parcels, was initially adopted for fiscal year 2019 and is the maximum permitted under c. 59, §5C.

-A Residential Factor of .601413 results in the lowest residential tax rate of \$10.32.

Sincerely,  
Board of Assessors:

  
Francis P. Craig, Chair

  
Bernadette Vazquez, Member

  
Amy M. Caissie, Member



Tax Levy \$215,848,877 Lowest Residential Factor 0.601413

Residential Parcels	15,101
Residential Exemption %	35%
Qualifying Parcels for Res. Exemptions	11,620
Residential Exemption \$	260,454
	\$3,026,475,480

Valuation	Net Valuation After Res. Exemption	Percent	Percent After Shift	Tax Dollars Levy by Class
Residential	\$1,237,452,744	65.2933%	39.2683%	\$84,737,285.36
Commercial	\$4,497,140,638	26.1299%	45.7236%	\$98,667,265.60
Industrial	\$830,585,568	4.8260%	8.4448%	\$18,223,047.36
Personal Property	\$645,542,070	3.7508%	6.5634%	\$14,163,193.02
Total	\$17,210,721,020	100.0000%	100.0000%	\$215,790,791.34

C I P Total \$ 55,973,268,276  
 C I P Total % 34.7067%

Residential factor in Column 4 with 175% shift: 38.6376%

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	Rounding Column 8 Unused Levy	Auditor Recap Unused Levy
\$10.32	\$21.95	39.2683%	60.1413%	60.7317%	174.9858%	\$215,790,791.34	\$3,493,536.66	(\$58,085.66)	\$3,493,536.66
\$12.14	\$19.44	46.1912%	70.7441%	53.8088%	155.0389%	\$215,801,599.27	\$3,482,728.73	(\$47,277.73)	\$3,482,728.73

Residential Tax Rate with Res. Exemption	\$10.32	\$11.95	\$12.66	\$12.61	\$12.49	\$13.43	\$13.49	\$13.49	\$13.35
C I P Tax Rate	\$21.95	\$24.36	\$26.45	\$27.97	\$29.04	\$29.53	\$31.77	\$31.77	\$31.27

Residential Tax Rate without Res. Exemption \$7.54

Residential Tax Rate Diff \$2.78

Average Single Family	FY2023	FY2022	FY2021	FY2020	FY2019	FY2018	FY2017	FY2016	FY2015	FY2014	FY2013
Average Valuation	\$886,029	\$639,721	\$612,471	\$669,790	\$520,000	\$473,000	\$444,400	\$425,100	\$391,300	\$381,900	\$374,900
Residential Exemption	\$260,454	\$242,634	\$230,450	\$213,893	\$188,290	\$147,791	\$116,204	\$88,722	\$79,963	\$78,317	\$77,438
Average Valuation (NET)	\$425,575	\$397,087	\$382,021	\$355,897	\$331,710	\$325,209	\$328,196	\$336,378	\$311,337	\$303,583	\$297,462
Tax Rate	\$10.32	\$11.14	\$11.32	\$11.95	\$12.66	\$12.61	\$12.56	\$12.24	\$13.13	\$13.43	\$13.49
Tax Amount	\$4,391.93	\$4,423.55	\$4,324.48	\$4,252.97	\$4,199.45	\$4,100.89	\$4,122.14	\$4,117.27	\$4,087.85	\$4,077.12	\$4,012.76
Increase / (Decrease)	(\$31.62)	\$99.38	\$71.51	\$53.52	\$98.56	(\$21.26)	\$4.88	\$29.41	\$10.74	\$64.36	\$60.16

Rate Option Tables - FY 2023

CIP Shift	Share Percentages						Levy Amounts						Tax Rate			
	Res Factor	Res SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	Comm ET	Ind ET	PP ET	
1.7500	0.6013	39.2633	45.7273	8.4455	6.5639	100.0000	84,749,411	98,701,917	18,229,517	14,168,104	215,848,950	\$ 10.32	\$ 21.95	\$ 21.95	\$ 21.95	
1.7450	0.6040	39.4368	45.5967	8.4214	6.5451	100.0000	85,123,980	98,419,912	18,177,433	14,127,624	215,848,949	\$ 10.37	\$ 21.88	\$ 21.89	\$ 21.88	
1.7400	0.6067	39.6104	45.4660	8.3972	6.5264	100.0000	85,498,550	98,137,907	18,125,348	14,087,144	215,848,949	\$ 10.41	\$ 21.82	\$ 21.82	\$ 21.82	
1.7350	0.6093	39.7839	45.3354	8.3731	6.5076	100.0000	85,873,120	97,855,901	18,073,264	14,046,664	215,848,948	\$ 10.46	\$ 21.76	\$ 21.76	\$ 21.76	
1.7300	0.6120	39.9574	45.2047	8.3490	6.4889	100.0000	86,247,689	97,573,896	18,021,180	14,006,183	215,848,948	\$ 10.50	\$ 21.70	\$ 21.70	\$ 21.70	
1.7250	0.6146	40.1310	45.0741	8.3249	6.4701	100.0000	86,622,259	97,291,890	17,969,095	13,965,703	215,848,947	\$ 10.55	\$ 21.63	\$ 21.63	\$ 21.63	
1.7200	0.6173	40.3045	44.9434	8.3007	6.4514	100.0000	86,996,828	97,009,885	17,917,011	13,925,223	215,848,947	\$ 10.60	\$ 21.57	\$ 21.57	\$ 21.57	
1.7150	0.6199	40.4780	44.8128	8.2766	6.4326	100.0000	87,371,398	96,727,879	17,864,927	13,884,742	215,848,946	\$ 10.64	\$ 21.51	\$ 21.51	\$ 21.51	
1.7100	0.6226	40.6516	44.6821	8.2525	6.4139	100.0000	87,745,968	96,445,874	17,812,842	13,844,262	215,848,946	\$ 10.69	\$ 21.45	\$ 21.45	\$ 21.45	
1.7050	0.6253	40.8251	44.5515	8.2283	6.3951	100.0000	88,120,537	96,163,868	17,760,758	13,803,782	215,848,945	\$ 10.73	\$ 21.38	\$ 21.38	\$ 21.38	
1.7000	0.6279	40.9986	44.4208	8.2042	6.3764	100.0000	88,495,107	95,881,863	17,708,674	13,763,301	215,848,945	\$ 10.78	\$ 21.32	\$ 21.32	\$ 21.32	
1.6950	0.6306	41.1722	44.2902	8.1801	6.3576	100.0000	88,869,677	95,599,857	17,656,589	13,722,821	215,848,944	\$ 10.82	\$ 21.26	\$ 21.26	\$ 21.26	
1.6900	0.6332	41.3457	44.1595	8.1559	6.3389	100.0000	89,244,246	95,317,852	17,604,505	13,682,341	215,848,944	\$ 10.87	\$ 21.20	\$ 21.20	\$ 21.20	
1.6850	0.6359	41.5192	44.0289	8.1318	6.3201	100.0000	89,618,816	95,035,846	17,552,421	13,641,861	215,848,943	\$ 10.91	\$ 21.13	\$ 21.13	\$ 21.13	
1.6800	0.6385	41.6928	43.8982	8.1077	6.3013	100.0000	89,993,385	94,753,841	17,500,336	13,601,380	215,848,943	\$ 10.96	\$ 21.07	\$ 21.07	\$ 21.07	
1.6750	0.6412	41.8663	43.7676	8.0836	6.2826	100.0000	90,367,955	94,471,835	17,448,252	13,560,900	215,848,942	\$ 11.01	\$ 21.01	\$ 21.01	\$ 21.01	
1.6700	0.6439	42.0398	43.6369	8.0594	6.2638	100.0000	90,742,525	94,189,830	17,396,168	13,520,420	215,848,942	\$ 11.05	\$ 20.94	\$ 20.94	\$ 20.94	
1.6650	0.6465	42.2134	43.5063	8.0353	6.2451	100.0000	91,117,094	93,907,824	17,344,083	13,479,939	215,848,941	\$ 11.10	\$ 20.88	\$ 20.88	\$ 20.88	
1.6600	0.6492	42.3869	43.3756	8.0112	6.2263	100.0000	91,491,664	93,625,819	17,291,999	13,439,459	215,848,941	\$ 11.14	\$ 20.82	\$ 20.82	\$ 20.82	
1.6550	0.6518	42.5604	43.2450	7.9870	6.2076	100.0000	91,866,234	93,343,813	17,239,915	13,398,979	215,848,940	\$ 11.19	\$ 20.76	\$ 20.76	\$ 20.76	
1.6500	0.6545	42.7340	43.1143	7.9629	6.1888	100.0000	92,240,803	93,061,808	17,187,830	13,358,498	215,848,940	\$ 11.23	\$ 20.69	\$ 20.69	\$ 20.69	

