TOWN OF MIDDLETON

BOARD OF SELECTMEN
TAX CLASSIFICATION
HEARING PACKET

FISCAL YEAR 2016

NOVEMBER 24, 2015

PREPARED BY THE
BOARD OF ASSESSORS

DEBORAH J. CARBONE M.A.A., CHMN.
PATRICIA A. OHLSON M.A.A., CLERK
JEFFREY P. GARBER

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ASSISTANT ASSESSOR

**Tax rate used is not final. It is a rough estimate for Classification purposes only.*

This information is intended to provide the Board of Selectmen with the necessary information to conduct a Public Hearing on the tax classification options available under the Massachusetts General Laws.

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

1. <u>OPEN SPACE DISCOUNT</u>:

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

The Board of Assessors has determined that Middleton does not have any Open Space land.

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2. RESIDENTIAL EXEMPTION:

The Board of Selectmen may adopt an exemption of up to 20% to shift the Residential Class tax burden from lower assessed properties that are the principal residence of a taxpayer to higher assessed properties and properties that are not the principal residence of a taxpayer.

PARCELS		3,290
AVERAGE	$	430,144
EXEMPTION %		20%
EXEMPT VALUE/PARCEL	$	86,029
PARCELS		3,290
TOTAL EXMPT VALUE	$	(283,035,054)
NEW RESDTL VALUE	$	1,132,140,218
RESIDENTIAL TAXES	$	19,501,115
NEW RESDTL TAX RATE	$	17.23

EXAMPLES						
ASSESSED VALUE	$	280,144	$	430,144	$	580,144
TAX RATE W/O EXEMPTION	$	13.78	$	13.78	$	13.78
TAXES PAID	$	3,860.39	$	5,927.39	$	7,994.39
SAVINGS/COSTS	$	(516.75)	$	-	$	516.75
TAXES PAID	$	3,343.64	$	5,927.39	$	8,511.14
TAX RATE W/O EXEMPTION	$	17.23	$	17.23	$	17.23
NEW ASSESSED VALUE	$	194,116	$	344,116	$	494,116
EXEMPT VALUE/PARCEL	$	(86,029)	$	(86,029)	$	(86,029)
ASSESSED VALUE	$	280,144	$	430,144	$	580,144

**Tax rate used is not final. It is a rough estimate for Classification purposes only.*

3. SMALL COMMERCIAL EXEMPTION:

The Board of Selectmen may adopt an exemption of up to 10% to shift the Commercial Class tax burden from eligible parcels to ineligible parcels. Eligible parcels must have a valuation of less than $1,000,000 and be owned by a business that employees fewer than 10 employees as certified by the Department of Workforce Development- Division of Unemployment Assistance to the Board of Assessors. The mechanics of the Small Commercial Exemption are similar to the Residential Exemption.

The Board of Assessors has determined that there are no eligible parcels in Middleton.

4. CLASSIFICATION:

The Board of Selectmen may shift the Town's tax burden from the Residential Class to the Commercial, Industrial and Personal Property Classes as long as the shift does not exceed the Minimum Residential Factor. Middleton's Minimum Residential Factor is 90.0389%. This means that no more than 9.96 % of the residential Class burden can be shifted to the Commercial, Industrial and Personal Property Classes.

The following page contains information on the impact of any shift of the tax burden.

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Town of Middleton

Classification Hearing

CLASS	VALUE	PERCENT	RATE 100%	RATE 110%	RATE 125%	RATE 150%	TAXES PAID 100%	TAXES PAID 110%	TAXES PAID 125%	TAXES PAID 150%
1. RESIDENTIAL	$ 1,483,941,972	83.39%	$ 13.89	$ 13.61	$ 13.20	$ 12.51	$ 20,611,954	$ 20,201,323	$ 19,585,377	$ 18,558,799
2. OPEN SPACE	$ -	0.00%	$ 13.89	$ 15.28	$ 17.36	$ 20.84	$ -	$ -	$ -	$ -
3. COMMERCIAL	$ 187,537,809	10.54%	$ 13.89	$ 15.28	$ 17.36	$ 20.84	$ 2,604,900	$ 2,865,390	$ 3,256,125	$ 3,907,350
4. INDUSTRIAL	$ 60,162,200	3.38%	$ 13.89	$ 15.28	$ 17.36	$ 20.84	$ 835,653	$ 919,218	$ 1,044,566	$ 1,253,479
5. PERSONAL	$ 47,930,656	2.69%	$ 13.89	$ 15.28	$ 17.36	$ 20.84	$ 665,757	$ 732,332	$ 832,196	$ 998,635
	$ 1,779,572,637	100.00%					$ 24,718,264	$ 24,718,264	$ 24,718,264	$ 24,718,264

