

# Town of Concord

TOWN CLASSIFICATION PRESENTATION

FISCAL YEAR 2024

NOVEMBER 20, 2023

PRESENTED BY:

THE CONCORD BOARD OF ASSESSORS

BRENDAN O'NEILL KEMEZA, CHAIR

## OFFICE STAFF

MEREDITH STONE, TOWN ASSESSOR

CAROLYN DEE, OFFICE ADMINISTRATOR

MICHAEL GIBBONS, ASSISTANT ASSESSOR

LEE PHALEN, FIELD LISTER



FY24 INTERIM YEAR



## Purpose of Tax Classification Hearing

- To determine whether to distribute the tax levy equally among all classes of property.



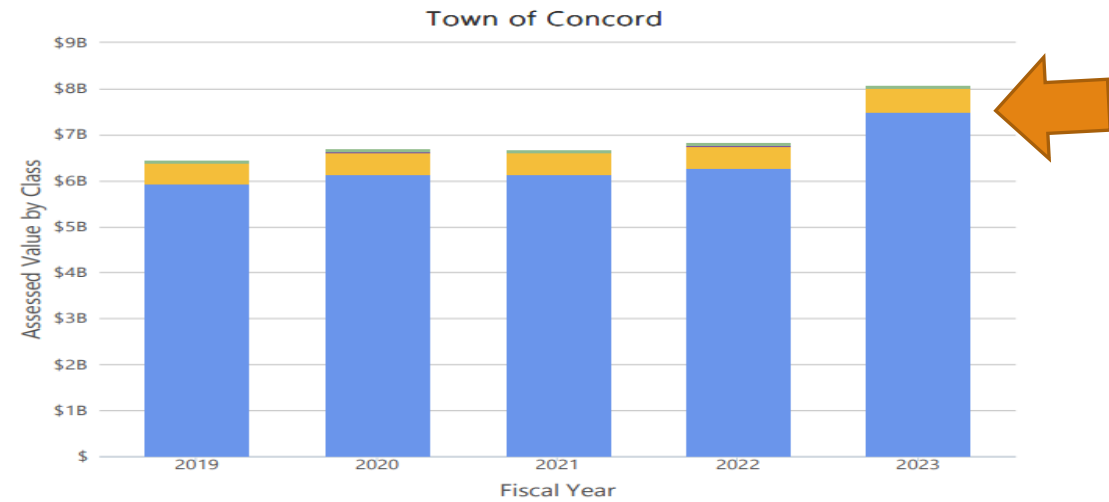
Or



- To reduce the share of the levy by the residential classes and shift some of the burden to the Commercial, Industrial and Personal Property Classes.

Class	Value	%	
Residential	8,583,989,514	93.1748	RO %
Open Space	0	0.0000	93.1748
Commercial	528,176,395	5.7331	
Industrial	29,558,604	0.3208	CIP %
Personal Property	71,056,870	0.7713	6.8252
<b>Total</b>	<b>9,212,781,383</b>	<b>100.0000</b>	

FY24 Residential values, (on the chart), are in the color blue showing how much difference between classes. The orange is the CIP (Commercial, Industrial, Personal Property).



CLASS	2019	2020	2021	2022	2023
Residential	5,923,488,031	6,141,398,117	6,127,758,265	6,273,795,195	7,489,250,433
Open Space	0	0	0	0	0
Commercial	448,415,526	468,225,858	466,024,405	467,433,969	503,892,992
Industrial	26,439,500	26,619,200	26,575,200	26,535,600	27,620,404
Personal Property	48,690,460	49,007,950	50,149,780	59,116,970	64,759,520
<b>Annual Total</b>	<b>6,447,033,517</b>	<b>6,685,251,125</b>	<b>6,670,507,650</b>	<b>6,826,881,734</b>	<b>8,085,523,349</b>

## Historical Assessed Values By Class

# CALCULATING THE SINGLE TAX RATE

FY 24 Property Tax Levy  
FY 24 Town Taxable Valuation

Property Type	Parcel Count	Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	4,623	7,185,189,700				
102	902	659,500,600				
MISC 103,109	54	161,726,200				
104	93	88,639,050				
105	1	1,384,700				
111-125	27	268,994,700				
130-32,106	277	54,863,012				
200-231	0		0			
300-393	322			468,626,800		
400-442	27				26,128,200	
450-452	2				3,430,404	
CH 61 LAND	4	12	0	60,981		
CH 61A LAND	26	20	0	1,119,411		
CH 61B LAND	22	8	0	9,309,210		
012-043	27	163,691,552	0	49,059,993	0	
501	122					7,077,620
502	135					20,035,060
503	0					0
504	2					31,255,340
505	3					7,925,300
506	1					3,038,500
508	3					1,725,050
550-552	0					0
<b>TOTALS</b>	<b>6,713</b>	<b>8,583,989,514</b>	<b>0</b>	<b>528,176,395</b>	<b>29,558,604</b>	<b>71,056,870</b>
Real and Personal Property Total Value						<b>9,212,781,383</b>
Exempt Parcel Count & Value						645 1,126,356,400