## Average Single Family Valuation

Fiscal Year	Res. Ex %	Number Of Single	Total Valuation	Average Valuation	Residential Exemption	Tax Rate	Tax Amount	Increase/Decrease
2023	35%	8743	\$5,997,953,100	\$686,029	\$260,454	\$10.32	\$4,391.93	(\$31.62)
2022	35%	8740	\$5,591,417,400	\$639,750	\$242,634	\$11.14	\$4,423.87	\$99.39
2021	35%	8731	\$5,347,167,700	\$612,471	\$230,450	\$11.32	\$4,324.48	\$71.51
2020	35%	8730	\$4,974,265,600	\$569,790	\$213,893	\$11.95	\$4,252.97	\$53.52
2019	35%	8705	\$4,526,511,200	\$520,000	\$188,290	\$12.66	\$4,199.45	\$98.56
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
2010	20%	8652	\$3,214,218,500	\$383,700	\$80,403	\$12.54	\$3,803.34	\$238.06
2009	20%	8650	\$3,207,156,800	\$400,700	\$85,188	\$11.30	\$3,565.29	\$184.08
2008	20%	8649	\$3,201,267,300	\$409,100	\$88,607	10.55	3381.20	108.06
<b>FY2023 Based on Levy of \$215,848,877</b>								

City of Waltham  
 FY 2023 - Residential Real Estate Tax Analysis

Residential Exemption	\$260,454	\$0
Residential Tax Rate	\$10.32	\$7.54

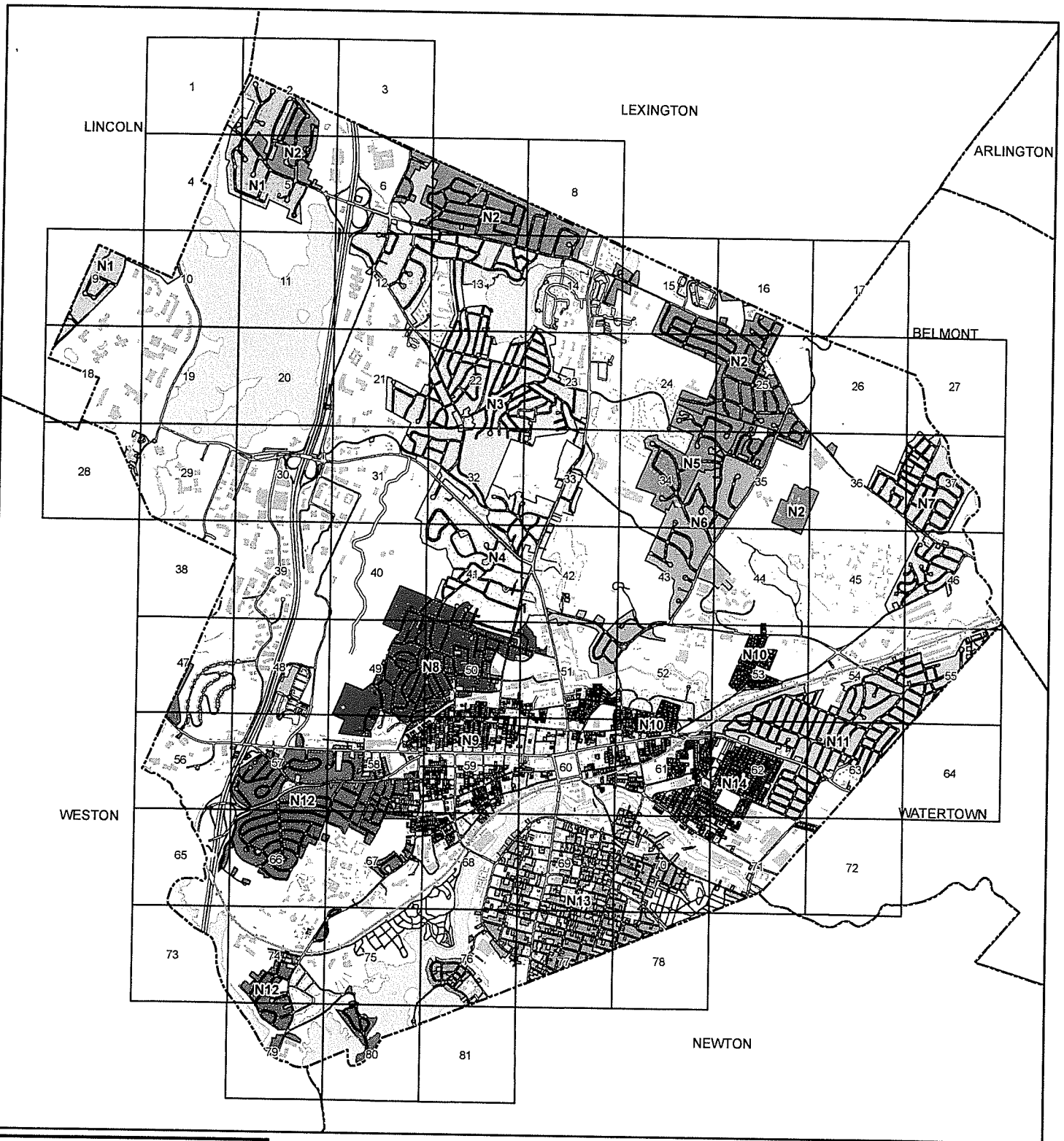
Assessed Value	Tax w/ Res Exempt	Tax w/o Res Exemption	More (Less) Tax Bill
\$400,000	\$1,440	\$3,016	-\$1,576
\$450,000	\$1,956	\$3,393	-\$1,437
\$500,000	\$2,472	\$3,770	-\$1,298
\$550,000	\$2,988	\$4,147	-\$1,159
\$600,000	\$3,504	\$4,524	-\$1,020
\$650,000	\$4,020	\$4,901	-\$881
\$700,000	\$4,536	\$5,278	-\$742
\$750,000	\$5,052	\$5,655	-\$603
\$800,000	\$5,568	\$6,032	-\$464
\$850,000	\$6,084	\$6,409	-\$325
\$875,000	\$6,342	\$6,598	-\$255
\$895,000	\$6,549	\$6,748	-\$200
\$900,000	\$6,600	\$6,786	-\$186
\$950,000	\$7,116	\$7,163	-\$47
\$967,000	\$7,292	\$7,291	\$0
\$1,000,000	\$7,632	\$7,540	\$92
\$1,050,000	\$8,148	\$7,917	\$231
\$1,100,000	\$8,664	\$8,294	\$370
\$1,150,000	\$9,180	\$8,671	\$509
\$1,200,000	\$9,696	\$9,048	\$648
\$1,250,000	\$10,212	\$9,425	\$787
\$1,300,000	\$10,728	\$9,802	\$926