CLASS	PARCELS	AVE VALUE	RATE 100%	RATE 110%	RATE 125%	RATE 150%	AVE TAXES PAID @ 100%	AVE TAXES PAID @ 110%	AVE TAXES PAID @ 125%	AVE TAXES PAID @ 150%
1. RESIDENTIAL	3303	$ 449,271	$ 13.89	$ 13.61	$ 13.20	$ 12.51	$ 6,240	$ 6,116	$ 5,930	$ 5,619
2. OPEN SPACE	0	$ -	$ 13.89	$ 15.28	$ 17.36	$ 20.84	$ -	$ -	$ -	$ -
3. COMMERCIAL	217	$ 864,230	$ 13.89	$ 15.28	$ 17.36	$ 20.84	$ 12,004	$ 13,205	$ 15,005	$ 18,006
4. INDUSTRIAL	56	$ 1,074,325	$ 13.89	$ 15.28	$ 17.36	$ 20.84	$ 14,922	$ 16,415	$ 18,653	$ 22,384
5. PERSONAL	232	$ 206,598	$ 13.89	$ 15.28	$ 17.36	$ 20.84	$ 2,870	$ 3,157	$ 3,587	$ 4,304
AVERAGE SINGLE FAMILY HOUSE		$ 526,964	$ 13.89	$ 13.61	$ 13.20	$ 12.51	$ 7,320	$ 7,174	$ 6,955	$ 6,590
TAX SAVINGS @ CLASSIFIED RATE								$ (146)	$ (365)	$ (729)
TAX COSTS @ CLASSIFIED RATE								$ 1,260	$ 3,151	$ 6,301
AVERAGE C&I PROPERTY		$ 907,326	$ 13.89	$ 15.28	$ 17.36	$ 20.84	$ 12,603	$ 13,863	$ 15,753	$ 18,904

***Tax Rate is for Classification purposes only. Growth and final* values not yet certified by D.O.R.**

12/4/2015

Town of Middleton
48 South Main Street
Board of Assessors
Middleton, Massachusetts
01949-2253
978-774-2099
www.townofmiddleton.org

November 24, 2015

Board of Selectmen
Town of Middleton
48 South Main Street
Middleton, MA 01949

Re: FY 2016 Classification Hearing and Departmental Report for the Selectmen

Dear Selectmen:

The Assessors are pleased to submit documentation for the Classification Hearing for FY 2016. Please see the attached Classification packet. The Selectmen must vote annually on these questions in order to complete the tax rate setting process.

I would now like to update the Board on the Assessors department:

1. This fiscal year was an Interim Year Adjustment of values for Middleton. Sales and other market data from calendar 2014 was used to determine values. As usual, various neighborhoods and complexes saw increases, decreases and some with no significant change. The revaluation resulted in an overall increase of 4.6% in the current to previous valuation. Our current overall assessment to sale median ratio is 96%.

   The average single family tax bill increase is $347.21 based on the projected tax rate of $13.89. The average condominium tax bill increase is $263.46 based on the projected rate.

   This was another major growth year for Middleton. New parcels and new condos represented 63% of this year's growth. Commercial/Industrial growth was mainly due to the former NSRVTS property which came onto the tax rolls. (See attachment of growth detail for more breakdown of growth).

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2. Our GIS system is going well. We were able to add two new layers under the staff login section for internal use only. The Assessors and Fire Department currently have those layers. We look forward to adding more as other department finalize some ongoing projects.

3. Next fiscal year will be our certified revaluation with the Department of Revenue. We feel this should go smoothly as we complete thorough interim year adjustments annually.

I would again like to take this opportunity to cordially thank my staff and my Board for their hard work and support during this past year and to other town departments for their cooperation.

Respectfully,

Bradford W. Swanson, M.A.A.
Assistant Assessor/Appraiser

AVERAGE SINGLE FAMILY BILL IMPACT FOR TRI-TOWN

Community	Average Single Family Home 15	Average Single Family Home 16	% change valuation	FY15 rate	FY16 rate	% Change tax rate	Net result	Ave Tax Bill	Ave Tax Bill % change	Ave Tax Bill change
Middleton	***$ 505,974***	***$ 526,964***	***4.15%***	***$ 13.78***	***$ 13.89***	***0.80%***	***4.95%***	***$ 7,319.53***	***4.98%***	***$ 347.21***
Boxford	$ 574,415	$ 590,183	2.75%	$ 15.99	$ 16.46	2.94%	5.68%	$ 9,714.41	5.77%	$ 529.52
Topsfield	$ 508,547	$ 534,897	5.18%	$ 16.45	$ 16.52	0.43%	5.61%	$ 8,836.50	5.63%	$ 470.90