FY 24 Proposed Levy divided by Town's Taxable Value

112,798,243

9,212,781,383

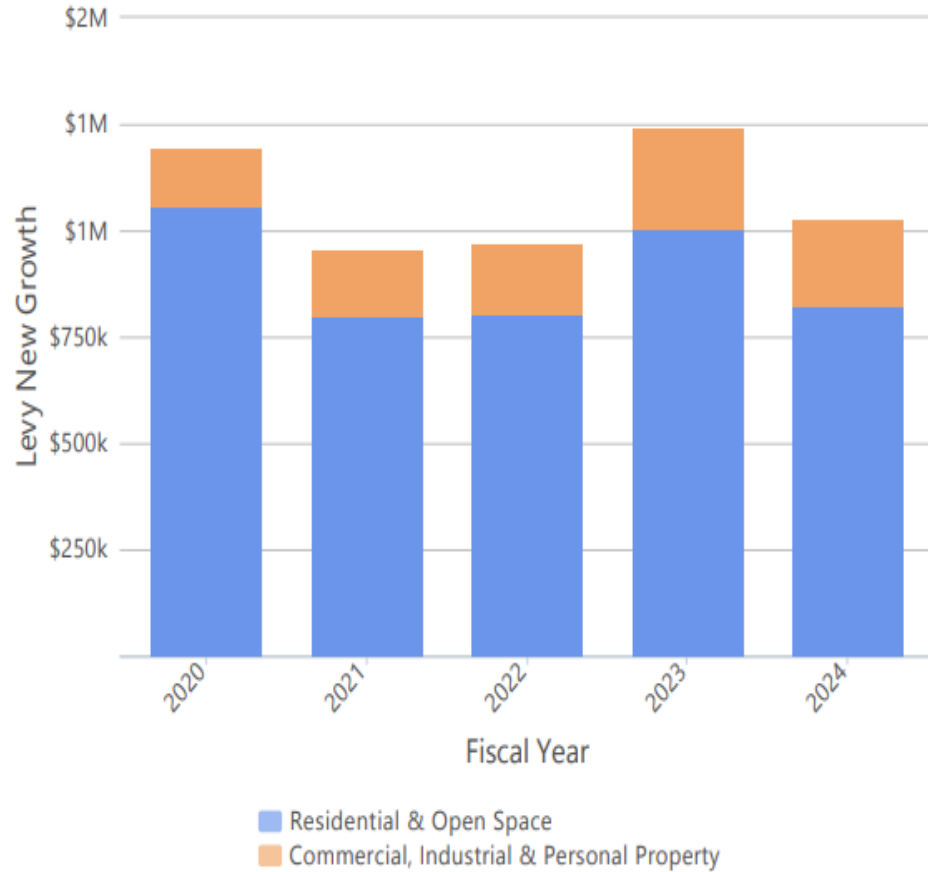
Single Tax Rate =\$12.24

PER 1,000 OF ASSESSED VALUE IF A

**FACTOR OF 1 IS SELECTED (NO SHIFT)**



## Town of Concord



Class Group	2019	2020	2021	2022	2023
Residential & Open Space (RO)	1,049,683	1,053,567	795,392	803,333	1,005,090
Commercial, Industrial & Personal Property (CIP)	186,270	141,693	162,435	167,550	236,424
<b>Total</b>	<b>1,235,953</b>	<b>1,195,260</b>	<b>957,827</b>	<b>970,883</b>	<b>1,241,514</b>

## Tax Base Levy Growth

Property Class	(A) All Prior Year Abatement No.	(B) All Prior Year Abatement Values	(C) New Growth Valuation	(D) PY Tax Rate	(E) Tax Levy Growth
<b>RESIDENTIAL</b>					
SINGLE FAMILY (101)	26	1,486,800	53,517,300		
CONDOMINIUM (102)	5	357,800	5,691,600		
TWO & THREE FAMILY (104 & 105)	1	17,400	1,376,900		
MULTI - FAMILY (111-125)	0	0	0		
VACANT LAND (130-132 & 106)	0	0	2,013,000		
ALL OTHERS (103, 109, 012-018)	1	54,100	798,000		
<b>TOTAL RESIDENTIAL</b>	<b>33</b>	<b>1,916,100</b>	<b>63,396,800</b>	<b>12.96</b>	<b>821,623</b>
<b>OPEN SPACE</b>					
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0		
<b>TOTAL OPEN SPACE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>
<b>COMMERCIAL</b>					
COMMERCIAL - CHAPTER 61, 61A, 61B	0	0	0		
<b>TOTAL COMMERCIAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12.96</b>	<b>0</b>
<b>INDUSTRIAL</b>					
INDUSTRIAL	0	0	0	12.96	0
<b>PERSONAL PROPERTY</b>					
PERSONAL PROPERTY	2	505,710	15,926,520	12.96	206,408
<b>TOTAL REAL &amp; PERSONAL</b>	<b>35</b>	<b>2,421,810</b>	<b>79,323,320</b>		<b>1,028,031</b>

Fiscal Year

## Town of Concord

Fiscal Year	Residential	Open Space	Commercial	Industrial	Personal Property
2019	14.19	0.00	14.19	14.19	14.19
2020	14.23	0.00	14.23	14.23	14.23
2021	14.72	0.00	14.72	14.72	14.72
2022	14.76	0.00	14.76	14.76	14.76
2023	12.96	0.00	12.96	12.96	12.96

