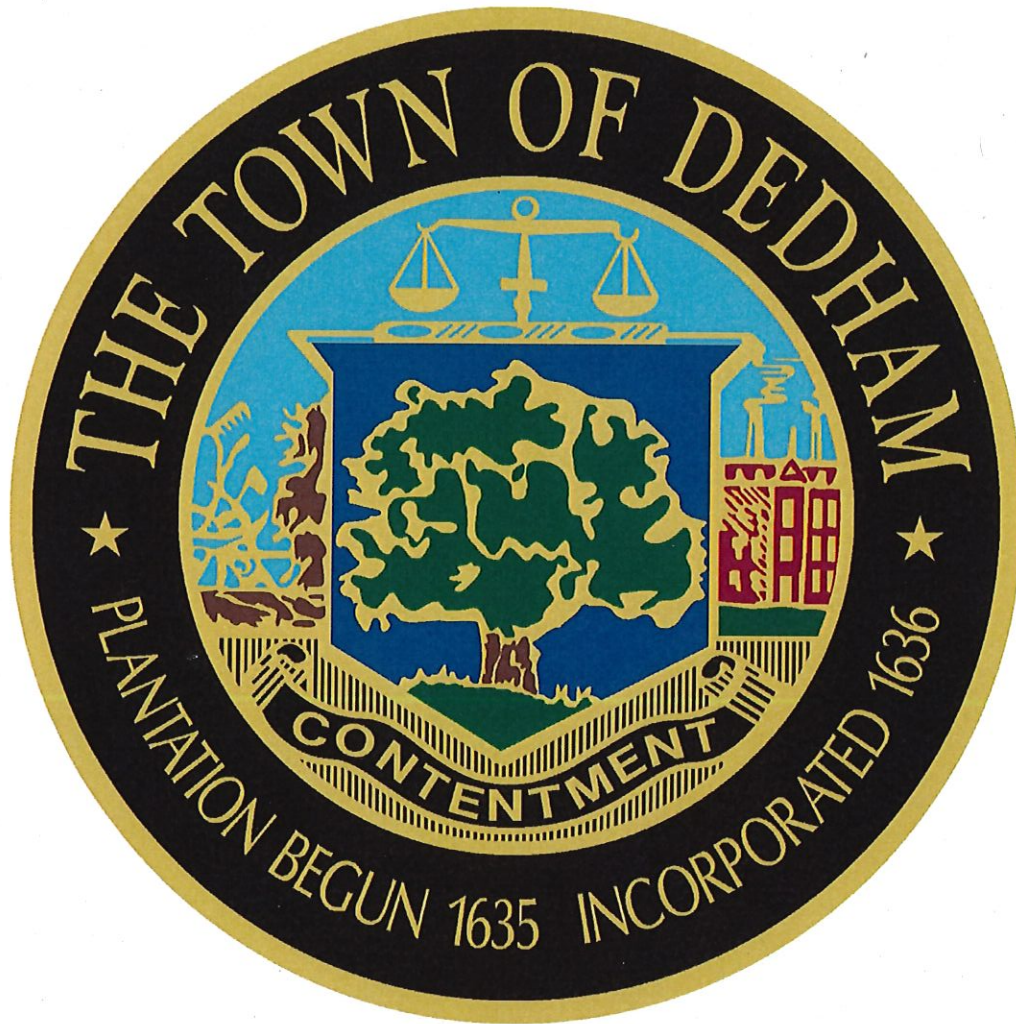


**FISCAL YEAR 2019
CLASSIFICATION HEARING**



NOVEMBER 29, 2018

DEDHAM TOWN HALL

BY THE BOARD OF SELECTMEN

ALL FIGURES USED IN THIS BOOKLET ARE
SUBJECT TO APPROVAL BY THE
DEPARTMENT OF REVENUE.

ALL TAX RATES USED ARE ONLY AN
ESTIMATE UNTIL APPROVED BY THE
DEPARTMENT OF REVENUE.