TOWN OF MIDDLETON

TOTAL VALUES BY CLASS HISTORICALLY

FY	Residential	Commercial	Industrial	Personal Property	Total	RES % of Total	C I P % of Total
2000	$ 510,647,683	$ 107,787,274	$ 32,118,893	$ 12,431,485	$ 662,985,335	77.0	23.0
2001	$ 638,533,308	$ 115,263,085	$ 33,808,819	$ 12,727,770	$ 800,332,982	79.8	20.2
2002	$ 776,039,716	$ 130,673,551	$ 38,153,810	$ 16,510,730	$ 961,377,807	80.7	19.3
2003	$ 928,028,503	$ 139,563,942	$ 41,544,570	$ 16,728,580	$ 1,125,865,595	82.4	17.6
2004	$ 1,048,574,320	$ 141,225,273	$ 41,732,670	$ 19,310,250	$ 1,250,842,513	83.8	16.2
2005	$ 1,158,469,389	$ 150,731,878	$ 45,050,570	$ 32,140,330	$ 1,386,392,167	83.6	16.4
2006	$ 1,302,816,103	$ 145,008,136	$ 45,491,130	$ 32,681,560	$ 1,525,996,929	85.4	14.6
2007	$ 1,395,799,970	$ 159,954,858	$ 46,547,070	$ 34,882,740	$ 1,637,184,638	85.3	14.7
2008	$ 1,466,783,487	$ 191,497,302	$ 54,237,400	$ 37,901,380	$ 1,750,419,569	83.8	16.2
2009	$ 1,372,474,315	$ 198,205,068	$ 53,933,700	$ 44,584,640	$ 1,669,197,723	82.2	17.8
2010	$ 1,268,424,640	$ 196,849,217	$ 59,579,100	$ 50,591,580	$ 1,575,444,537	80.5	19.5
2011	$ 1,293,728,667	$ 192,903,411	$ 57,095,800	$ 46,150,348	$ 1,589,878,226	81.4	18.6
2012	$ 1,296,726,278	$ 177,190,183	$ 58,113,600	$ 46,347,793	$ 1,578,377,854	82.2	17.8
2013	$ 1,298,546,821	$ 169,439,889	$ 57,347,800	$ 44,049,599	$ 1,569,384,109	82.7	17.3
2014	$ 1,339,427,196	$ 177,093,210	$ 57,348,600	$ 46,806,572	$ 1,620,675,578	82.6	17.4
2015	$ 1,415,175,272	$ 181,829,713	$ 57,600,100	$ 47,042,134	$ 1,701,647,219	83.2	16.8
2016	$ 1,483,941,972	$ 187,537,809	$ 60,162,200	$ 47,930,565	$ 1,779,572,546	83.4	16.6
Ave	***$ 1,176,125,744***	***$ 162,514,929***	***$ 49,403,872***	***$ 34,636,356***	***$ 1,422,680,902***	***82.4***	***17.6***

12/4/2015

TOWN OF MIDDLETON

MEDIAN TAX BILL HISTORICALLY

Fiscal Year	Median Value	Tax Rate	Median Tax Bill
2002	$ 290,700	$ 12.13	$ 3,526.19
2003	$ 351,100	$ 11.06	$ 3,883.17
2004	$ 386,100	$ 10.58	$ 4,084.94
2005	$ 424,950	$ 10.19	$ 4,330.24
2006	$ 454,100	$ 9.77	$ 4,436.56
2007	$ 479,800	$ 9.81	$ 4,706.84
2008	$ 503,000	$ 9.69	$ 4,874.07
2009	$ 463,250	$ 10.99	$ 5,091.12
2010	$ 432,200	$ 11.84	$ 5,117.25
2011	$ 433,400	$ 12.17	$ 5,274.48
2012	$ 419,050	$ 12.81	$ 5,368.03
2013	$ 422,100	$ 13.59	$ 5,736.34
2014	$ 430,200	$ 13.90	$ 5,979.78
2015	$ 453,600	$ 13.78	$ 6,250.61
2016	$ 479,700	*$ 13.89*	$ 6,663.03
average	***$ 446,877***		***$ 5,196.85***

12/4/2015

TOWN OF MIDDLETON

AVERAGE SINGLE FAMILY TAX BILL HISTORICALLY

FY	Total Assessed Value	Parcels	Average Value	% change	Tax Rate	Average Tax Bill	% change	Tax dollar change	Tax Rate Change %
1990	$ 223,188,500	1,218	$ 183,242	0.49%	$ 9.18	$ 1,682.16	7.26%	$ 113.89	6.74%
1991	$ 230,427,075	1,238	$ 186,128	1.58%	$ 9.42	$ 1,753.33	4.23%	$ 71.17	2.61%
1992	$ 216,243,490	1,256	$ 172,168	-7.50%	$ 10.85	$ 1,868.03	6.54%	$ 114.70	15.18%
1993	$ 216,669,960	1,279	$ 169,406	-1.60%	$ 11.16	$ 1,890.57	1.21%	$ 22.54	2.86%
1994	$ 230,494,960	1,338	$ 172,268	1.69%	$ 11.70	$ 2,015.54	6.61%	$ 124.97	4.84%
1995	$ 246,056,570	1,410	$ 174,508	1.30%	$ 12.00	$ 2,094.10	3.90%	$ 78.56	2.56%
1996	$ 275,104,630	1,472	$ 186,892	7.10%	$ 12.90	$ 2,410.90	15.13%	$ 316.80	7.50%
1997	$ 281,264,120	1,523	$ 184,678	-1.18%	$ 13.98	$ 2,581.79	7.09%	$ 170.89	8.37%
1998	$ 303,952,070	1,592	$ 190,925	3.38%	$ 15.18	$ 2,898.24	12.26%	$ 316.44	8.58%
1999	$ 353,609,170	1,625	$ 217,606	13.97%	$ 14.48	$ 3,150.93	8.72%	$ 252.69	-4.61%
2000	$ 372,723,195	1,662	$ 224,262	3.06%	$ 15.14	$ 3,395.32	7.76%	$ 244.39	4.56%
2001	$ 474,416,800	1,700	$ 279,069	24.44%	$ 13.10	$ 3,655.80	7.67%	$ 260.48	-13.47%
2002	$ 565,527,100	1,728	$ 327,273	17.27%	$ 12.13	$ 3,969.82	8.59%	$ 314.02	-7.40%
2003	$ 694,426,400	1,768	$ 392,775	20.01%	$ 11.06	$ 4,344.09	9.43%	$ 374.28	-8.82%
2004	$ 773,648,300	1,809	$ 427,666	8.88%	$ 10.58	$ 4,524.71	4.16%	$ 180.62	-4.34%
2005	$ 849,153,100	1,843	$ 460,745	7.73%	$ 10.19	$ 4,694.99	3.76%	$ 170.28	-3.69%
2006	$ 938,938,300	1,870	$ 502,106	8.98%	$ 9.77	$ 4,905.58	4.49%	$ 210.58	-4.12%
2007	$ 1,007,340,800	1,908	$ 527,956	5.15%	$ 9.81	$ 5,179.25	5.58%	$ 273.68	0.41%
2008	$ 1,062,068,700	1,921	$ 552,873	4.72%	$ 9.69	$ 5,357.34	3.44%	$ 178.09	-1.22%
2009	$ 991,316,600	1,934	$ 512,573	-7.29%	$ 10.99	$ 5,633.18	5.15%	$ 275.84	13.42%
2010	$ 932,230,800	1 946	$ 479,050	-6.54%	$ 11.84	$ 5,671.95	0.69%	$ 38.77	7.73%
2011	$ 952,586,500	1,949	$ 488,757	2.03%	$ 12.17	$ 5,948.17	4.87%	$ 276.22	2.79%
2012	$ 944,580,300	1,962	$ 481,437	-1.50%	$ 12.81	$ 6,167.21	3.68%	$ 219.05	5.26%
2013	$ 939,391,200	1,973	$ 476,123	-1.10%	$ 13.59	$ 6,470.52	4.92%	$ 303.30	6.09%
2014	$ 966,055,500	1 994	$ 484 481	1.76%	$ 13.90	$ 6,734.29	4.08%	$ 263.77	2.28%
2015	$ 1,017,513,500	2,011	$ 505,974	4.44%	$ 13.78	$ 6,972.32	3.53%	$ 238.03	-0.86%
2016	$ 1,075,006,100	2,040	$ 526,964	4.15%	*$ 13.89*	$ 7,319.53	4.98%	$ 347.21	0.80%
ave	***$ 585,457,026***	***$ 1,668***	***$ 336,692***	***7.62%***	***$ 11.96***	***$ 3,890.91***	***6.15%***	***$ 206.12***	***0.392%***

