

TAX RATE ANALYSIS
Fiscal Year 2016

Report of the
Concord Board of Assessors

Cynthia Rainey, Chair
Tory Lambert, Vice Chair
David Karr
Jim Sommer
Christian Fisher

To

Concord Select Board

For Public Hearing on November 16, 2015

Table of Contents

	<u>Page</u>
Purpose.....	3
Recommendation	3
I. Total Assessed Values for Fiscal Year 2016	3
A. Revaluation/Interim Year Adjustment	3
B. Abatements and Adjustments	4
C. New Growth	4
D. Change of Taxable Status.....	4
E. Total Taxable Value	5
II. Tax Levy.....	5
FY2015 Taxable Assessed Value.....	6
Comparative Detail FY15 and FY16.....	7
III. Tax Rate	8
A. Residential Factor	8
B. Open Space Discount	9
C. Residential Exemption	9
D. Small Commercial Exemption	11
Conclusion	11
Addendum 1: State Use Codes.....	13
Addendum 2: Assessment/Classification Report FY2016.....	14
Addendum 3: Comparative Tax Rates.....	15
Addendum 4: Classification Scenarios.....	17
Addendum 5: Single Family Value Ranges.....	18
Addendum 6: Condominium Value Ranges.....	19

Purpose

The purpose of the public classification hearing is for the Select Board to determine the allocation of the local property tax to be borne by the four classes of real property plus personal property for Fiscal Year 2016 (FY2016). In deciding the allocation, the Select Board must adopt a residential factor, which is used to determine the percentage of the tax levy to apply to each class of real and personal property. The Board of Assessors applies these percentages to the individual property class (M.G.L. Chapter 40, section 56). The Select Board also can vote to adopt a factor for shifting the taxes among residential properties (residential exemption), among commercial properties (small commercial exemption), and between residential and open space properties (open space discount). It is the responsibility of the Assessors to provide the Select Board with all relevant information, and to discuss the fiscal effect of possible alternatives.

Recommendation

The Board of Assessors recommends the Select Board take the following action in adopting the FY2016 factors:

1. Vote a “Residential Factor of “1.”
2. Vote not to grant an Open Space discount.
3. Vote not to adopt a Residential Exemption.
4. Vote not to adopt a Small Commercial Exemption.

These recommendations result in a uniform tax rate of \$13.92, down 2.66% from the FY2015 rate. Total taxable value is up 7.94%. Net of new growth, the tax value on all other property will rise 6.28%.

The following is the report of the Board of Assessors to the Select Board.

I. Total Assessed Values for Fiscal Year 2016

The Board of Assessors must determine the classification of all real property as of January 1, 2015, for FY2016, in accordance with the definitions set forth in M.G.L. Chapter 59, section 2A(b):

Class One	Residential
Class Two	Open Space
Class Three	Commercial
Class Four	Industrial

In addition, the value for all personal property, Class Five, must be determined. The classification, or use, codes are issued in accordance with the Department of Revenue, Bureau of Local Assessment guidelines. A listing of the State Use Classification Codes is attached in Addendum 1 and the total valuation report for FY2016 is attached in Addendum 2, Form LA-4 “Assessment/Classification Report.”

In FY2016, the town data and values have been affected by the following items:

A. Revaluation/Re-certification Adjustment

Per the Department of Revenue’s guidelines, the assessing cycle requires that all parcels, exempt and taxable, be visited at least once every 9 years, that values be determined at market value every year, and that the Department of Revenue recertify values every three years. The last recertification year was FY2015, which means this year Fy 2016 is an “Interim Year Adjustment.” All the same work is completed as in a re-certification year, except the DOR does not come to Concord to verify all the information.

B. Abatements and Adjustments

In FY2015, Concord taxpayers filed 57 applications for abatement during the regular abatement period. The total number of abatements granted was 22. The dollar amount of abatements granted during the FY2015 abatement hearings totaled \$2,476,000 for real estate, which is \$35,382 in tax dollars. The majority of abated taxes was attributed to small corrections in property listings and most resulted in permanent adjustments to the property data. There have been two FY2015 appeals filed with the Appellate Tax Board (ATB).

In order to meet the DOR’s cyclical inspection requirement, assessing staff seeks to conduct a complete inspection of a property regardless of the reason for the visit (building permit, sale, data verification, abatement application, due for cyclical inspection, etc.). Every year there are many changes entered into the property records as a result of these inspections. Our records show that there were 1,072 inspections for FY2016, representing 792 parcels (over 12% of all real estate parcels). Of these, 537 were full inspections, inside and out. These numbers do not include when a field review is done from the street, which can include one parcel or many. A field review was performed on all 2014 sales. A field review usually does not require entering the property and therefore does not meet the DOR’s standard in order to qualify as a cyclical inspection.

C. New Growth

The Annual Town Meeting in April of 2001 voted to accept a 1989 state statute that changes the new growth date from January 1st to June 30th. Thus, the valuation as a result of new construction or any other physical changes for FY2016 covers the time frame from July 1, 2014 to June 30, 2015.