TOWN OF DEDHAM

COMMONWEALTH OF MASSACHUSETTS
RICHARD L. HENDERSON, MAA
DIRECTOR OF ASSESSMENT



BOARD OF ASSESSORS

RICHARD J. SCHOENFELD
CHRISTOPHER J. POLITO
CHERYL DEVER SULLIVAN

P.O. BOX 306 Dedham, MA 02026
(781) 751-9130 FAX (781) 751-9139
www.town.dedham-ma.gov

November 29, 2018

To: Dedham Board of Selectmen
From: Dedham Board of Assessors
Re: FY19 Classification Hearing

Annually, the Board of Assessors meets with the Board of Selectmen for the purpose of classifying all real and personal property within the limits of the Town of Dedham.

Classification allows the Board of Selectmen to shift taxes by up to 175% on the commercial, industrial and personal property values. (AKA: CIP Values)

If the Board of Selectmen votes to discontinue classification, the FY2019 tax rate would be \$16.96 per thousand dollars of value for all classes of property.

The residential share of 60.135% is the factor, used when classification was first voted, and cannot go below this factor. As indicated 67.8588% is the lowest factor we can use for FY2019, which translates into a shift of 175%.

We have supplied a variety of information to help in your making a decision.

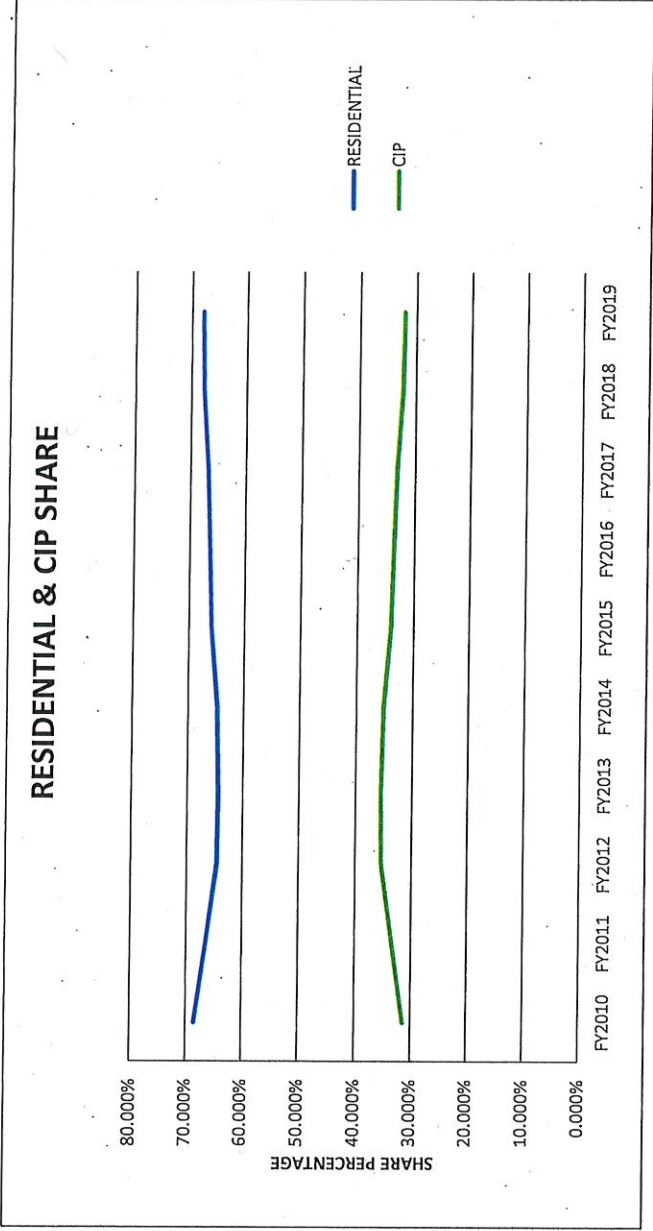
The following two questions have to be voted on by the Board of Selectmen:

1. Does the Board of Selectmen want to continue classification for the Town of Dedham?
2. What shift, if classification continues, does the Board of Selectmen wish to use?

The Board of Assessors will make recommendations at the classification hearing.