12/4/2015

TOWN OF MIDDLETON
ANNUAL GROWTH COMPARISON

FISCAL YEAR	GROWTH IN VALUE	RES %	CIP %	RES. GROWTH DOLLARS	C.I.P. GROWTH DOLLARS	GROWTH IN TAX DOLLARS	% FROM PREV. YR
2000	$ 19,007,843	88.53%	11.47%	$ 243,677.71	$ 31,555.86	$ 275,234	
2001	$ 16,712,583	94.75%	5.25%	$ 239,737.55	$ 13,290.95	$ 253,029	-8.1%
2002	$ 43,080,111	80.54%	19.46%	$ 454,512.39	$ 109,837.07	$ 564,349	123.0%
2003	$ 32,539,120	88.22%	11.78%	$ 348,209.85	$ 46,489.68	$ 394,700	-30.1%
2004	$ 63,586,770	84.44%	15.56%	$ 593,867.81	$ 109,401.87	$ 703,270	78.2%
2005	$ 70,637,983	64.71%	35.29%	$ 483,595.56	$ 263,754.30	$ 747,350	6.3%
2006	$ 69,663,680	94.50%	5.50%	$ 670,846.42	$ 39,026.48	$ 709,873	-5.0%
2007	$ 84,770,650	87.97%	12.03%	$ 728,549.88	$ 99,659.37	$ 828,209	16.7%
2008	$ 70,041,297	63.19%	36.81%	$ 434,198.45	$ 252,906.68	$ 687,105	-17.0%
2009	$ 33,724,530	54.38%	45.62%	$ 177,696.62	$ 149,094.08	$ 326,791	-52.4%
2010	$ 20,427,997	55.84%	44.16%	$ 125,351.91	$ 99,151.78	$ 224,504	-31.3%
2011	$ 30,206,572	80.27%	19.73%	$ 287,067.04	$ 70,578.77	$ 357,646	59.3%
2012	$ 26,403,375	66.55%	33.45%	$ 213,834.38	$ 107,494.69	$ 321,329	-10.2%
2013	$ 24,079,969	93.36%	6.64%	$ 287,989.44	$ 20,474.97	$ 308,464	-4.0%
2014	$ 39,604,506	84.43%	15.57%	$ 454,401.08	$ 83,824.15	$ 538,225	74.5%
2015	$ 38,652,728	84.53%	15.47%	$ 454,152.78	$ 83,120.14	$ 537,273	-0.2%
2016	$ 37,722,469	63.09%	36.91%	$ 327,930.71	$ 191,884.92	$ 519,816	-3.2%
AVERAGE	***$ 42,403,658***	***78.19%***	***21.81%***	***$ 383,859.97***	***$ 104,208.57***	***$ 488,069***	***12%***