## Town of Concord

Fiscal Year	CIP Value	Total Value	R/O % of Total Value	CIP % of Total Value	Lowest Res Factor Allowed	Max CIP Shift Allowed	Res Factor Selected	CIP Shift
2019	523,545,486	6,447,033,517	91.8793	8.1207	0.955807	1.500000	0.999797	1.00230
2020	543,853,008	6,685,251,125	91.8649	8.1351	0.955722	1.500000	0.999903	1.00110
2021	542,749,385	6,670,507,650	91.8635	8.1365	0.955714	1.500000	0.999960	1.00045
2022	553,086,539	6,826,881,734	91.8984	8.1016	0.955921	1.500000	1.000000	1.00000
2023	596,272,916	8,085,523,349	92.6254	7.3746	0.960191	1.500000	1.000000	1.00000

## MINIMUM RESIDENTIAL FACTOR:

### CONCORD - 067 2024

Jurisdiction  Fiscal Year

Class	Value	%	
Residential	8,583,989,514	93.1748	RO %
Open Space	0	0.0000	93.1748
Commercial	528,176,395	5.7331	
Industrial	29,558,604	0.3208	CIP %
Personal Property	71,056,870	0.7713	6.8252
<b>Total</b>	<b>9,212,781,383</b>	<b>100.0000</b>	

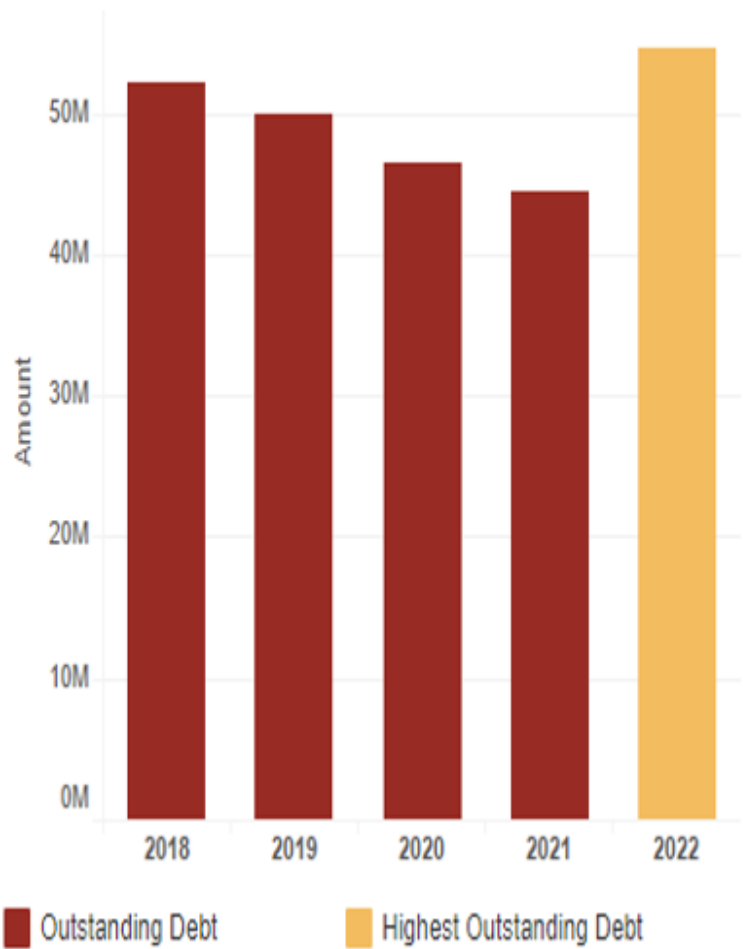
Levy	112,798,243
Single Tax Rate	12.24

### I. CALCULATION OF THE MINIMUM RESIDENTIAL FACTOR - 150% Shift (formerly shown on the LA-7)

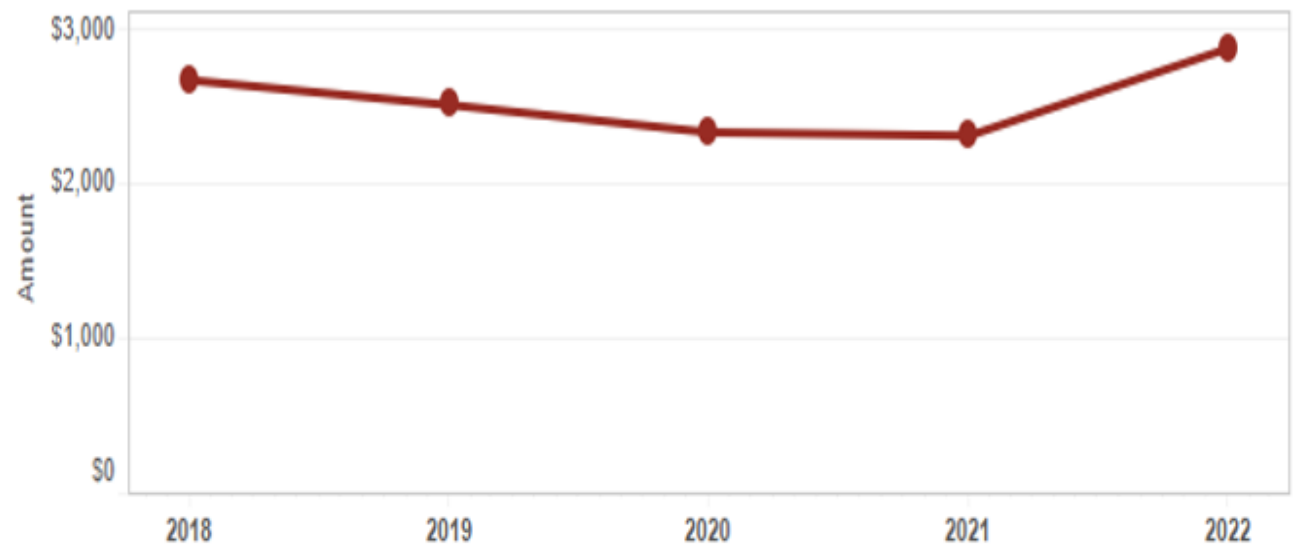
The Minimum Residential Factor is used to make sure the shift of the tax burden complies with the law ([M.G.L. c. 58, § 1A](#)). Residential and Open Space taxpayers must pay at least 65% of their full and fair cash value share of the levy. Commercial/Industrial/Personal Property taxpayers cannot pay more than 150% of their full and fair cash value share of the levy. If the calculated Minimum Residential Factor is less than 65%, a community cannot make the maximum shift and must use a Commercial/Industrial/Personal Property factor less than 150%.