The new growth amount, representing those additions or changes to a property, result in added value to that property. The growth this year was higher as compared to the prior year, due to a new major project during this time period. The last few years we had the Concord Mews apartment complex and the new medical office building at 330 Baker Avenue, which provided large amounts of growth. Last year we had no major projects coming on line and the growth was reduced. This year we had Brookside Commons apartment complex and the condominium land on Forest Ridge Road along with 67 new homes. This represents the largest number of housing starts since 2008. Personal Property new growth is largely due to the telecom companies which are continually expanding their assets, but Kayak and National Grid also had significant increases.

The growth relevant to FY2016 was distributed among the four classes of real estate and personal property as follows:

	<u>Value</u>	<u>Levy Limit Adjustment</u>	<u>% of Total New Growth</u>
Class One, Residential	\$78,130,670	\$ 1,116,487	87%
Class Two, Open Space	0	0	
Class Three, Commercial	0	0	
Class Four, Industrial	0	0	
Personal Property	<u>\$ 11,722,680</u>	<u>\$ 167,517</u>	13 %
TOTAL	\$ 89,853,350	\$ 1,284,004	

D. Change of Taxable Status

From time to time a shift in tax burdens will occur due to a change of taxable status. This year 122A Sudbury Road was acquired by the Concord Land Conservation Trust. The total value of the property which came off the tax rolls was \$500,400 or \$6,965.58 in taxes.

E. Total Taxable Value

The total taxable value for FY2016 is \$5,841,889,295. A comparison of the Assessment Totals between FY2015 and FY2016 appears on pages 6 and 7. The total town valuation from FY15 to FY16 increases by 7.94%. The change in value by class varies from this total. The increase in the residential class is 8.40%, while the commercial/ industrial and personal property increase is 3.37%. The new growth listed above is included in the totals, so the net change, exclusive of new growth, is \$339,737,383 or 6.28%. Note that this represents the change in the market from Calendar 2013 to 2014 and although greater than the past few years it is representative of the market change for that time period.

Overall, the Residential/Open Space (R/O) portion is 91.40% of the total value and the Commercial/Industrial/Personal Property (C/I/P) portion is 8.60%. These percentages are slightly higher for residential, but consistent with the last several years. The FY2006 portions, ten years earlier, were 90.96% and 9.04%.

II. Tax Levy

At the April 2015 Annual Town Meeting, the taxpayers voted appropriations for the fiscal year July 1, 2015 through June 30, 2016. In addition, certain state assessments, deficits and the overlay must be added to determine the total budget amount. The FY 2016 total General Fund budgeted amount is \$96,322,217. Monies to support this local spending are raised by the property tax levy, state aid, local receipts and other sources. The Maximum Permitted Levy is the total amount of money that can be raised through real and personal property taxes and is the largest source of revenue for the town. The Maximum Permitted Levy in FY 2016, including the debt exclusion, is \$84,522,842. The actual levy is \$81,319,099. The difference between the maximum permitted levy and the actual levy is called excess levy capacity. For FY2016 the Unused Levy Limit is \$3,203,743. The Levy Limit is calculated as follows:

FY 2016 LEVY LIMIT CALCULATION

FY2015 Levy Limit	\$75,539,516
Fy 15 New Growth Adjustment (<i>form LA-13a</i>)	0.00
2 ½% allowed increase	1,888,488
New Growth (<i>form LA-13</i>)	<u>1,284,004</u>
TOTAL (<i>before debt exclusion and override</i>)	\$78,712,008
DEBT EXCLUSION Levy for Fy 2016 (<i>Principal and interest due on debt authorized to be repaid from taxation above the levy limit</i>)	5,810,834
OVERRIDE	<u>0</u>
MAXIMUM PERMITTED LEVY for Fy 2016	<u>\$84,522,842</u>
FY2016 PROPERTY TAX LEVY	\$81,319,099
Unused Levy Limit	\$ 3,203,743

Town of Concord
 Fy 2016 Taxable Assessed Value

Assessment Date:	January 1, 2014	January 1, 2015						
Budget Year	7/1/14 - 6/30/15	7/1/15 - 6/30/16					10 Years Ago	
Class	FY 15 Valuation	FY16 Valuation	\$ Change FY15-16	% Change FY15-16	FY16 % Share	FY15 % Share	FY06 % Share	
Class 1 Residential	\$4,925,995,175	\$5,339,204,392	\$413,209,217	8.40%	91.40%	91.02%	90.96%	
Class 2 Open Space	\$0	\$0	\$0	na	91.40%	0.00%	0%	
R/O Subtotal	\$4,925,995,175	\$5,339,204,392	\$413,209,217	8.40%	91.40%	91.02%	90.96%	
Class 3 Commercial	\$411,733,207	\$428,233,033	\$16,499,826	4.01%	7.33%	7.61%	7.51%	
Class 4 Industrial	\$27,724,000	\$23,865,400	(\$3,858,600)	-13.92%	0.40%	0.50%	0.67%	
Class 5 Personal Property	\$46,846,180	\$50,586,470	\$3,740,290	7.98%	0.87%	0.87%	0.86%	
C/I/P Subtotal	\$486,303,387	\$502,684,903	\$16,381,516	3.37%	8.61%	8.99%	9.04%	
TOTAL	\$5,412,298,562	\$5,841,889,295	\$429,590,733	7.94%				
Class 9 Exempt	\$757,809,200	\$842,403,700	\$84,594,500	11.16%				