CLASSIFICATION SHIFTS

	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	175 FY2019	174 FY2019	173 FY2019	172 FY2019	171 FY2019	170 FY2019
RESIDENTIAL FACTOR	80.9%	79.8%	81.5%	80.4%	81.1%	81.8%	82.1%	82.4%	83.0%	83.1%	83.4%	83.6%	83.8%	84.0%	84.3%
RESIDENTIAL SHARE	68.566%	66.526%	64.576%	64.409%	64.706%	65.848%	66.276%	66.702%	67.624%	67.859%	68.043%	68.226%	68.410%	68.594%	68.777%
CIP SHARE	31.434%	33.474%	35.424%	35.591%	34.152%	33.724%	33.298%	32.376%	32.141%	31.957%	31.774%	31.590%	31.406%	31.223%	

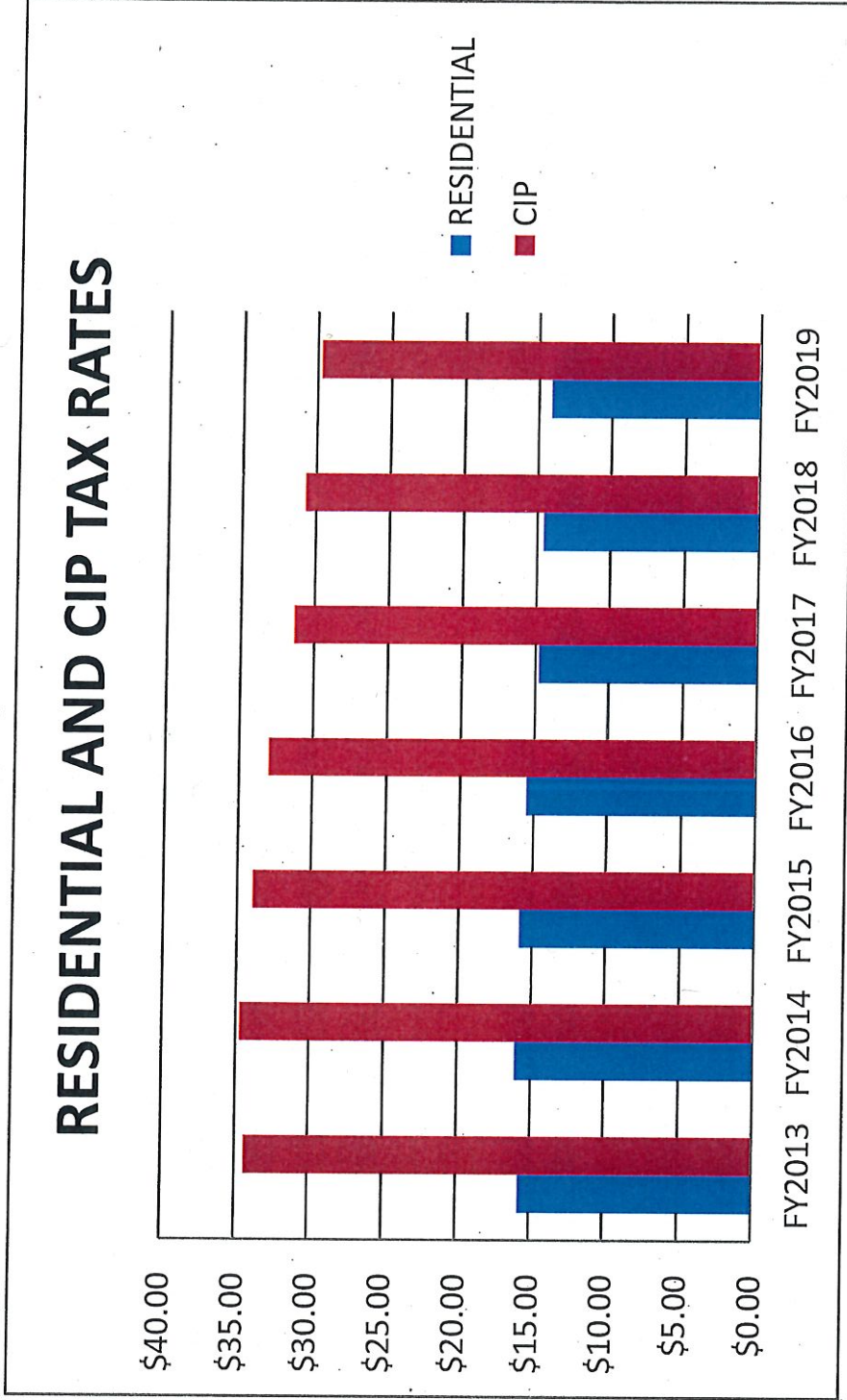


SEVEN YEAR TAX RATE COMPARISON

	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
RESIDENTIAL	\$15.79	\$16.08	\$15.87	\$15.49	\$14.76	\$14.55	\$14.10
CIP	\$34.37	\$34.72	\$33.95	\$33.02	\$31.36	\$30.68	\$29.68

RESIDENTIAL

CIP



THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF REVENUE
FISCAL 2019 TAX LEVY LIMITATION FOR
DEDHAM
FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY2018 LEVY LIMIT

A. FY2017 Levy Limit	86,097,851	
A1. ADD Amended FY2017 Growth	0	
B. ADD (IA + IA1) X 2.5%	2,152,446	
C. ADD FY2018 New Growth	1,190,711	
C1. ADD FY2018 New Growth Adjustment	0	
D. ADD FY2018 Override	0	
E. FY2018 Subtotal	89,441,008	
F. FY2018 Levy Ceiling	120,531,990	
		I. \$ 89,441,008 FY2018 Levy Limit

II. TO CALCULATE THE FY2019 LEVY LIMIT

A. FY2018 Levy Limit from I.	89,441,008	
A1. ADD Amended FY2018 Growth	0	
B. ADD (IIA + IIA1) X 2.5%	2,236,025	
C. ADD FY2019 New Growth	1,323,230	
C1. ADD FY2019 New Growth Adjustment		
D. ADD FY2019 Override		
E. FY2019 Subtotal	93,000,263	