# of Residential Parcels Eligible	15,101
# of parcels above breakeven	1,387
# of parcel below breakeven	13,714
	9%
	91%

**FY 2023**  
**Average Single Family Value**  
**Increases/Decreases By Neighborhood**

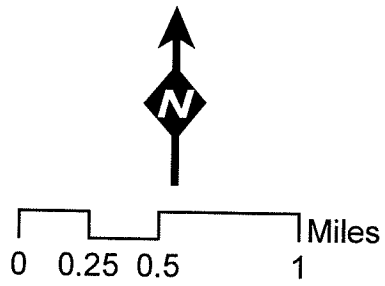
Neighborhood	Ward	Total # of Homes	Homes Sold in 2021	Average Sale Price	Sales to Assessed Ratio	Average Assessed Value by Neighborhood	% Increase/Decrease
N1	1-1, 3-1	212	6	\$935,583	93%	\$887,746	5%
N2	3-1, 3-2, 3-2A, 4-2, 1-2	1140	39	\$717,223	92%	\$685,562	9%
N3	2-1, 2-2, 3-1	1892	96	\$688,954	93%	\$590,614	9%
N4	1-1, 1-2, 2-1	466	22	\$999,450	93%	\$813,660	9%
N5	1-2	154	2	\$1,250,000	98%	\$1,163,232	5%
N6	1-2, 6-2	285	9	\$1,243,278	96%	\$951,766	8%
N7	3-2, 4-1, 4-1A, 4-2	573	23	\$854,533	93%	\$676,980	4%
N8	1-1, 6-1	676	23	\$702,936	95%	\$674,446	6%
N9	5-2, 5-2A, 6-1	259	7	\$602,700	95%	\$585,818	11%
N10	6-2	177	12	\$907,715	93%	\$747,264	5%
N11	4-1, 5-1	1139	36	\$842,154	91%	\$707,250	7%
N12	1-1, 7-1, 7-2	1092	45	\$740,887	94%	\$672,231	8%
N13	8-1, 8-2, 9-2	380	13	\$601,346	94%	\$591,541	7%
N14	5-1	298	7	\$724,286	94%	\$634,108	3%
	<b>TOTAL</b>	<b>8743</b>	<b>340</b>				
	<b>AVE/CITY</b>			<b>\$773,231</b>		<b>\$686,029</b>	

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Neighborhood Codes		
	N1	
	N10	
	N11	
	N12	
	N13	
	N14	
	N2	
	N3	
	N4	
	N5	
	N6	
	N7	
	N8	
	N9	

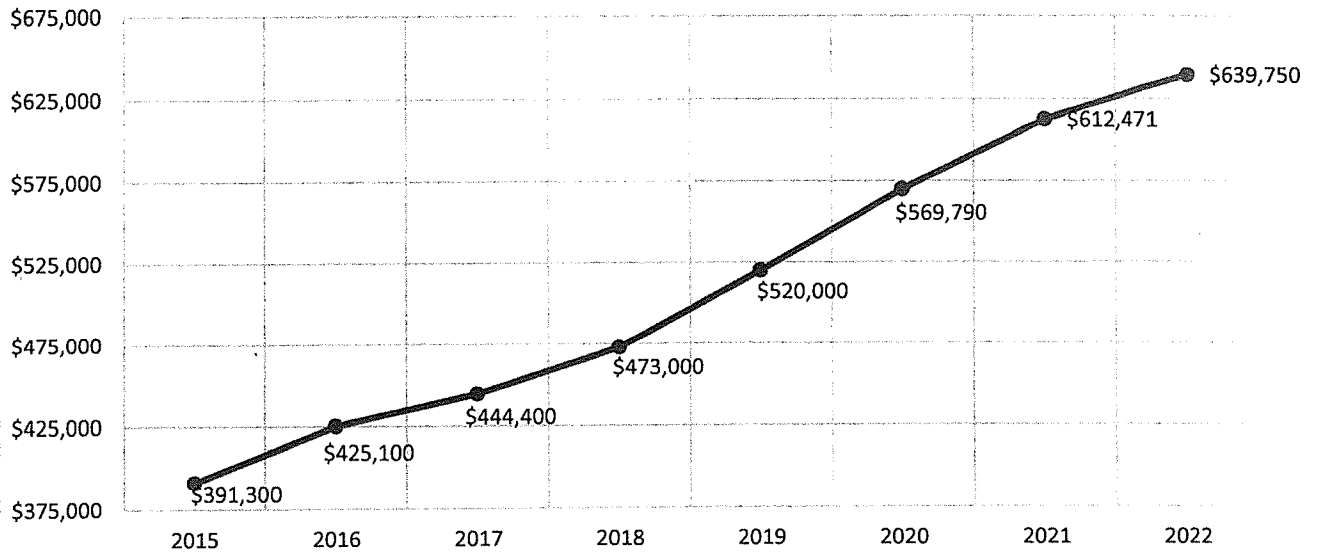
Source: Neighborhood codes provided by the City of Waltham Assessor's Office. Parcel data are current as of January 1, 2019. Map created by the City of Waltham GIS.