Fiscal 2015			
Category	Assessed Value	Tax Rate	Tax Levy
Residential/Open Space (R/O):			
Residential:			
Single family	4,136,771,400	\$14.29	59,114,463
Condominiums	310,037,259	\$14.29	4,430,432
Miscellaneous	167,900,966	\$14.29	2,399,305
Multi-family	71,155,300	\$14.29	1,016,809
Apartments	189,294,900	\$14.29	2,705,024
Vacant Land	50,835,350	\$14.29	726,437
Total RO:	4,925,995,175		70,392,471
Commercial/Industrial (CIP):			
Commercial:			
Office	253,320,900	\$14.29	3,619,956
Retail & Other	148,110,434	\$14.29	2,116,498
Chapter 61, 61A & 61B	10,301,873	\$14.29	147,214
subtotal:	411,733,207		5,883,668
Industrial:			
Manufacturing & Processing	19,495,900	\$14.29	278,596
Warehouse & Other	8,228,100	\$14.29	117,580
subtotal:	27,724,000		396,176
Personal property:	46,846,180	\$14.29	669,432
Total CIP:	486,303,387		6,949,275
Total Town Value:	5,412,298,562		77,341,746

Fiscal 2016			
Category	Assessed Value	Tax Rate (Proposed)	Tax Levy
Residential/Open Space (R/O):			
Residential:			
Single family	4,434,742,801	\$13.92	61,731,619
Condominiums	336,750,035	\$13.92	4,687,560
Miscellaneous	253,663,356	\$13.92	3,530,994
Multi-family	76,326,200	\$13.92	1,062,461
Apartments	187,760,900	\$13.92	2,613,632
Vacant Land	49,961,100	\$13.92	695,459
Total RO:	5,339,204,392		74,321,725
Commercial/Industrial (CIP):			
Commercial:			
Office	260,999,600	\$13.92	3,633,114
Retail & Other	154,493,744	\$13.92	2,150,553
Chapter 61, 61A & 61B	12,739,689	\$13.92	177,337
subtotal:	428,233,033		5,961,004
Industrial:			
Manufacturing & Processing	14,708,100	\$13.92	204,738
Warehouse & Other	9,157,300	\$13.92	127,470
subtotal:	23,865,400		332,206
Personal property:	50,586,470	\$13.92	704,164
Total CIP:	502,684,903	\$13.92	6,997,374
Total Town Value:	5,841,889,295		81,319,099

II. Tax Rate

The tax rate, in its simplest form, is the tax levy divided by the town's taxable valuation. This is called the *Uniform Tax Rate*. Under this rate each class of property pays a share of the tax levy *equal* to its share of the total town value. The calculation for the Town of Concord for FY 2016 is:

$$\$81,319,099 / \$5,841,889,295 = .01392$$

or

$$\$13.92 \text{ per thousand dollars of assessed valuation}$$

A tax rate history of both the Town of Concord and surrounding and/or comparable cities and towns is shown in Addendum 3. Of the 12 communities listed, 7 have split rates and 5 have a uniform rate. Despite the residential class advantage in a split rate town, the Town of Concord has repeatedly had the lowest or one of the lowest tax rates for both the Residential and the CIP classes. For FY2015 the town ranked the lowest in the residential class and the lowest CIP rate in this group.

The Select Board has chosen to adopt a *Uniform Tax Rate* for the last 18 years. The Select Board must vote the percentages of the tax levy to be paid by each class of real property and by personal property each year (M.G.L. Chapter 40 section 56). In determining the percentages, the Select Board are actually adopting a residential factor.

A. Residential Factor

The residential factor adopted by a community governs the percentage of the tax levy that is to be paid by the residential property owners. A residential factor of "1" will result in the taxation of all property at the same rate, the *Uniform Tax Rate*. The Uniform Tax Rate with a residential factor of "1" is calculated to be \$13.92. However, the law allows the Commercial/Industrial/Personal Property, C/I/P, tax rate for the Town of Concord to be as high as 50% above the uniform rate; and the Residential/Open Space, R/O, to be as low as 65% of the uniform rate. A lower residential factor would result in the residential class bearing a lower share of the total levy than its share of taxable assessed value.

History of differential tax rates in Concord

In 1982, the town had a uniform rate and the percentage shares were 18% for the C/I/P, and 82% for the R/O. In 1983, the C/I/P class began to decrease in value relative to the R/O class. The Select Board, at that time, decided to shift the tax burden to the C/I/P class in the interest of maintaining a stable percent balance between the R/O and C/I/P classes. The 1983 vote shifted the levy 9/10ths of a percent to the C/I/P class. The Select Board continued to shift the taxes until 1996, with the maximum shift of 22% occurring in FY 1991.

However, through the mid-1990's, the total value of the town became increasingly residential. With this residential growth, it was perceived that an increasingly severe shift of the tax levy share to CIP would be required in order to produce only a relatively small benefit to the residential class. Therefore, the Select Board decided to gradually reduce the tax shift, and in FY1997 eliminated this tax shift entirely. In each of the ensuing years, the Board of Assessors has recommended and the Select Board has voted to adopt a uniform tax rate for the residential and CIP classes.