12/4/2015

	FISCAL YR 2013 GROWTH VALUATION	PRIOR YR TAX RATE $ 12.81 2013 TAX LEVY GROWTH	% OF GROWTH	FISCAL YR 2014 GROWTH VALUATION	PRIOR YR TAX RATE $ 13.59 2014 TAX LEVY GROWTH	% OF GROWTH	FISCAL YR 2015 GROWTH VALUATION	PRIOR YR TAX RATE $ 13.90 2015 TAX LEVY GROWTH	% OF GROWTH
RESIDENTIAL:									
Single Family (101)	11,095,200	$ 142,130	46%	15,252,330	$ 207,279	39%	13,426,162	$ 186,624	35%
Condominium (102)	9,987,611	$ 127,941	41%	12,082,600	$ 164,203	31%	8,286,800	$ 115,187	21%
Two & Three Family (104 & 105)	621,600	$ 7,963	2.58%	693,200	$ 9,421	1.75%	0	$ -	0.00%
Multi - Family (111 - 125)	0	$ -	0%	0	$ -	0%	0	$ -	0%
Vacant Land (130 - 132 & 106)	777,200	$ 9,956	3%	5,347,600	$ 72,674	14%	10,959,900	$ 152,343	28%
All Others (103, 109, Res mixed use)	0	$ -	0%	60,700	$ 825	0%	0	$ -	0%
TOTAL RESIDENTIAL	22,481,611	$ 287,989	93%	33,436,430	$ 454,401	84%	32,672,862	$ 454,153	85%
OPEN SPACE	0	$ -	0%	0	$ -	0%	0	$ -	0%
Commercial	237,600	$ 3,044	1%		$ -	0%	1,887,100	$ 26,231	5%
Chapter 61, 61A, 61B	0	$ -	0%	127,400	$ 1,731	0%	0	$ -	0%
TOTAL COMMERCIAL	237,600	$ 3,044	1%	127,400	$ 1,731	0%	1,887,100	$ 26,231	5%
INDUSTRIAL	8,500	$ 109	0%	362,400	$ 4,925	1%	471,500	$ 6,554	1%
PERSONAL PROPERTY	1,352,258	$ 17,322	6%	5,678,276	$ 77,168	14%	3,621,266	$ 50,336	9%
TOTAL CIP	1,598,358	$ 20,475	7%	6,168,076	$ 83,824	16%	5,979,866	$ 83,120	15%
TOTAL REAL & PERSONAL	**24,079,969**	**$ 308,464**	100%	**39,604,506**	**$ 538,225**	100%	**38,652,728**	**$ 537,273**	100%

	FISCAL YR 2010 GROWTH VALUATION	PRIOR YR TAX RATE $ 10.99 2010 TAX LEVY GROWTH	% OF GROWTH	FISCAL YR 2011 GROWTH VALUATION	PRIOR YR TAX RATE $ 11.84 2011 TAX LEVY GROWTH	% OF GROWTH	FISCAL YR 2012 GROWTH VALUATION	PRIOR YR TAX RATE $ 12.17 2012 TAX LEVY GROWTH	% OF GROWTH
RESIDENTIAL:									
Single Family (101)	7,080,100	$ 77,810	35%	7,064,891	$ 83,648	23%	6,364,115	$ 77,451	24%
Condominium (102)	1,790,597	$ 19,679	9%	6,830,136	$ 80,869	23%	6,364,100	$ 77,451	24%
Two & Three Family (104 & 105)	571,600	$ 6,282	2.80%	2,284,900	$ 27,053	7.56%	398,400	$ 4,849	1.51%
Multi - Family (111 - 125)	0	$ -	0%	0	$ -	0%	0	$ -	0%
Vacant Land (130 - 132 & 106)	274,300	$ 3,015	1%	8,065,600	$ 95,497	27%	4,404,500	$ 53,603	17%
All Others (103, 109, Res mixed use)	1,689,400	$ 18,567	8%	0	$ -	0%	39,500	$ 481	0%
TOTAL RESIDENTIAL	11,405,997	$ 125,352	56%	24,245,527	$ 287,067	80%	17,570,615	$ 213,834	67%
OPEN SPACE	0	$ -	0%	0	$ -	0%	0	$ -	0%
Commercial	849,800	$ 9,339	4%	674,400	$ 7,985	2%	3,485,900	$ 42,423	13%
Chapter 61, 61A, 61B	0	$ -	0%	137,200	$ 1,624	0%	0	$ -	0%
TOTAL COMMERCIAL	849,800	$ 9,339	4%	811,600	$ 9,609	3%	3,485,900	$ 42,423	13%
INDUSTRIAL	5,577,600	$ 61,298	27%	849,500	$ 10,058	3%	1,522,100	$ 18,524	6%
PERSONAL PROPERTY	2,594,600	$ 28,515	13%	4,299,945	$ 50,911	14%	3,824,760	$ 46,547	14%
TOTAL CIP	9,022,000	$ 99,152	44%	5,961,045	$ 70,579	20%	8,832,760	$ 107,495	33%
TOTAL REAL & PERSONAL	**20,427,997**	**$ 224,504**	100%	**30,206,572**	**$ 357,646**	100%	**26,403,375**	**$ 321,329**	100%