# Outstanding Long-Term Debt

Total Outstanding Long-Term Debt Over Time



Total Outstanding Long-Term Debt Per Capita



Total Outstanding Long-Term Debt & EQV Over Time

	2018	2019	2020	2021	2022
Equalized Valuation (EQV)	\$6,238,214,600	\$6,238,214,600	\$6,572,447,900	\$6,572,447,900	\$7,134,203,400
Outstanding Debt as % of EQV	0.84%	0.80%	0.71%	0.68%	0.76%
Total Outstanding Debt	\$52,215,726	\$49,891,642	\$46,382,643	\$44,518,620	\$54,514,284

**III. TO CALCULATE THE FY 2024 MAXIMUM ALLOWABLE LEVY**

<b>A. FY 2024 Levy Limit from II.</b>	106,213,177
<b>B. FY 2024 Debt Exclusion(s)</b>	10,290,484
<b>C. FY 2024 Capital Expenditure Exclusion(s)</b>	0
<b>D. FY 2024 Stabilization Fund Override</b>	0
<b>E. FY 2024 Other Adjustment</b> <input type="text"/>	<input type="text" value="0"/>
<b>F. FY 2024 Water/Sewer</b>	<input type="text" value="0"/>
<b>G. FY 2024 Maximum Allowable Levy</b>	<b>\$ 116,503,661</b>

# Tax Rate Calculation

Recommended FY24 Tax Rate is \$12.24/\$1,000

**\$12.24 per thousand  
dollars of assessed value**

<b>FY2024 Property Tax Levy</b>	<b>\$112,798,243</b>
<b>Town Taxable Valuation</b>	<b>9,212,781,383</b>

	<u>FY23</u>	<u>RE Taxes</u>	<u>FY24</u>	<u>RE Taxes</u>
<b>Average Assessed Value 101-Single Family:</b>	\$ 1,358,866	\$ 17,610.90	\$ 1,554,227.00	\$ 19,023.74
<b>Median Assessed Value 101-Single Family</b>	\$ 1,169,500	\$ 15,156.72	\$ 1,303,250.00	\$ 15,951.78
<b>Average Assessed Value 102-Condominium</b>	\$ 687,601	\$ 8,911.31	\$ 731,154.00	\$ 8,949.32
<b>Median Assessed Value 102-Condominium</b>	\$ 529,850	\$ 6,866.86	\$ 629,950.00	\$ 7,710.59

# What is a Split Tax Rate?

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COMMUNITIES DECIDE TO TAX RESIDENTIAL AND COMMERCIAL, INDUSTRIAL & PERSONAL PROPERTY (CIP) DIFFERENTLY.

STATUTE ALLOWS AN INCREASE IN CIP'S SHARE OF THE TAX LEVY UP TO 50% HIGHER THAN RESIDENTIAL

DOES NOT GENERATE NEW REVENUE; REALLOCATES LEVY BURDEN

CONCORD HAS USED A UNIFORM TAX RATE SINCE 1998. A TAX RATE SPLIT HAS BEEN ADOPTED IN THE TOWN OF CONCORD BEFORE.

# Tax Single and Split Rates

ACTON-SINGLE

BEDFORD-SPLIT

CARLISLE-SINGLE

CONCORD-SINGLE

LEXINGTON-SPLIT

CIP SPLIT RATE SHIFTS A  
LARGE BURDEN OF THE  
LEVY

DOR Code	Municipality	Fiscal Year	Residential	Open Space	Commercial	Industrial	Personal Property
002	Acton	2021	20.23	0.00	20.23	20.23	20.23
002	Acton	2022	19.45	0.00	19.45	19.45	19.45
002	Acton	2023	17.56	0.00	17.56	17.56	17.56
002	Acton	2024					
023	Bedford	2021	13.53	0.00	29.72	29.72	29.72
023	Bedford	2022	13.58	0.00	29.93	29.93	29.93
023	Bedford	2023	12.48	0.00	28.16	28.16	28.16
023	Bedford	2024					
051	Carlisle	2021	16.28	0.00	16.28	16.28	16.28
051	Carlisle	2022	16.50	0.00	16.50	16.50	16.50
051	Carlisle	2023	14.15	0.00	14.15	14.15	14.15
051	Carlisle	2024					
067	Concord	2021	14.72	0.00	14.72	14.72	14.72
067	Concord	2022	14.76	0.00	14.76	14.76	14.76
067	Concord	2023	12.96	0.00	12.96	12.96	12.96
067	Concord	2024					
155	Lexington	2021	14.39	0.00	27.97	27.97	27.97
155	Lexington	2022	13.80	0.00	27.18	27.18	27.18
155	Lexington	2023	13.00	0.00	25.72	25.72	25.72
155	Lexington	2024					