Allowable tax shift for FY16

As previously stated, a residential factor of 1 will result in the taxation of all property at the same rate. However, state law permits the town to adopt a residential factor of less than 1, which would have the effect of increasing the commercial, industrial, and personal property tax rates and decreasing the residential tax rate. The chart in Addendum 4 shows the range of allowable residential factor options available to the Select Board.

Recommendation of the Board of Assessors

The Board of Assessors supports a uniform tax rate for all classes, achieved by the adoption of a residential factor of “1.”

B. Open Space Discount

Open Space is defined in M.G.L. Chapter 59, section 2A as:

...land which is not otherwise classified and which is not taxable under the provisions of chapters sixty-one, sixty-one A or sixty-one B, or taxable under a permanent conservation restriction, and which land is not held for the production of income but is maintained in an open or natural condition and which contributes significantly to the benefit and enjoyment of the public. [Recently the law was changed to allow in inclusion of chapter land.]

State law allows properties classified as Open Space to be taxed at a rate discounted up to 25% from the uniform tax rate. The tax dollars lost by the discount are shifted to the residential class of properties, which includes developable vacant land. The local Board of Assessors must develop the criteria that must be met in order to classify a parcel as Open Space that meets the “significant contribution” for the benefit and enjoyment of the public criteria. Previously Concord has interpreted “significant” as a size consideration, in addition to other factors including view, watershed, trail way, or green belt.

Only one community in Massachusetts grants an open space discount: Bedford. Boards of Assessors use this classification sparingly since most land fits into other classifications, and the open space classification, on its own, makes no difference in the assessment of a property. Assessors have also observed that as the years have passed, many of the land parcels afforded a tax discount were developed anyway, regardless of the tax incentive employed to encourage protection of open land and/or be a deterrent to development.

Presently, there are no parcels classified by the Board of Assessors as Class 2 – Open Space. During the past several years the Assessors have examined the valuation methodologies for land, including undeveloped land, and considered what might be an appropriate policy that Concord could adopt for open space. In particular, vacant land as well as undeveloped lots on a developed parcel were reviewed in detail. Current assessing practices in Concord do not use an aggressive approach to the valuation of undeveloped parcels by assuming maximum developability. Valuing a parcel as excess land results in a more favorable property tax for the owner, rather than assessing it as buildable per the land curve and then applying an open space discount. The Board of Assessors does not believe there is any advantage to classifying properties as Class 2 – Open Space. Further the tax discount under the Chapter land program is far greater than afforded by the open space discount.

Recommendation of the Board of Assessors

The Board of Assessors recommends that the Select Board not adopt an open space discount since there are no parcels classified as Class 2.

C. Residential Exemption

This mechanism provides for the redistribution of the tax levy among residential property owners, solely within the Residential Class (Class 1). “Exemption” is a misnomer since it is actually a tax shift among residential properties. It involves the following steps:

- Subtracting a standard dollar amount (a percentage of the average Class 1 value) from every qualifying owner-occupied residential parcel;
- Recalculating the Class 1 tax rate based on the new total of the Class 1 taxable value. The Class 1 tax levy must remain unchanged before and after this calculation.

This has the net result of shifting taxes from Class 1 parcels that are below the average value to parcels within the Class that are above the average. It also, however, results in substantially higher taxes on apartment and multi-family parcels that are not owner occupied, on vacant land parcels in the Class, and on any other residential property which is not owner occupied (including, in many instances, properties that are owned by a trust).

The selected percentage to calculate the standard qualifying assessed value reduction can be from 0 to 25%, but selecting a certain percent does not mean that everyone gets that exact percent tax reduction. This is because the tax rate for the Class must be raised. The impact of the exemption – who pays more and who pays less – is not conditioned upon the income status of the occupant. The manner in which the residential exemption works implies the presumption that all occupants of higher-valued properties also have higher incomes.

The average value of Class 1 is \$905,564 while the average single family home value is \$969,131. The exemption, however, would be calculated on the \$905,564 value. For Example a 20% shift would be \$181,113 exemption in value. The Class 1, residential tax rate associated with 20% exemption would produce a class 1 tax rate of \$16.72, up \$2.80 from the rate without the exemption. The break-even point where the rate increase and the exemption amount cross would be on a residential parcel (land and buildings) valued at \$1,080,000.

In FY2016 there are 5,896 Class 1 parcels. Based on a “guesstimate” of eligibility, we estimate there are 4,944 potentially eligible properties. To determine the precise number of principal residences would require extensive review of the census, voting, and utility records, car registrations and income tax returns. To implement this exemption, the taxpayers would file an application and include these documents. Their principal residence, indicated by using the above listed documents, would determine their eligibility. Based on the assumed eligible number of parcels, at least 952 parcels would experience an increase in their taxes without the benefit of the exemption and an increased tax rate. If the property did not qualify the reduction of \$181,113 wouldn’t apply and in addition they would be taxed at the new rate of \$16.72. A \$400,000 house that did not qualify for the exemption would have an annual tax bill increase of \$1,120.

An additional 1,266 (approximate) residential properties (those over the break-even point) would experience an increase. The following are examples of the increase.