	FISCAL YR 2009 GROWTH VALUATION	PRIOR YR TAX RATE $ 9.69 2009 TAX LEVY GROWTH	% OF GROWTH	FISCAL YR 2008 GROWTH VALUATION	PRIOR YR TAX RATE $ 9.81 2008 TAX LEVY GROWTH	% OF GROWTH	FISCAL YR 2007 GROWTH VALUATION	PRIOR YR TAX RATE $ 9.77 2007 TAX LEVY GROWTH	% OF GROWTH
RESIDENTIAL:									
Single Family (101)	14,745,800	$ 142,887	44%	20,702,200	$ 203,089	30%	30,422,200	$ 297,225	36%
Condominium (102)	2,295,144	$ 22,240	7%	17,462,200	$ 171,304	25%	39,158,300	$ 382,577	46%
Two & Three Family (104 & 105)	279,400	$ 2,707	0.83%	16,900	$ 166	0.02%	496,600	$ 4,852	0.59%
Multi - Family (111 - 125)	0	$ -	0%	0	$ -	0%	0	$ -	0%
Vacant Land (130 - 132 & 106)	832,200	$ 8,064	2%	5,556,200	$ 54,506	8%	3,901,600	$ 38,119	5%
All Others (103, 109, Res mixed use)	185,600	$ 1,798	1%	523,300	$ 5,134	1%	591,400	$ 5,778	1%
TOTAL RESIDENTIAL	18,338,144	$ 177,697	54%	44,260,800	$ 434,198	63%	74,570,100	$ 728,550	88%
OPEN SPACE	0	$ -	0%	0	$ -	0%	0	$ -	0%
Commercial	10,870,907	$ 105,339	32%	16,761,000	$ 164,425	24%	2,469,300	$ 24,125	3%
Chapter 61, 61A, 61B	0	$ -	0%	0	$ -	0%	16,100	$ 157	0%
TOTAL COMMERCIAL	10,870,907	$ 105,339	32%	16,761,000	$ 164,425	24%	2,485,400	$ 24,282	3%
INDUSTRIAL	0	$ -	0%	4,245,500	$ 41,648	6%	5,726,200	$ 55,945	7%
PERSONAL PROPERTY	4,515,479	$ 43,755	13%	4,773,997	$ 46,833	7%	1,988,950	$ 19,432	2%
TOTAL CIP	15,386,386	$ 149,094	46%	25,780,497	$ 252,907	37%	10,200,550	$ 99,659	12%
TOTAL REAL & PERSONAL	**33,724,530**	**$ 326,791**	100%	**70,041,297**	**$ 687,105**	100%	**84,770,650**	**$ 828,209**	100%

	FISCAL YR 2006 GROWTH VALUATION	PRIOR YR TAX RATE $ 10.19 2006 TAX LEVY GROWTH	% OF GROWTH	FISCAL YR 2005 GROWTH VALUATION	PRIOR YR TAX RATE $ 10.58 2005 TAX LEVY GROWTH	% OF GROWTH	FISCAL YR 2004 GROWTH VALUATION	PRIOR YR TAX RATE $ 11.06 2004 TAX LEVY GROWTH	% OF GROWTH
RESIDENTIAL:									
Single Family (101)	24,619,300	$ 250,871	35%	17,860,900	$ 188,968	25%	21,585,800	$ 238,739	34%
Condominium (102)	26,786,300	$ 272,952	38%	8,097,300	$ 85,669	11%	10,896,200	$ 120,512	17%
Two & Three Family (104 & 105)	1,633,100	$ 16,641	2.34%	677,300	$ 7,166	0.96%	284,700	$ 3,149	0.45%
Multi - Family (111 - 125)	0	$ -	0%	12,152,600	$ 128,575	17%	15,377,100	$ 170,071	24%
Vacant Land (130 - 132 & 106)	12,127,300	$ 123,577	17%	6,908,865	$ 73,096	10%	5,548,100	$ 61,362	9%
All Others (103, 109, Res mixed use)	667,800	$ 6,805	1%	11,500	$ 122	0%	3,200	$ 35	0%
TOTAL RESIDENTIAL	65,833,800	$ 670,846	95%	45,708,465	$ 483,596	65%	53,695,100	$ 593,868	84%
OPEN SPACE	0	$ -	0%	0	$ -	0%	0	$ -	0%
Commercial	1,183,500	$ 12,060	2%	2,556,518	$ 27,048	4%	5,068,500	$ 56,058	8%
Chapter 61, 61A, 61B	0	$ -	0%	200,000	$ 2,116	0%	0	$ -	0%
TOTAL COMMERCIAL	1,183,500	$ 12,060	2%	2,756,518	$ 29,164	4%	5,068,500	$ 56,058	8%
INDUSTRIAL	1,234,100	$ 12,575	2%	643,100	$ 6,804	1%	75,700	$ 837	0%
PERSONAL PROPERTY	1,412,280	$ 14,391	2%	21,529,900	$ 227,786	30%	4,747,470	$ 52,507	7%
TOTAL CIP	3,829,880	$ 39,026	5%	24,929,518	$ 263,754	35%	9,891,670	$ 109,402	16%
TOTAL REAL & PERSONAL	**69,663,680**	**$ 709,873**	100%	**70,637,983**	**$ 747,350**	100%	**63,586,770**	**$ 703,270**	100%