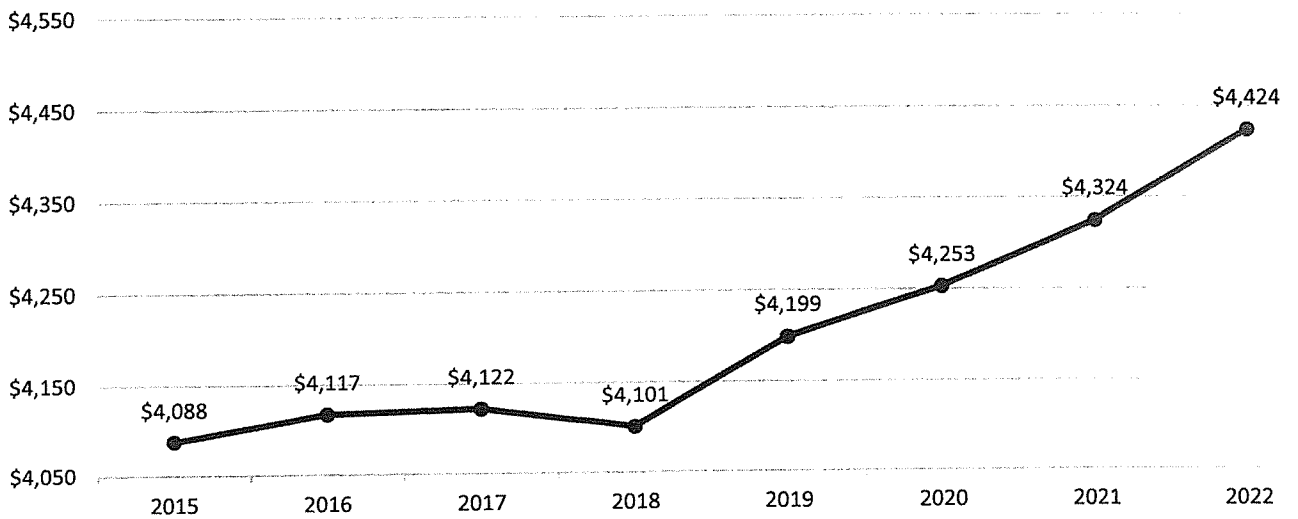
**Waltham Assessor's Office**  
**Neighborhood Codes**  
 Waltham, MA