Value	No Shift Tax	Shift Value	Shift Tax	Difference
\$1,080,000	\$15,033.60	\$898,887	\$15,033.84	\$00.24
\$1,499,785	\$20,877.01	\$1,318,673	\$22,054.73	\$1,177.72
\$2,001,469	\$27,860.45	\$1,820,357	\$30,445.36	\$2,584.91
\$2,516,173	\$35,025.13	\$2,335,060	\$39,053.76	\$4,028.63
\$3,009,714	\$41,895.22	\$2,828,601	\$47,308.21	\$5,412.98
\$4,016,475	\$55,909.34	\$3,835,362	\$64,146.23	\$8,236.89
\$5,049,364	\$70,287.15	\$4,868,251	\$81,421.24	\$11,134.09

This option is based on the assumption that a lower value property indicates an occupant with lower income and vice versa. In recent years the Board of Assessors has examined this provision in detail and has continued to recommend against its adoption. The FY2016 data does not indicate any change that would result in a different conclusion.

Only thirteen cities and towns in the Commonwealth use the residential exemption. Two communities joined in FY2006, Everett and Barnstable. Otherwise, this list hadn’t changed in many years. In larger metropolitan communities, the large apartment population essentially funds the exemption (Boston, Brookline, Cambridge, Chelsea, Everett, Malden, Somerville, Waltham, Watertown); in resort communities, the second home population funds the exemption (Barnstable, Nantucket, Tisbury); and in one community, the power plant funds over half of the total levy (Somerset). Twelve of the thirteen communities also use the CIP tax shift essentially to the fullest degree they can, which means the commercial, industrial, and personal property classes are also called upon to reduce the Class 1 tax bill. (See “A. Residential Factor” above.)

Recommendation of the Board of Assessors

The Board of Assessors does not support adoption of a residential exemption because its impact would be to raise taxes on a substantial number of residential parcels without regard to the fiscal circumstances of the occupants, while lowering taxes on a substantial number of residential parcels whose financial circumstances may not indicate a need for a discounted property tax. (See a report to the Concord Board of Assessors by Lynn Masson and Tony Logalbo on 10/13/05, a Memorandum by Tony Logalbo to

Chris Whelan, Town Manager on 10/20/08 and *The Residential Exemption* prepared by Jay E. Closser on 11/25/98) all available at:

http://www.concordma.gov/pages/ConcordMA_assessor/FISCALYEAR2016

Further, the Board notes the adverse consequences that would result for apartment buildings and multi-family units, which comprise a significant proportion of Concord's affordable housing stock.

D. Small Commercial Exemption

Under M.G.L. Chapter 59, section 5I, the Select Board may decide annually to exempt up to ten percent of the value of Class Three commercial parcels that are occupied by businesses with an average annual employment of no more than ten people. The building value must have a valuation of less than \$1,000,000 and the property must be occupied by the eligible businesses as of the January 1 assessment date. The property need not be owned by the eligible business that has been approved as a small business by the DOR. If multiple commercial occupants occupy the building, all occupants must be eligible. The small commercial exemption is a reduction in the taxable valuation of the property applied by the assessors before setting the tax rate. Like the Residential Exemption discussed above, the consequence of the Commercial Exemption is to set a new Commercial Tax Rate higher than the Uniform Tax Rate of \$13.92. If adopted, it has the effect of reducing property taxes on certain commercial properties occupied by small businesses and shifting those taxes onto other commercial properties, many of which are likely also occupied by small businesses as either owners or leaseholders.

In FY 2016, the Town of Concord has 336 Class Three commercial properties with a total value of \$375,646,200 (excluding mixed use). There are approximately 71 parcels over \$1,000,000 and 6 vacant parcels. The majority of the remaining parcels, many of which are commercial condominiums and office buildings, retail establishments, and inns and motels, might qualify. However, the businesses need to apply to the DOR to be qualified as a small business. If this exemption were to be considered it would require several years notification, so that the businesses that could qualify would be prepared. There are a limited number of communities that provide the small commercial exemption: Auburn, Avon, Bellingham, Braintree, Dartmouth, New Ashford, Seekonk, Somerset, Westford and Wrentham.

The intent of the law is to give a tax reduction to small businesses at the expense of the larger commercial parcels. The question of fairness arises since the legislation is based upon the assumption that the owners of larger buildings are financially healthier than the owners of smaller buildings.

Recommendation of the Board of Assessors

The Board of Assessors does not support adoption of the small commercial exemption (See *The Small Commercial Exemption* by Jay E. Closser, dated November 25, 1998). Also available at:

http://www.concordma.gov/pages/ConcordMA_assessor/FISCALYEAR2016

CONCLUSION

In conclusion, the Board of Assessors is unanimous in its recommendation to retain the Uniform Tax Rate of \$13.92/\$1,000 of valuation for FY16.

The Board of Assessors does not recommend adoption of the Open Space Discount, the Residential Exemption or the Small Business Exemption.