	FISCAL YR 2003 GROWTH VALUATION	PRIOR YR TAX RATE $ 12.13 2003 TAX LEVY GROWTH	% OF GROWTH	FISCAL YR 2002 GROWTH VALUATION	PRIOR YR TAX RATE $ 13.10 2002 TAX LEVY GROWTH	% OF GROWTH	FISCAL YR 2001 GROWTH VALUATION	PRIOR YR TAX RATE $ 15.14 2001 TAX LEVY GROWTH	% OF GROWTH
RESIDENTIAL:									
Single Family (101)	18,879,800	$ 229,012	58%	17,401,530	$ 227,960.04	40%	14,940,749	$ 226,202.94	89%
Condominium (102)	738,400	$ 8,957	2%	2,972,567	$ 38,940.63	7%	104	$ 1.57	0%
Two & Three Family (104 & 105)	302,000	$ 3,663	0.93%	66,547	$ 871.77	0.15%	47,540	$ 719.76	0.28%
Multi - Family (111 - 125)	0	$ -	0%	423,710	$ 5,550.60	1%	24,550	$ 371.69	0%
Vacant Land (130 - 132 & 106)	8,715,700	$ 105,721	27%	4,922,700	$ 64,487.37	11%	801,300	$ 12,131.68	5%
All Others (103, 109, Res mixed use)	70,600	$ 856	0%	8,908,548	$ 116,701.98	21%	20,470	$ 309.92	0%
TOTAL RESIDENTIAL	28,706,500	$ 348,210	88%	34,695,602	$ 454,512.39	81%	15,834,713	$ 239,737.55	95%
OPEN SPACE	0	$ -	0%	0	$ -	0%	0	$ -	0%
Commercial	3,174,100	$ 38,502	10%	2,165,625	$ 28,369.69	5%	576,320	$ 8,725.48	3%
Chapter 61, 61A, 61B	0	$ -	0%	-8,376	$ (109.73)	0%	0	$ -	0%
TOTAL COMMERCIAL	3,174,100	$ 38,502	10%	2,157,249	$ 28,259.96	5%	576,320	$ 8,725.48	3%
INDUSTRIAL	0	$ -	0%	493,500	$ 6,464.85	1%	23,300	$ 352.76	0%
PERSONAL PROPERTY	658,520	$ 7,988	2%	5,733,760	$ 75,112.26	13%	278,250	$ 4,212.71	2%
TOTAL CIP	3,832,620	$ 46,490	12%	8,384,509	$ 109,837.07	19%	877,870	$ 13,290.95	5%
TOTAL REAL & PERSONAL	**32,539,120**	**$ 394,700**	100%	**43,080,111**	**$ 564,349**	100%	**16,712,583**	**$ 253,029**	100%

	FISCAL YR 2000 GROWTH VALUATION	PRIOR YR TAX RATE $ 14.48 2000 TAX LEVY GROWTH	% OF GROWTH
RESIDENTIAL:			
Single Family (101)	14,713,175	$ 213,046.77	77%
Condominium (102)	677,241	$ 9,806.45	4%
Two & Three Family (104 & 105)	0	$ -	0.00%
Multi - Family (111 - 125)	0	$ -	0%
Vacant Land (130 - 132 & 106)	1,438,155	$ 20,824.48	8%
All Others (103, 109, Res mixed use)	0	$ -	0%
TOTAL RESIDENTIAL	16,828,571	$ 243,677.71	89%
OPEN SPACE	0	$ -	0%
Commercial	512,775	$ 7,424.98	3%
Chapter 61, 61A, 61B	60,189	$ 871.54	0%
TOTAL COMMERCIAL	572,964	$ 8,296.52	3%
INDUSTRIAL	282,193	$ 4,086.15	1%
PERSONAL PROPERTY	1,324,115	$ 19,173.19	7%
TOTAL CIP	2,179,272	$ 31,555.86	11%
TOTAL REAL & PERSONAL	**19,007,843**	**$ 275,234**	100%

TOWN OF MIDDLETON
AVERAGE CONDOMINIUM TAX BILL HISTORICALLY

FY	Total Assessed Value	Parcels	Average Value	Value % change	Tax Rate	Condominium Tax Bill	Tax Dollar Change	% bill change
2000	$ 80,797,080	390	$ 207,172		$ 15.14	$ 3,136.58		
2001	$ 99,945,400	391	$ 255,615	23.38%	$ 13.10	$ 3,348.55	$ 211.97	7%
2002	$ 129,073,900	405	$ 318,701	24.68%	$ 12.13	$ 3,865.84	$ 517.29	15%
2003	$ 135,206,300	405	$ 333,843	4.75%	$ 11.06	$ 3,692.30	$ (173.54)	-4%
2004	$ 156,870,800	441	$ 355,716	6.55%	$ 10.58	$ 3,763.48	$ 71.18	2%
2005	$ 172,028,400	461	$ 373,164	4.90%	$ 10.19	$ 3,802.54	$ 39.06	1%
2006	$ 210,937,200	498	$ 423,569	13.51%	$ 9.77	$ 4,138.27	$ 335.73	9%
2007	$ 266,538,400	615	$ 433,396	2.32%	$ 9.81	$ 4,251.61	$ 113.35	3%
2008	$ 279,522,300	723	$ 386,615	-10.79%	$ 9.69	$ 3,746.29	$ (505.32)	-12%
2009	$ 265,055,044	729	$ 363,587	-5.96%	$ 10.99	$ 3,995.82	$ 249.53	7%
2010	$ 232,015,241	737	$ 314,810	-13.42%	$ 11.84	$ 3,727.35	$ (268.47)	-7%
2011	$ 238,042,684	757	$ 314,455	-0.11%	$ 12.17	$ 3,826.92	$ 99.57	3%
2012	$ 252,582,516	773	$ 326,756	3.91%	$ 12.81	$ 4,185.75	$ 358.83	9%
2013	$ 260,502,427	795	$ 327,676	0.28%	$ 13.59	$ 4,453.12	$ 267.37	6%
2014	$ 270,968,527	822	$ 329,645	0.60%	$ 13.90	$ 4,582.07	$ 128.95	3%
2015	$ 291,257,466	839	$ 347,148	5.31%	$ 13.78	$ 4,783.70	$ 201.63	4%
2016	$ 305,591,746	841	$ 363,367	4.67%	*$ 13.89*	$ 5,047.17	$ 263.46	6%
Average	***$ 214,525,614***	***625***	***$ 339,719.7***	***3.99%***	***$ 11.91***	***$ 3,956.26***	***$ 109.81***	***3%***