# SHIFTING THE TAX RATE: OPTIONS

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		Share Percentages						Levy Amounts						Estimated Tax Rates				
CIP Shift	Res Factor	Res SP	OS SP	Comm SP	Ind SP	PP SP	Total SP	Res LA	OS LA	Comm LA	Ind LA	PP LA	Total LA	Res ET	OS ET	Comm ET	Ind ET	PP ET
1.0000	1.0000	93.1748	0.0000	5.7331	0.3208	0.7713	100.0000	105,099,537		6,466,836	361,857	870,013	112,798,243	12.24	0.00	12.24	12.24	12.24
1.0990	0.9927	92.4991	0.0000	6.3007	0.3526	0.8477	100.0000	104,337,364		7,107,053	397,681	956,144	112,798,242	12.15	0.00	13.46	13.46	13.46
1.2090	0.9847	91.7483	0.0000	6.9313	0.3878	0.9325	100.0000	103,490,505		7,818,405	437,485	1,051,846	112,798,240	12.06	0.00	14.80	14.80	14.80
1.3080	0.9774	91.0726	0.0000	7.4989	0.4196	1.0089	100.0000	102,728,331		8,458,622	473,309	1,137,977	112,798,238	11.97	0.00	16.01	16.01	16.01
1.4070	0.9702	90.3969	0.0000	8.0665	0.4514	1.0852	100.0000	101,966,158		9,098,838	509,132	1,224,108	112,798,237	11.88	0.00	17.23	17.23	17.23
1.4950	0.9637	89.7963	0.0000	8.5710	0.4796	1.1531	100.0000	101,288,671		9,667,920	540,976	1,300,669	112,798,236	11.80	0.00	18.30	18.30	18.30

### Community Comparison - FY2023 Assessed Values by Class

DOR Code	Municipality	County	Assessed Value Residential	Assessed Value Open Space	Assessed Value Commercial	Assessed Value Industrial	Assessed Value Pers Prop	Total Assessed Value	R/O % of Total Value	CIP % of Total Value
002	Acton	MIDDLESEX	5,278,116,616	0	367,887,292	107,279,600	110,059,954	5,863,343,462	90.02	09.98
023	Bedford	MIDDLESEX	3,641,337,089	0	552,102,826	406,313,400	132,317,200	4,732,070,515	76.95	23.05
051	Carlisle	MIDDLESEX	2,070,622,004	0	11,141,398	1,483,500	25,803,200	2,109,050,102	98.18	01.82
067	Concord	MIDDLESEX	7,489,250,433	0	503,892,992	27,620,404	64,759,520	8,085,523,349	92.63	07.37
155	Lexington	MIDDLESEX	13,645,487,139	0	820,961,430	943,857,000	334,881,170	15,745,186,739	86.66	13.34

# OPEN SPACE DISCOUNT

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**During the State mandated Classification Hearing, the Select Board must vote on the following in order to establish a tax rate:**

OPEN SPACE DISCOUNT:

Open space is land maintained in an open or natural condition which contributes significantly to the benefit and enjoyment of the public and which is not

Subject to a permanent conservation restriction;

Held for the production of income;

Taxable under the provisions of

- Chapter 61 (forest land)
- Chapter 61A (farm land)
- Chapter 61B (recreation land).

The Select Board may discount up to 25% of the Open Space share of taxes.

# MGL c.59, sec. 5C

## What Is It?

Enacted in 1979, the **Residential Tax Exemption** is an option under property tax classification MGL c.59, sec. 5C that shifts the tax burden within the residential class from owners of moderately valued residential properties to the owners of vacation homes, higher valued homes and residential properties not occupied by the owner, including apartments and vacant land.

## Residential Exemption

- The Residential Exemption applied is 1% up to 35% of the total **average** residential parcel value.
  - The property must be the "primary domicile" of the owner as used for income tax purposes.
  - This option exempts value **only within** the Residential Class of taxpayers & **does not** change the levy amount itself or impact Commercial Industrial or Personal (CIP) property owners

- The Select Board can authorize up to a 35% residential exemption
- 17 communities, out of 351 in MA, chose to adopt in FY23-FY24.
- Concord has 4000 qualified properties for FY24 and the result of the adoption would be a higher tax rate for all residential properties.