ADDENDA

ADDENDUM #1

State Use Code

Residences

101	Single Family
102	Condominium
103	Mobile Home
104	Two-Family
105	Three-Family
106	Accessory Land with Improvement
109	Multiple Houses on One Parcel

Apartments

111	Four to Eight Units
112	More Than Eight Units

Non-Transient Group Quarters

125	Other Congregate Housing
-----	--------------------------

Vacant Land in a Residential Zone or Accessory to Residential Parcel

130	Developable Land
131	Potentially Developable Land
132	Undevelopable Land

Other

140	Child Care Facility
-----	---------------------

Open Space

-202	Open Land in Residential Area
210-211	Open Land in Rural Area
220-221	Open Land in Commercial Area

Commercial

-393	Transient Group Quarters, Warehouse and Distribution Facilities, Retail, Office Buildings, Public Service and Recreational
------	--

Industrial

400-452	Manufacturing, Utilities, Mining
---------	----------------------------------

Personal Property

501-552	
---------	--

Forest Land (CH 61), Agricultural/Horticultural (CH 61A), Recreational CH 61B)

601	Forest Land
-722	Agriculture/Horticulture Land
801-814	Recreational Land

Exempt

900-939	Government-owned, Educational, Charitable, Religious
---------	--

Status : FORM APPROVED

CONCORD 2016

Jurisdiction Fiscal Year

Property Type	Parcel Count	Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	4,576	4,434,742,801				
102	782	336,750,035				
Misc 103, 109	63	138,447,600				
104	113	74,837,100				
105	2	1,489,100				
111, 125	26	187,760,900				
130-132, 106	305	49,961,100				
200-231	0		0			
300-393	336			375,646,200		
400-452	29				23,865,400	
Ch-61 Land	16		0	331,528		
Ch-61A Land	61		0	1,196,961		
Ch-61B Land	35		0	11,211,200		
012-043	29	115,215,756	0	39,847,144	0	
501	89					6,492,060
502	136					19,311,980
503	0					0
504, 550-552	2					11,516,300
505	2					9,554,100
506	1					2,293,000
508	4					1,419,030
TOTALS	6,607	5,339,204,392	0	428,233,033	23,865,400	50,586,470

Real and Personal Property Total Value
 Exempt Value

Addenda # 3

Community Tax Rates

	FY09	FY10	FY11	FY12	FY 13	FY 14	FY15
--	------	------	------	------	-------	-------	------

Concord							
Residential	\$11.90	\$13.09	\$13.19	\$13.58	\$14.07	\$14.45	\$14.29
CIP	Uniform						
Average Single Family Bill	\$10,708	\$10,939	\$11,074	\$11,564	\$11,802	\$12,249	\$12,890

Acton							
Residential	\$16.53	\$17.12	\$18.08	\$18.55	\$19.10	\$19.45	\$19.05
CIP	Uniform						
Average Single Family Bill	\$8,388	\$8,767	\$9,049	\$9,259	\$9,650	\$9,832	\$10,128

Andover							
Residential	\$12.16	\$13.19	\$14.12	\$14.15	\$14.51	\$15.18	\$14.97
CIP	\$19.98	\$21.33	\$22.46	\$23.54	\$24.26	\$25.25	\$24.77
(uniform rate)	(\$13.68)	(\$14.81)	(\$15.81)	(\$16.01)	(\$16.45)	(\$17.18)	(\$16.90)
Average Single Family Bill	\$7,054	\$7,239	\$7,480	\$7,786	\$7,967	\$8,343	\$8,648

Bedford							
Residential	\$12.43	\$13.08	\$14.33	\$15.21	\$15.37	\$15.71	\$14.62
Open Space	\$9.32	\$9.81	\$10.74	\$11.40	\$11.55	\$11.78	\$10.94
CIP	\$28.45	\$29.51	\$31.76	\$33.21	\$33.80	\$34.04	\$32.12
(uniform rate)	(\$16.26)	(\$16.86)	(\$18.14)	(\$18.98)	(\$19.31)	(\$19.45)	(\$18.36)
Average Single Family Bill	\$6,416	\$6,627	\$7,358	\$7,883	\$7,963	\$8,481	\$8,607

Carlisle							
Residential	\$14.04	\$14.62	\$16.13	\$17.14	\$17.68	\$18.64	\$19.00
CIP	Uniform						
Average Single Family Bill	\$10,913	\$11,276	\$11,650	\$11,900	\$11,960	\$12,732	\$13,127

Chelmsford							
Residential	\$14.07	\$15.15	\$16.72	\$17.49	\$17.95	\$18.98	\$18.70
CIP	Uniform						
Average Single Family Bill	\$5,069	\$5,267	\$5,427	\$5,653	\$5,799	\$6,119	\$6,329

Lexington							
Residential	\$12.97	\$13.86	\$14.40	\$14.97	\$15.20	\$15.51	\$14.86
CIP	\$24.62	\$26.21	\$27.28	\$28.45	\$28.97	\$29.56	\$29.10
(uniform rate)	(\$14.48)	(\$15.42)	(\$16.04)	(\$16.74)	(\$17.04)	(\$17.39)	(16.63)
Average Single Family Bill	\$9,109	\$9,584	\$10,022	\$10,441	\$10,906	\$11,481	\$12,191

**ADDENDUM #3
(continued)**

Community Tax Rates	FY09	FY10	FY11	FY12	FY 13	FY 14	FY 15
---------------------	------	------	------	------	-------	-------	-------