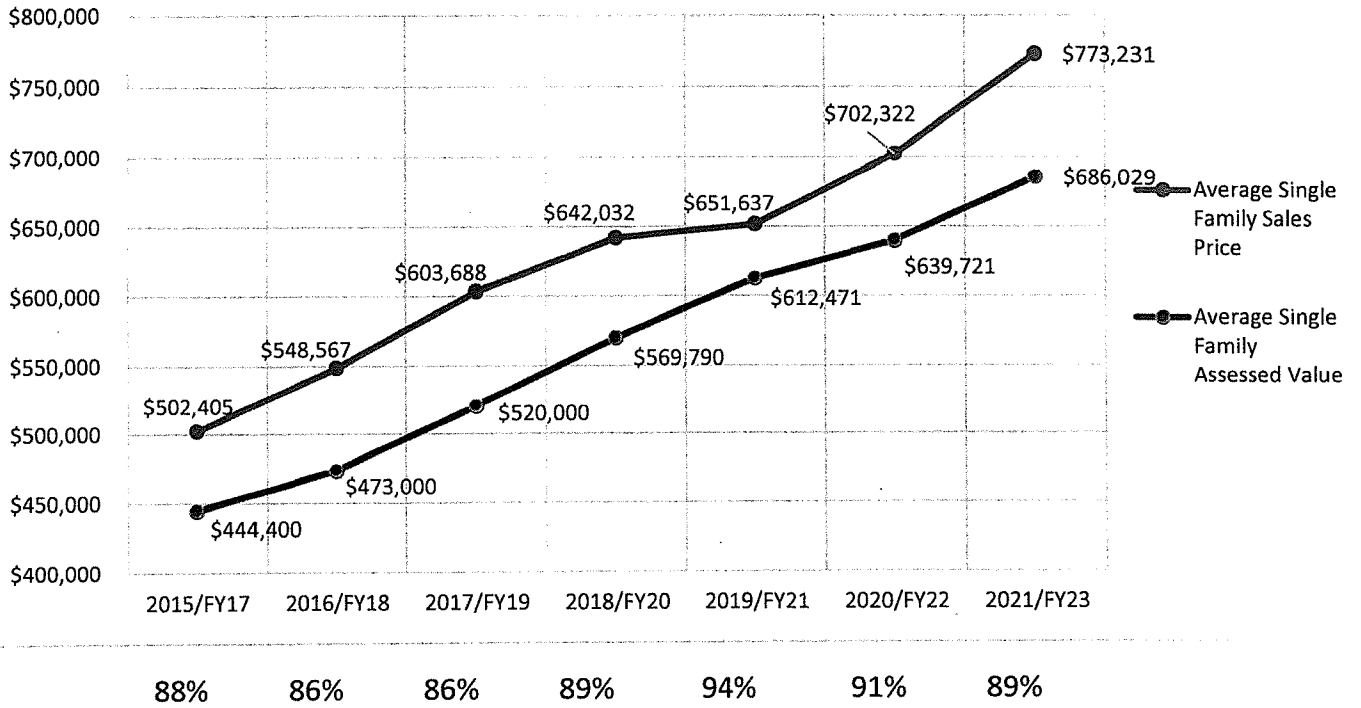
### Waltham Average Single Family Value



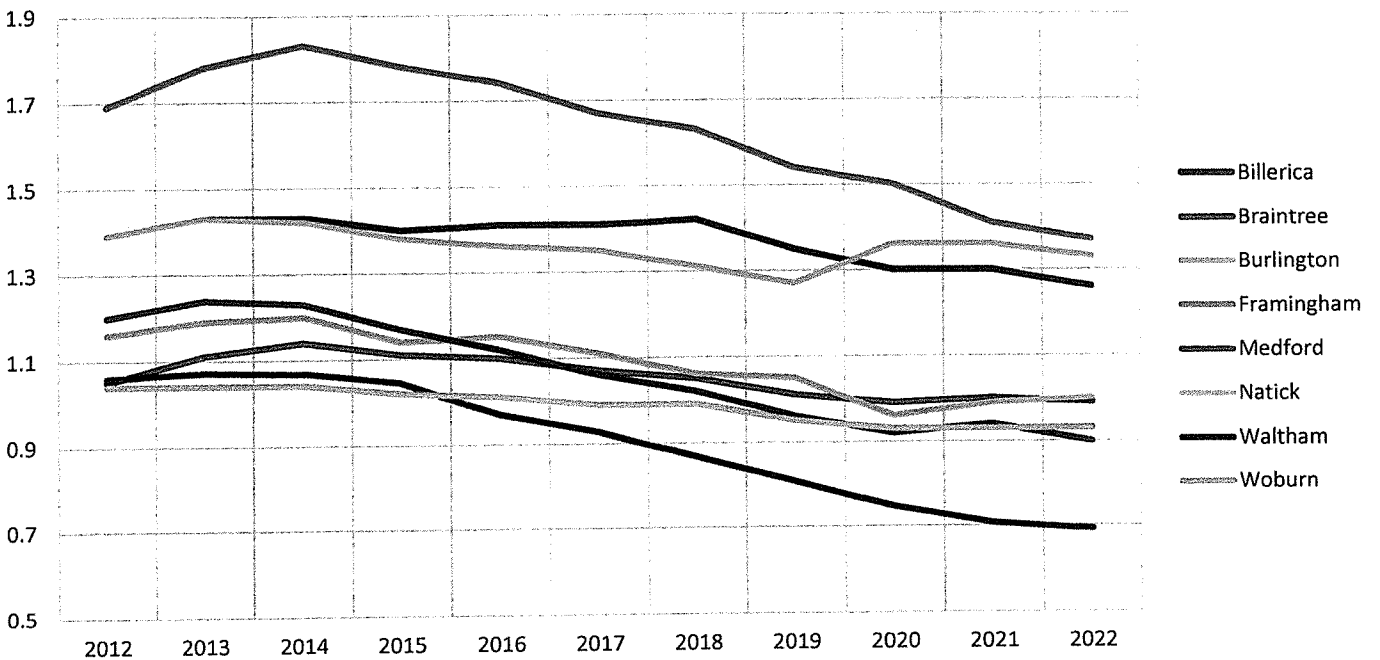
### Waltham Average Tax Bill By Year



### Average Single Family Sale Price v. Assessed Value