**NOTE: Not all residents who make a Concord property their primary domicile elect to apply and receive the exemption.**

Community	Percentage
Barnstable	20
Boston	35
Brookline	20
Cambridge	30
Chelsea	35
Concord (NEW)	10
Everett	25
Malden	30
Mashpee (New FY23)	5
Nantucket	25
Oaks Bluffs	8
Provincetown	35
Somerville	35
Tisbury	22
Truro	25
Waltham	35
Watertown	33
Wellfleet	25

# How Is It Calculated?

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A = Total Residential Value = \$8,583,989,514.00

B = Total Residential Parcel Count = 6004

C = Average Residential Value = \$1,429,712

D = Selected Residential Exemption % = 10%

E = Residential Exemption = \$142,971

F = Number of qualifying Residential Parcels = 4,000

G = Total Residential Exemption Value = \$571,884,000

H = Total Residential Value - Exemption = \$8,012,105,514

Valuation	FY23 Tax Liability	FY24 Tax Liability w/out Exemption	FY24 Tax Liability w/10% Exemption	Difference	FY24 Tax Liability w/10% Exemption UNQUALIFIED	Difference	# of Parcels
\$ 500,000	\$ 6,480	\$ 6,120.00	\$ 4,684.22	\$ (1,435.78)	\$ 6,560.00	\$ 440.00	515
\$ 700,000	\$ 9,072	\$ 8,568.00	\$ 7,308.22	\$ (1,259.78)	\$ 9,184.00	\$ 616.00	356
\$ 900,000	\$ 11,664	\$ 11,016.00	\$ 9,932.22	\$ (1,083.78)	\$ 11,808.00	\$ 792.00	735
\$ 1,100,000	\$ 14,256	\$ 13,464.00	\$ 12,556.22	\$ (907.78)	\$ 14,432.00	\$ 968.00	1011
\$ 1,300,000	\$ 16,848	\$ 15,912.00	\$ 15,180.22	\$ (731.78)	\$ 17,056.00	\$1,144.00	859
\$ 1,500,000	\$ 19,440	\$ 18,360.00	\$ 17,804.22	\$ (555.78)	\$ 19,680.00	\$1,320.00	682
\$ 1,700,000	\$ 22,032	\$ 20,808.00	\$ 20,428.22	\$ (379.78)	\$ 22,304.00	\$1,496.00	407
\$ 1,900,000	\$ 24,624	\$ 23,256.00	\$ 23,052.22	\$ (203.78)	\$ 24,928.00	\$1,672.00	284
\$ 2,100,000	\$ 27,216	\$ 25,704.00	\$ 25,676.22	\$ (27.78)	\$ 27,552.00	\$1,848.00	255
\$ 2,300,000	\$ 29,808	\$ 28,152.00	\$ 28,300.22	\$ 148.22	\$ 30,176.00	\$2,024.00	200
\$ 2,500,000	\$ 32,400	\$ 30,600.00	\$ 30,924.22	\$ 324.22	\$ 32,800.00	\$2,200.00	143
\$ 2,700,000	\$ 34,992	\$ 33,048.00	\$ 33,548.22	\$ 500.22	\$ 35,424.00	\$2,376.00	88
\$ 2,900,000	\$ 37,584	\$ 35,496.00	\$ 36,172.22	\$ 676.22	\$ 38,048.00	\$2,552.00	101
\$ 3,100,000	\$ 40,176	\$ 37,944.00	\$ 38,796.22	\$ 852.22	\$ 40,672.00	\$2,728.00	67
\$ 3,300,000	\$ 42,768	\$ 40,392.00	\$ 41,420.22	\$ 1,028.22	\$ 43,296.00	\$2,904.00	57
\$ 3,500,000	\$ 45,360	\$ 42,840.00	\$ 44,044.22	\$ 1,204.22	\$ 45,920.00	\$3,080.00	39
\$ 3,700,000	\$ 47,952	\$ 45,288.00	\$ 46,668.22	\$ 1,380.22	\$ 48,544.00	\$3,256.00	31
\$ 3,900,000	\$ 50,544	\$ 47,736.00	\$ 49,292.22	\$ 1,556.22	\$ 51,168.00	\$3,432.00	25
\$ 4,100,000	\$ 53,136	\$ 50,184.00	\$ 51,916.22	\$ 1,732.22	\$ 53,792.00	\$3,608.00	28
\$ 4,300,000	\$ 55,728	\$ 52,632.00	\$ 54,540.22	\$ 1,908.22	\$ 56,416.00	\$3,784.00	22
\$ 4,500,000	\$ 58,320	\$ 55,080.00	\$ 57,164.22	\$ 2,084.22	\$ 59,040.00	\$3,960.00	12
\$ 4,700,000	\$ 60,912	\$ 57,528.00	\$ 59,788.22	\$ 2,260.22	\$ 61,664.00	\$4,136.00	11
\$ 4,900,000	\$ 63,504	\$ 59,976.00	\$ 62,412.22	\$ 2,436.22	\$ 64,288.00	\$4,312.00	11
\$ 5,100,000	\$ 66,096	\$ 62,424.00	\$ 65,036.22	\$ 2,612.22	\$ 66,912.00	\$4,488.00	8
\$ 5,300,000	\$ 68,688	\$ 64,872.00	\$ 67,660.22	\$ 2,788.22	\$ 69,536.00	\$4,664.00	6
\$ 5,500,000	\$ 71,280	\$ 67,320.00	\$ 70,284.22	\$ 2,964.22	\$ 72,160.00	\$4,840.00	5
\$ 5,700,000	\$ 73,872	\$ 69,768.00	\$ 72,908.22	\$ 3,140.22	\$ 74,784.00	\$5,016.00	8
\$ 5,900,000	\$ 76,464	\$ 72,216.00	\$ 75,532.22	\$ 3,316.22	\$ 77,408.00	\$5,192.00	5
\$ 6,100,000	\$ 79,056	\$ 74,664.00	\$ 78,156.22	\$ 3,492.22	\$ 80,032.00	\$5,368.00	1
\$ 6,300,000	\$ 81,648	\$ 77,112.00	\$ 80,780.22	\$ 3,668.22	\$ 82,656.00	\$5,544.00	0
\$ 6,500,000	\$ 84,240	\$ 79,560.00	\$ 83,404.22	\$ 3,844.22	\$ 85,280.00	\$5,720.00	4
\$ 6,700,000	\$ 86,832	\$ 82,008.00	\$ 86,028.22	\$ 4,020.22	\$ 87,904.00	\$5,896.00	1
\$ 6,900,000	\$ 89,424	\$ 84,456.00	\$ 88,652.22	\$ 4,196.22	\$ 90,528.00	\$6,072.00	2
\$ 7,100,000	\$ 92,016	\$ 86,904.00	\$ 91,276.22	\$ 4,372.22	\$ 93,152.00	\$6,248.00	13