Lincoln							
Residential	\$10.82	\$11.47	\$12.37	\$13.81	\$14.23	\$14.41	\$13.99
CIP	\$14.21	\$15.09	\$16.27	\$18.17	\$18.72	\$18.95	\$18.39
(uniform rate)	(\$10.93)	(\$11.60)	(\$12.52)	(\$13.98)	(\$14.40)	(\$14.58)	(\$14.15)
Average Single Family Bill	\$11,466	\$11,684	\$12,378	\$13,322	\$13,254	\$14,367	\$15,033

Maynard							
Residential	\$14.51	\$16.14	\$17.50	\$18.45	\$20.05	\$22.29	\$22.31
CIP	\$23.63	\$25.71	\$26.91	\$27.17	\$29.55	\$32.28	\$31.09
(uniform rate)	(\$15.57)	(\$17.50)	(\$18.70)	(\$19.54)	(\$21.26)	(\$23.56)	(\$23.38)
Average Single Family Bill	\$4,895	\$5,171	\$5,517	\$5,751	\$6,096	\$6,414	\$6,680

Sudbury							
Residential	\$15.29	\$16.08	\$17.03	\$17.60	\$17.99	\$18.03	\$17.60
CIP	\$19.30	\$20.13	\$22.27	\$22.95	\$23.52	\$24.94	\$24.88
(uniform rate)	(\$15.57)	(\$16.37)	(\$17.40)	(\$17.98)	(\$18.38)	(\$18.42)	(\$17.99)
Average Single Family Bill	\$10,123	\$10,460	\$10,695	\$10,937	\$11,205	\$11,544	\$11,598

Wayland							
Residential	\$16.37	\$17.78	\$19.35	\$19.01	\$17.89	\$18.33	\$18.39
CIP	Uniform						
Average Single Family Bill	\$10,603	\$10,982	\$11,471	\$11,274	\$10,529	\$10,974	\$12,049

Westford							
Residential	\$13.97	\$14.63	\$15.23	\$15.55	\$16.13	\$16.60	\$16.24
CIP	\$14.15	\$14.82	\$15.50	\$15.79	\$16.38	\$16.83	\$16.44
(uniform rate)	(\$13.97)*	(\$14.63)*	(\$15.23)*	(\$15.55)*	(\$16.13)*	(\$16.60)*	(\$16.24)*
Average Single Family Bill	\$6,415	\$6,594	\$6,719	\$6,901	\$7,097	\$7,312	\$7,543

*Small commercial exemption

ADDENDUM # 4

What if ... Scenario Worksheet

Note: This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding

CLASS	VALUE	PERCENTAGE	
Residential	\$5,339,204,392	91.40%	R&O %
Open Space	\$0	0.00%	
Sub-Total Res, OS			91.3952%
Commercial	\$428,233,033	7.33%	
Industrial	\$23,865,400	0.41%	C.I.P.
Personal Property	\$50,586,470	0.87%	
Sub-Total Comm, Ind, PP			8.6048%
Total	\$5,841,889,295	100.00%	