12/4/2015

TOWN OF MIDDLETON

SINGLE FAMILY RANGE OF VALUES HISTORICALLY

Single Family		FY11		FY12		FY13		FY14		FY15		FY16	
Range		Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
$ -	$ 99,999	1	0.05%	1	0.05%	1	0.05%	2	0.10%	2	0.10%	2	0.10%
$ 100,000	$ 199,999	2	0.10%	5	0.25%	5	0.25%	6	0.30%	8	0.40%	1	0.05%
$ 200,000	$ 299,999	220	11.29%	301	15.34%	312	15.82%	233	11.69%	216	10.74%	123	6.03%
$ 300,000	$ 399,999	609	31.25%	583	29.71%	591	29.97%	633	31.75%	527	26.21%	493	24.17%
$ 400,000	$ 499,999	325	16.68%	306	15.60%	285	14.45%	327	16.40%	388	19.29%	468	22.94%
$ 500,000	$ 599,999	269	13.80%	246	12.54%	304	15.42%	313	15.70%	290	14.42%	301	14.75%
$ 600,000	$ 699,999	281	14.42%	248	12.64%	225	11.41%	237	11.89%	295	14.67%	331	16.23%
$ 700,000	$ 799,999	150	7.70%	163	8.31%	156	7.91%	132	6.62%	154	7.66%	159	7.79%
$ 800,000	$ 899,999	40	2.05%	56	2.85%	48	2.43%	46	2.31%	52	2.59%	80	3.92%
$ 900,000	$ 999,999	18	0.92%	22	1.12%	18	0.91%	19	0.95%	26	1.29%	34	1.67%
$ 1,000,000	$ 1,099,999	17	0.87%	14	0.71%	12	0.61%	20	1.00%	15	0.75%	18	0.88%
$ 1,100,000	$ 1,199,999	6	0.31%	6	0.31%	4	0.20%	5	0.25%	15	0.75%	7	0.34%
$ 1,200,000	$ 1,299,999	4	0.21%	4	0.20%	4	0.20%	10	0.50%	3	0.15%	6	0.29%
$ 1,300,000	$ 1,399,999	2	0.10%	3	0.15%	3	0.15%	1	0.05%	8	0.40%	4	0.20%
$ 1,400,000	$ 1,499,999	2	0.10%	1	0.05%	1	0.05%	4	0.20%	2	0.10%	4	0.20%
$ 1,500,000	$ 1,599,999	0	0.00%	0	0.00%	0	0.00%	2	0.10%	4	0.20%	3	0.15%
$ 1,600,000	$ 1,999,999	2	0.10%	2	0.10%	2	0.10%	3	0.15%	3	0.15%	5	0.25%
$ 2,000,000	$ 2,999,999	1	0.05%	1	0.05%	1	0.05%	1	0.05%	3	0.15%	1	0.05%
$ 3,000,000		0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
		1949	100.00%	1962	100.00%	1972	100.00%	1994	100.00%	2011	100.00%	2040	100.00%

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TOWN OF MIDDLETON

CONDOMINIUM RANGE OF VALUES HISTORICALLY

Condominium		FY07		FY08		FY11		FY12		FY13		FY14		FY15		FY16	
Range		Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
$ -	$ 99,999	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
$ 100,000	$ 199,999	1	0.16%	3	0.41%	48	6.34%	57	7.37%	60	7.55%	63	7.66%	49	5.84%	42	4.99%
$ 200,000	$ 299,999	104	17.02%	228	31.54%	370	48.88%	333	43.08%	331	41.64%	348	42.34%	347	41.36%	285	33.89%
$ 300,000	$ 399,999	197	32.24%	177	24.48%	171	22.59%	203	26.26%	213	26.79%	186	22.63%	172	20.50%	228	27.11%
$ 400,000	$ 499,999	182	29.79%	182	25.17%	109	14.40%	103	13.32%	114	14.34%	142	17.27%	158	18.83%	160	19.02%
$ 500,000	$ 599,999	71	11.62%	71	9.82%	52	6.87%	62	8.02%	62	7.80%	65	7.91%	86	10.25%	90	10.70%
$ 600,000	$ 699,999	54	8.84%	59	8.16%	6	0.79%	7	0.91%	7	0.88%	14	1.70%	23	2.74%	26	3.09%
$ 700,000	$ 799,999	1	0.16%	3	0.41%	1	0.13%	7	0.91%	7	0.88%	4	0.49%	4	0.48%	10	1.19%
$ 800,000	$ 899,999	1	0.16%	0	0.00%	0	0.00%	1	0.13%	1	0.13%	0	0.00%	0	0.00%	0	0.00%
$ 900,000	$ 999,999	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
		611	100.00%	723	100.00%	757	100.00%	773	100.00%	795	100.00%	822	100.00%	839	100.00%	841	100.00%

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