**\*The figures detailed in this spreadsheet do not take into account changes in a parcels assessed value from Fiscal Year to Fiscal Year. This is for the purpose of showing only the impacts of the Residential Exemption at given assessed values. Town wide, assessed values will be increasing approximately 15%, on average.**

# Residential Exemption: What if Scenarios

	FY2023 Assessed Value	FY2024 Assessed Value		
<b>Property #1</b>	\$ 590,800.00	\$ 650,700.00		
<b>CONDO</b>				
	FY2023	FY2024 w/out Exemption	FY2024 w/Exemption	FY2024 w/Exemption (Ineligible)
Rate	\$ 12.96	\$ 12.24	\$ 13.12	\$ 13.12
Exemption (10%)	\$ -	\$ -	\$ 142,971.00	\$ -
Liability	\$ 7,656.77	\$ 7,964.57	\$ 6,661.40	\$ 8,537.18



	FY2023 Assessed Value	FY2024 Assessed Value		
<b>Property #2</b>	\$ 848,300.00	\$ 978,400.00		
<b>CAPE</b>				
	FY2023	FY2024 w/out Exemption	FY2024 w/Exemption	FY2024 w/Exemption (Ineligible)
Rate	\$ 12.96	\$ 12.24	\$ 13.12	\$ 13.12
Exemption (10%)	\$ -	\$ -	\$ 142,971.00	\$ -
Liability	\$ 10,993.97	\$ 11,975.62	\$ 10,960.83	\$ 12,836.61



	FY2023 Assessed Value	FY2024 Assessed Value		
<b>Property #3</b>	\$ 1,656,900.00	\$ 1,999,100.00		
<b>Colonial</b>				
	FY2023	FY2024 w/out Exemption	FY2024 w/Exemption	FY2024 w/Exemption (Ineligible)
Rate	\$ 12.96	\$ 12.24	\$ 13.12	\$ 13.12
Exemption (10%)	\$ -	\$ -	\$ 142,971.00	\$ -
Liability	\$ 21,473.42	\$ 24,468.98	\$ 24,352.41	\$ 26,228.19



	FY2023 Assessed Value	FY2024 Assessed Value		
<b>Property #4</b>	\$ 4,749,000.00	\$ 5,724,700.00		
<b>Custom</b>				
	FY2023	FY2024 w/out Exemption	FY2024 w/Exemption	FY2024 w/Exemption (Ineligible)
Rate	\$ 12.96	\$ 12.24	\$ 13.12	\$ 13.12
Exemption (10%)	\$ -	\$ -	\$ 142,971.00	\$ -
Liability	\$ 61,547.04	\$ 70,070.33	\$ 73,232.28	\$ 75,108.06

# Who Benefits?

## For Owner-Occupied Properties:

Eligible Properties- WITHOUT Residential Exemption Program						
	Property #1	Property #2	Property #3	Property #4	Property #5	Property #6
Assessed Value	\$400,000.00	\$1,303,250	\$1,554,227	\$2,145,997	\$2,500,000	\$5,500,000
Tax Bill With No Program Tax Rate \$12.24	\$4,896	\$15,952	\$19,024	\$26,275	\$30,600	\$67,320
Eligible Properties- WITH Residential Exemption Program						
	Property #1	Property #2	Property #3	Property #4	Property #5	Property #6
	Below Break Even	Median Value	Average Value	Break Even Point	Above Break Even	Well Above Break Even
Assessed Value	\$400,000.00	\$1,303,250	\$1,554,227	\$2,145,997	\$2,500,000	\$5,500,000
Exemption	\$142,971	\$142,971	\$142,971	\$142,971	\$142,971	\$142,971
Net Value	\$257,029	\$1,160,279	\$1,411,256	\$2,003,026	\$2,357,029	\$5,357,029
Tax Bill with 10% Exemption Tax Rate \$13.12	\$3,372	\$15,223	\$18,516	\$26,279	\$30,924	\$70,284
Actual Savings with Exemption	\$1,524	\$729	\$508	\$4 or break even point		
Extra Cost of Exemption				0	\$324	\$2,964