LEVY

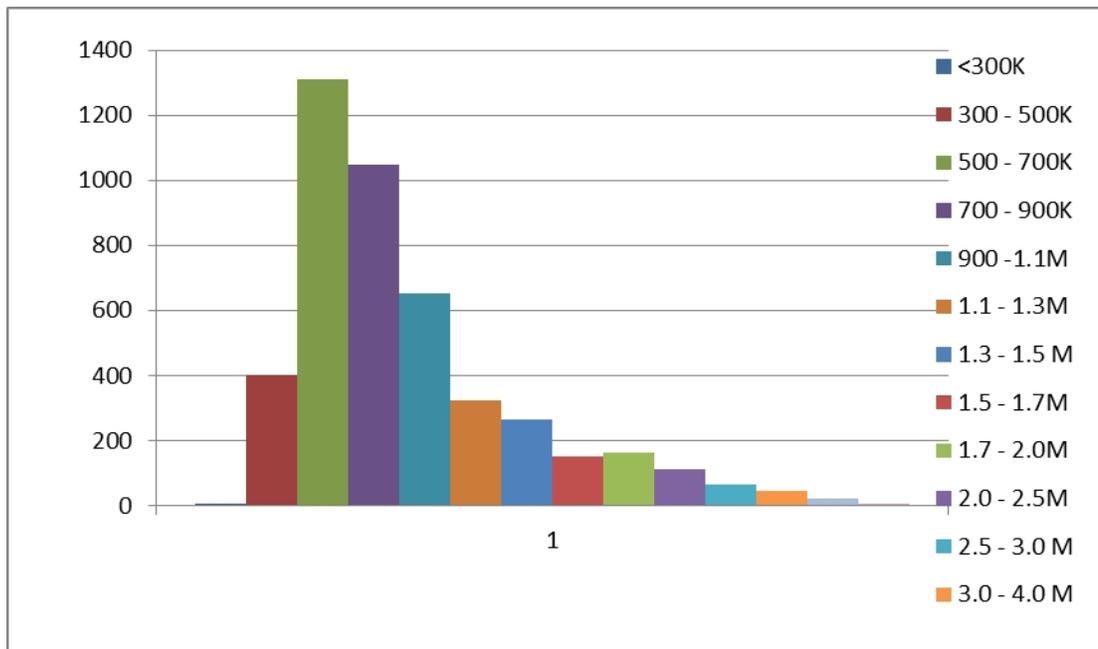
Estimated Levy \$81,319,099.00

Single Tax Rate \$13.92

		Share Percentages		Estimated Tax rates	C.I.P.	% Shift	
C.I.P. Shift	Res Factor	Res/OS	C.I.P.	Res/OS		Res	C.I.P.
1	100	91.3952%	8.6048%	\$13.92	\$13.92	0.00%	0.00%
1.02	99.8117%	91.2231%	8.7769%	\$13.89	\$14.20	-0.19%	2.00%
1.04	99.6234%	91.0510%	8.9490%	\$13.87	\$14.48	-0.38%	4.00%
1.06	99.4351%	90.8789%	9.1211%	\$13.84	\$14.76	-0.56%	6.00%
1.08	99.2468%	90.7068%	9.2932%	\$13.82	\$15.03	-0.75%	8.00%
1.1	99.0585%	90.5347%	9.4653%	\$13.79	\$15.31	-0.94%	10.00%
1.12	98.8702%	90.3626%	9.6374%	\$13.76	\$15.59	-1.13%	12.00%
1.14	98.6819%	90.1905%	9.8095%	\$13.74	\$15.87	-1.32%	14.00%
1.16	98.4936%	90.0184%	9.9816%	\$13.71	\$16.15	-1.51%	16.00%
1.18	98.3053%	89.8463%	10.1537%	\$13.68	\$16.43	-1.69%	18.00%
1.2	98.1170%	89.6742%	10.3258%	\$13.66	\$16.70	-1.88%	20.00%
1.22	97.9287%	89.5021%	10.4979%	\$13.63	\$16.98	-2.07%	22.00%
1.24	97.7404%	89.3300%	10.6700%	\$13.61	\$17.26	-2.26%	24.00%
1.26	97.5521%	89.1579%	10.8421%	\$13.58	\$17.54	-2.45%	26.00%
1.28	97.3638%	88.9858%	11.0142%	\$13.55	\$17.82	-2.64%	28.00%
1.3	97.1755%	88.8137%	11.1863%	\$13.53	\$18.10	-2.82%	30.00%
1.4	96.2340%	87.9532%	12.0468%	\$13.40	\$19.49	-3.77%	40.00%
1.5	95.2925%	87.0927%	12.9073%	\$13.26	\$20.88	-4.71%	50.00%

ADDENDUM #5

**FY 2016 SINGLE FAMILY RESIDENCE by VALUES – STATE USE CODE 101
(Does not include mixed use 012 or multiple houses 109)
Concord, Ma**

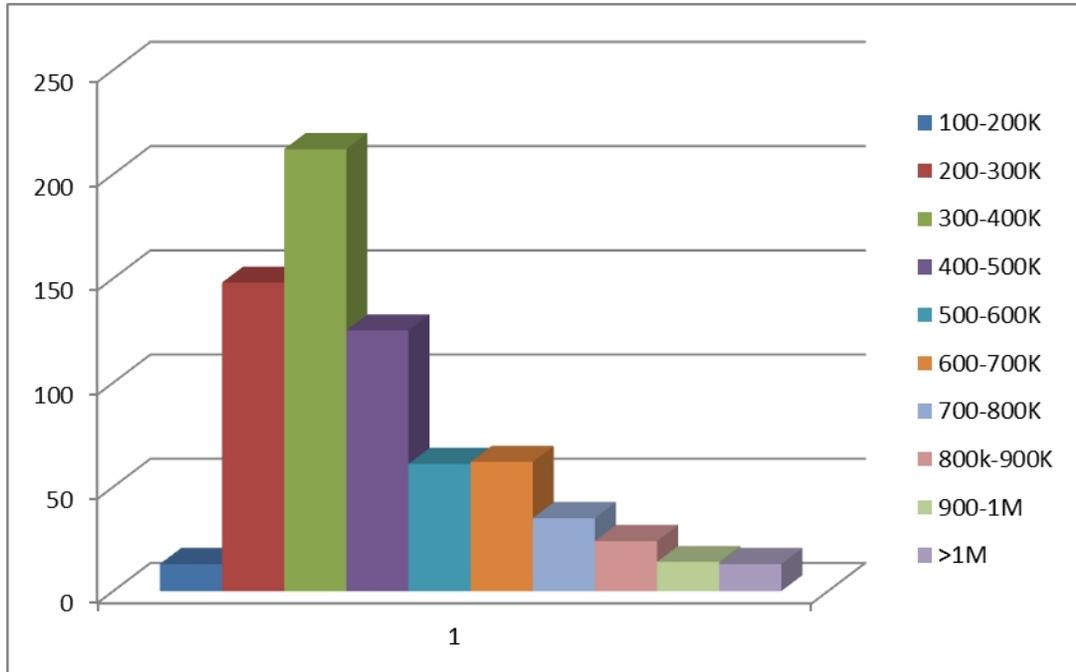


Average Assessment: \$969,130

Median Assessment: \$798,000

Addendum # 6

FY 2016 CONDO VALUES – STATE USE CODE 102
(The figures include affordable units, but not separate garages)



Assessment

Average Assessment: \$388,800.

Median Assessment: \$459,305.