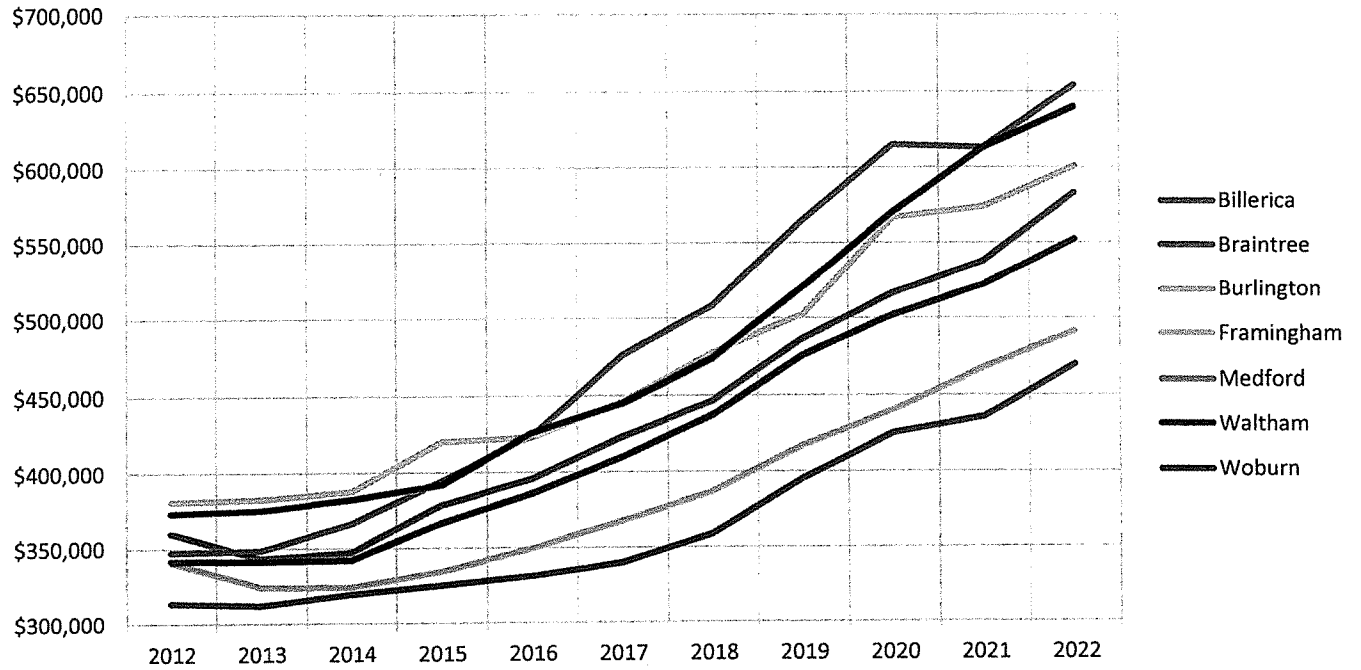


### Single Family Tax Bill as a % of Assessed Value

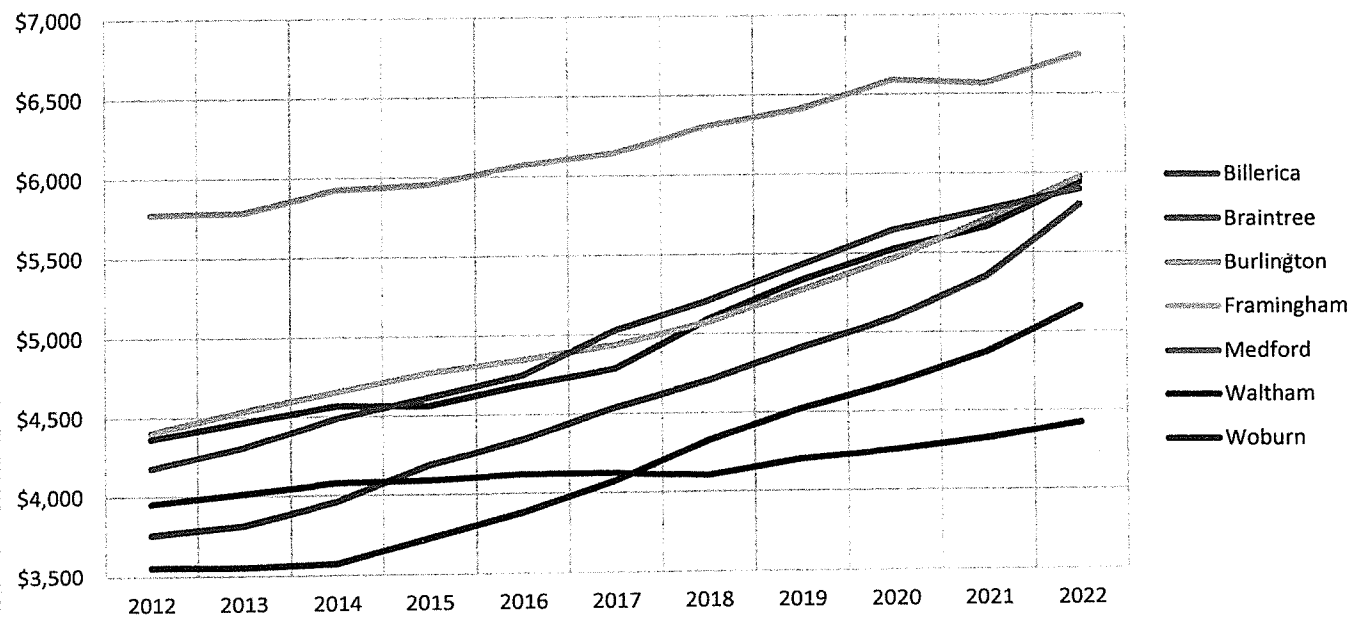




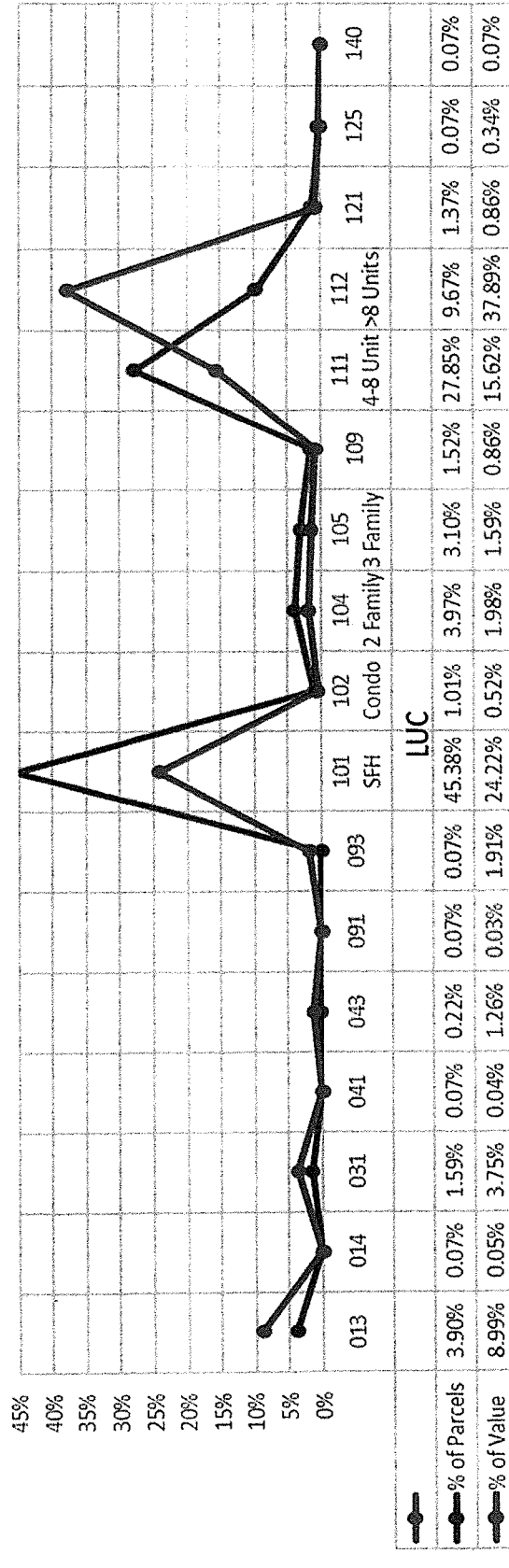
### Average Single Family Value by Municipality