## Exemption 1% to 35% of the Average Residential Value

A.	Total Residential Value	\$ 8,583,989,514.00
B.	Total Residential Parcels	<b>6004</b>
C	Average Residential Value	\$ 1,429,711.78
D	Exemption %	10%
E	Exemption Amount	\$ 142,971.18
F	Number of Eligible (est)	<b>4000</b>
G	Total Exemption Value	\$ 571,884,711.13
H	Residential Value- Exemption	\$ 8,012,104,802.87
I	Break Even	\$ 2,145,997.38

<b>5%</b>	<b>* \$1,429,712 = \$71,486</b>	<b>Tax Rate \$12.67</b>
<b>10%</b>	<b>* \$1,429,712 = \$142,971</b>	<b>Tax Rate \$13.12</b>
<b>15%</b>	<b>* \$1,429,712 = \$214,457</b>	<b>Tax Rate \$13.60</b>
<b>20%</b>	<b>* \$1,429,712 = \$285,942</b>	<b>Tax Rate \$14.13</b>
<b>25%</b>	<b>* \$1,429,712 = \$357,428</b>	<b>Tax Rate \$14.69</b>
<b>30%</b>	<b>* \$1,429,712 = \$428,914</b>	<b>Tax Rate \$15.30</b>
<b>35%</b>	<b>* \$1,429,712 = \$500,399</b>	<b>Tax Rate \$15.97</b>

Options for Residential Exemption  
Example Calculation of 10%

# SMALL COMMERCIAL EXEMPTION

- The Select Board could adopt an exemption that reduces the taxable valuation by up to 10% of eligible Commercial parcels only.
- Eligible businesses must have an average annual employment of **not more than 10 people** during the previous calendar year.
- Assessed value of the parcel occupied by eligible business must be **\$1 million or less**.
- For a commercial parcel to qualify, every business occupying the parcel must also qualify for the exemption.
- This exemption shifts the tax burden within the CIP Classes from small commercial properties to larger commercial and industrial parcels.
- Increases the Commercial/Industrial/Personal Property Tax Rate.
- The exemption goes to the building owner, not the business owner, so depending on lease agreements, a small business owner may or may not benefit.

**Concord has not historically adopted this exemption**

# Select Board's Role

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Selection of a  
Minimum  
Residential  
Single or Split  
Rate

Selection of  
an Open  
Space  
Discount, or  
not

Adopting of a  
Residential  
Exemption, or  
not

Adopting of a  
Small  
Commercial  
Exemption, or  
not

The Select Board will hold a public hearing to **determine the percentage of the Town's property tax levy to be borne by each major property class.**

# CLASSIFICATION HEARING TERMS

**CIP** - Commercial, Industrial, and Personal Property Classes

**Levy** - the revenue a community can raise through real and personal property taxes.

**Levy Limit** - The maximum amount a community can levy in a given year; equal to last year's levy plus 2.5% plus new growth plus debt exclusion / override if applicable.

**Levy Ceiling** - Equal to 2.5% of the total full and fair cash value of all taxable real and personal property in the community.

**New Growth** - Increase in the tax base due to new construction, parcel subdivisions, condo conversions and property renovations, but not due to revaluation. It is calculated by dividing the resulting increased assessed value by \$1,000 and multiplying by the prior year's tax rate for the property class.

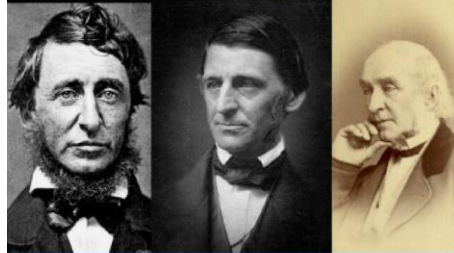
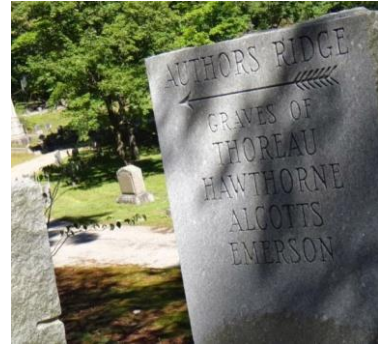
**Override** - A permanent increase to a community's levy limit.

**Override Capacity** - The difference between the levy ceiling and the levy limit. It is the maximum amount by which a community may override its levy limit.

**Debt Exclusion** - A temporary increase to the levy limit for the payment of a specific debt service item over a specified period of time.

**Capital Outlay Expenditure** - A temporary exclusion for the purpose of raising funds for capital projects.

**Excess Levy Capacity** - The difference between the actual levy and the levy limit.



HISTORY OF MASSACHUSETTS BLOG

**THE CONCORD WRITERS**

WWW.HISTORYOFMASSACHUSETTS.ORG



# Town of Concord Massachusetts

Classification Hearing

FY24 Interim

Board of Assessors

Brendan O'Neill Kemeza ,Chair

Mera Krishnan Tilley, Vice-Chair

David Karr

Yanni Tsitsas

Arry Charles

Office Staff

Meredith Stone, Town Assessor

Carolyn Dee, Office Administrator

Michael Gibbons, Assistant Assessor

Lee Phalen, Field Lister

11-20-2023