### Single Family Tax Bill By Municipality

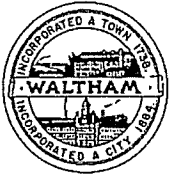


### Comparison of Parcel Count and Value by LUC



FY 2023 TOP TAXPAYERS  
REAL ESTATE / PERSONAL PROPERTY  
> \$37 MILLION

OWNER NAME / PARENT COMPANY	NATURE OF BUSINESS	FY2023 ASSESSED VALUE OF REAL ESTATE	FY2023 PERSONAL PROPERTY > \$20 MILLION	TOTAL TAXABLE	AMOUNT OF TAXES PAID	% of LEVY
BOSTON PROPERTIES	OFFICE	\$ 1,015,985,700		\$ 1,015,985,700	\$ 22,300,886	10.33%
HOBBS BROOK	OFFICE	\$ 561,567,600		\$ 561,567,600	\$ 12,326,409	5.71%
ARE-MA / ALEXANDRIA REAL ESTATE	OFFICE	\$ 275,807,500		\$ 275,807,500	\$ 6,053,975	2.80%
DAVIS/MARCUS	OFFICE	\$ 264,681,500		\$ 264,681,500	\$ 5,809,759	2.69%
DUFFY PROPERTIES	OFFICE/APARTMENTS	\$ 235,255,500		\$ 235,255,500	\$ 4,685,531	2.17%
NSTAR	UTILITY	\$ 6,425,300	\$ 199,198,910	\$ 205,624,210	\$ 4,513,451	2.09%
NIWALP PHOP PROPERTY OWNER / LLC.	OFFICE	\$ 170,949,700		\$ 170,949,700	\$ 3,752,346	1.74%
HEALTHPEAK PROP INC.	OFFICE	\$ 166,181,100		\$ 166,181,100	\$ 3,647,675	1.69%
ASTRAZENECA PHARMACEUTICAL	OFFICE	\$ 128,544,800	\$ 28,941,040	\$ 157,485,840	\$ 3,456,814	1.60%
PPF OFF 828-830 WINTER ST LLC /	OFFICE	\$ 144,913,200		\$ 144,913,200	\$ 3,180,845	1.47%
ZINC I PROPCO 2020, LLC & ZINC II PROPCO 2020, LLC	OFFICE	\$ 136,121,200		\$ 136,121,200	\$ 2,987,860	1.38%
ASN-MASSACHUSETTS HOLDINGS	OFFICE	\$ 97,193,800		\$ 97,193,800	\$ 2,133,404	0.99%
WS ASSET MANAGEMENT, INC.	OFFICE	\$ 84,659,700		\$ 84,659,700	\$ 1,858,280	0.86%
BOSTON GAS	UTILITY	\$ 1,385,300	\$ 83,176,990	\$ 84,562,290	\$ 1,856,142	0.86%
MASS MEDICAL SOCIETY / MMS	OFFICE	\$ 78,509,700		\$ 78,509,700	\$ 1,723,288	0.80%
TISHMAN SPEYER ARCHSTONE (CRONIN'S LANDING)	MIXED USE	\$ 76,578,000		\$ 76,578,000	\$ 1,680,887	0.78%
1265 MAIN STREET LLC	OFFICE	\$ 72,407,800		\$ 72,407,800	\$ 1,589,351	0.74%
US REIF WATERMILL CENTER / MASSACHUSETTS LLC	OFFICE	\$ 66,395,000		\$ 66,395,000	\$ 1,457,370	0.68%
VERIZON / SUBSIDIARIES	UTILITY	\$ 6,521,300	\$ 53,344,320	\$ 59,865,620	\$ 1,314,050	0.61%
WATCH CITY VENTURES LLC.	MIXED USE	\$ 62,155,900		\$ 62,155,900	\$ 1,364,322	0.63%
MAINSTAY WALTHAM LLC. / (WINDSOR)	APARTMENTS	\$ 130,027,300		\$ 130,027,300	\$ 1,341,882	0.62%
JC/SMP WALTHAM OWNER, LLC	OFFICE	\$ 59,422,300		\$ 59,422,300	\$ 1,304,319	0.60%
GARDENCREST GARDEN, LLC	APARTMENTS	\$ 121,029,300		\$ 121,029,300	\$ 1,249,022	0.58%
GITC 850 WINTER ST. LLC.	OFFICE	\$ 51,088,100		\$ 51,088,100	\$ 1,121,384	0.52%
MEDINA DC 2 ASSETS LLC.	OFFICE	\$ 50,689,100		\$ 50,689,100	\$ 1,112,626	0.52%
STARWOOD WALTHAM CMBS 1 LLC.	HOTEL	\$ 47,636,200		\$ 47,636,200	\$ 1,045,615	0.48%
LONGVIEW PLACE, LLC.	APARTMENTS	\$ 97,860,300		\$ 97,860,300	\$ 1,009,918	0.47%
WINDSOR CHARLES LLC	APARTMENTS	\$ 89,157,500		\$ 89,157,500	\$ 920,105	0.43%
NORTHLAND THE MERC LLC	APARTMENTS	\$ 86,065,000		\$ 86,065,000	\$ 888,191	0.41%
RLJ EM WALTHAM, LLC.	HOTEL	\$ 38,020,400		\$ 38,020,400	\$ 834,548	0.39%
TFS LLC	OFFICE	\$ 36,511,800		\$ 36,511,800	\$ 801,434	0.37%
UDR CURRENTS ON THE CHARLES / LLC	APARTMENTS	\$ 69,436,900		\$ 69,436,900	\$ 716,589	0.33%
CHARLESBANK ESTATES, INC.	APARTMENTS	\$ 64,023,700		\$ 64,023,700	\$ 660,725	0.31%
LPC INDIAN RIDGE, LLC	APARTMENTS	\$ 53,298,500		\$ 53,298,500	\$ 550,041	0.25%
WALTHAM OVERLOOK APARTMENTS (NORTHGATE)	APARTMENTS	\$ 48,584,800		\$ 48,584,800	\$ 501,395	0.23%
GORDON CHARLES RIVER FALLS CO	APARTMENTS	\$ 47,694,300		\$ 47,694,300	\$ 492,205	0.23%
CHARLESBANK GARDEN APT	APARTMENTS	\$ 37,428,600		\$ 37,428,600	\$ 386,263	0.18%
BASED ON A LEVY OF \$215,848,877						
BASED ON RESIDENTIAL TAX RATE OF \$10.32						
BASED ON COMMERCIAL TAX RATE OF \$21.95						



# CITY OF WALTHAM IN THE CITY COUNCIL

610 Main Street

Waltham Massachusetts 02452

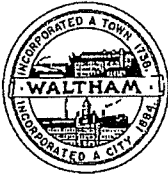
**Order #** \_\_\_\_\_

## **Ordered:**

That the FY2023 CPA Estimated Surcharge in the amount of \$3,650,000 be allocated as follows:

Community Housing Reserve	(10%)	\$ 365,000
Historic Preservation Reserve	(10%)	\$ 365,000
Open Space Reserve	(10%)	\$ 365,000
CPC Administration Reserve	(5%)	\$ 182,500
CPA Budget Reserve	(65%)	\$ 2,372,500

Read and Adopted:



# CITY OF WALTHAM IN THE CITY COUNCIL

610 Main Street Waltham Massachusetts 02452

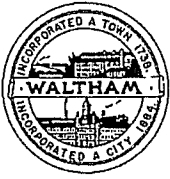
**Order # \_\_\_\_\_**

## **Ordered:**

That the FY2022 CPA State Preservation Matching Funds in the amount of \$1,056,434 be allocated as follows:

Community Housing Reserve	(10%)	\$105,643.40
Historic Preservation Reserve	(10%)	\$105,643.40
Open Space Reserve	(10%)	\$105,643.40
CPC Administration Reserve	(5%)	\$ 52,821.70
CPA Budget Reserve	(65%)	\$686,682.10

Read and Adopted:



# CITY OF WALTHAM IN THE CITY COUNCIL

610 Main Street Waltham Massachusetts 02452

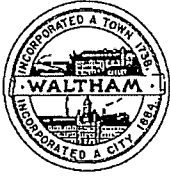
Order # \_\_\_\_\_

## Ordered:

That the FY2022 CPA Unallocated Reserve in the amount of \$876,999.42 be allocated as follows:

Community Housing Reserve	(0%)	\$ 0.00
Historic Preservation Reserve	(0%)	\$ 0.00
Open Space Reserve	(0%)	\$ 0.00
CPA Budget Reserve	(100%)	\$876,999.42

Read and Adopted:



# CITY OF WALTHAM IN THE CITY COUNCIL

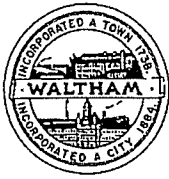
610 Main Street      Waltham Massachusetts 02452

**Order #** \_\_\_\_\_

## **Ordered:**

That the City Council appropriates the amount of \$2,000,000 from Water Retained Earnings to be added to the Water Revenue of FY2023.

Read and Adopted:



# CITY OF WALTHAM IN THE CITY COUNCIL

610 Main Street      Waltham Massachusetts 02452

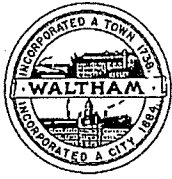
**Order #** \_\_\_\_\_

## **Ordered:**

That the City Council establishes a Residential Exemption of thirty-five percent (35%) for the fiscal year 2023.

Read and Adopted:





# CITY OF WALTHAM IN THE CITY COUNCIL

610 Main Street

Waltham Massachusetts 02452

**Order #** \_\_\_\_\_

## **Ordered:**

That the City Council establishes the Residential Factor of 60.1413 for the fiscal year 2023, pursuant to the provisions of MGL, Chapter 56.

Read and Adopted:

TAX LEVY

**CITY OF WALTHAM  
MASSACHUSETTS  
IN THE CITY COUNCIL**

Notice is hereby given that City Council will hold a Special Meeting of the Council and a Public Hearing will be held, at the City Council Chamber Waltham City Hall, 610 Main Street, Waltham, MA on November 28, 2022 at 6:30 pm in accordance with MGL Chapter 40, Section 56 and City Council Rule 87, on the following matter:

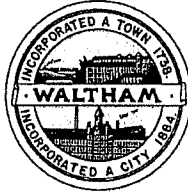
**TAX LEVY**

Relative to classification and the residential factor which shall be used by the Board of Assessors to determine the percentage of the tax levy to be borne by each class of the tax real estate and personal property for the fiscal year 2023.

Complete information regarding this matter will be on file in the City Clerk's Office at City Hall, one week before the hearing.

Notice updated on 11/15/2022 moving the date from 11/21/22 to 11/28/2022.

Attest: Joseph Vizard  
City Clerk



CITY OF WALTHAM  
COMMUNITY PRESERVATION OFFICE  
2022 NOV 23 AM 11:50

RECEIVED

**Community Preservation Committee**

119 School Street  
Waltham, MA 02451  
(781) 314-3117  
cpc@city.waltham.ma.us

November 23, 2022

Joseph Vizard  
City Clerk & Clerk of the City Council

Subject: CPC Allocation of the CPA FY2023 State Matching Funds

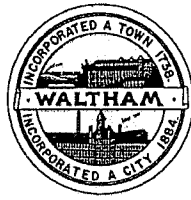
At its meeting held on November 22, 2022, the CPC voted to recommend to the City Council that the State Preservation Fund matching grant of \$1,056,434.00 be allocated as follows:

Community Housing Reserve	(10%)	\$ 105,643.40
Historic Preservation Reserve	(10%)	\$ 105,643.40
Open Space Reserve	(10%)	\$ 105,643.40
CPC Administration Reserve	( 5%)	\$ 52,821.70
CPA Undesignated Budget Reserve	(65%)	\$ <u>686,682.10</u>
<b>Total FY2023 State Preservation Fund Matching Grant</b>		<b>\$ 1,056,434.00</b>

The CPC motion and vote are attached.

Respectfully Submitted,

Julie Toole  
Program Manager  
Community Preservation Committee



CITY OF WALTHAM  
CLERK'S OFFICE

2022 NOV 23 AM 11:52

**Community Preservation Committee**

119 School Street  
Waltham, MA 02451  
(781) 314-3117  
cpc@city.waltham.ma.us

November 23, 2022

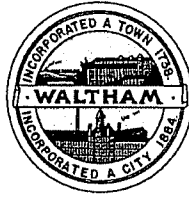
Joseph Vizard  
City Clerk & Clerk of the City Council

Subject: CPC Recommendation to Allocate Unallocated Reserve Funds from FY2022

At its meeting held on November 22, 2022, the CPC voted to recommend to the City Council that the sum of \$876,999.42 be allocated from the CPA Unallocated Reserve account to the CPA Undesignated Budget Reserve account. The CPC motion and vote are attached.

Respectfully Submitted,

Julie Toole  
Program Manager  
Community Preservation Committee



**Community Preservation Committee**

119 School Street  
Waltham, MA 02451  
(781) 314-3117  
cpc@city.waltham.ma.us

November 23, 2022

Joseph Vizard  
City Clerk & Clerk of the City Council

Subject: CPC Recommendation for Allocation of the City's FY2023 Estimated CPA Tax Revenue

At its meeting held on November 22, 2022, the CPC voted to recommend to the City Council that the sum of \$3,650,000.00 be allocated from the City's CPA Tax Revenue as follows:

Community Housing Reserve	(10%)	\$ 365,000.00
Historic Preservation Reserve	(10%)	\$ 365,000.00
Open Space Reserve	(10%)	\$ 365,000.00
CPC Administration Reserve	( 5%)	\$ 182,500.00
CPA Undesignated Budget Reserve	(65%)	<u>\$ 2,372,500.00</u>
<b>Total FY2023 Estimated City Tax Revenue</b>		<b>\$ 3,650,000.00</b>

The CPC motion and vote are attached.

Respectfully Submitted,

Julie Toole  
Program Manager  
Community Preservation Committee