F. FY2017 Levy Ceiling	127,188,241	
		II. \$ 93,000,263 FY2017 Levy Limit

**III. TO CALCULATE THE FY2019
MAXIMUM ALLOWABLE LEVY**

A. FY2019 Levy Limit from II.	93,000,263
B. FY2019 Debt Exclusion(s)	2,720,355
C. FY2019 Capital Expenditure Exclusion(s)	
D. FY2019 Stabilization Fund Override	
E. FY2019 Other Adjustment	
F. FY2019 Water / Sewer	
G. FY2019 Maximum Allowable Levy	\$ 95,720,618

ASSESSMENT/CLASSIFICATION REPORT as of January 1, 2018
Fiscal Year 2019

Property Type	Parcel Count	Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	6,613	3,305,847,600				
102	616	208,070,500				
MISC 103,109	29	43,722,400				
104	513	258,039,000				
105	49	25,663,600				
111-125	53	232,179,600				
130-32,106	304	33,147,800				
200-231	0		0			
300-393	294			717,279,000		
400-442	57				40,917,800	
450-452	0					0
CH 61 LAND	3	0	0	3,200		
CH 61A LAND	1	0	0	500		
CH 61B LAND	2	0	0	1,572,300		
012-043	78	46,464,515	0	27,926,895	1,286,390	
501	309					15,803,810
502	427					31,180,220
503	0					0
504	2					60,434,390
505	10					21,882,000
506	1					12,662,800
508	4					3,445,320
550-552	0					0
TOTALS	9,365	4,153,135,015	0	746,781,895	42,204,190	145,408,540
Real and Personal Property Total Value						5,087,529,640
Exempt Parcel Count & Value					595	794,362,800

For CH 61, 61A and 61B Land: enter the mixed use parcel count in the left-hand box, and enter the 100% Chapter land parcel count in the right-hand box.

Signatures

Board of Assessors

Richard Henderson, Director of Assessing , Dedham , rhenderson@dedham-ma.gov 781-751-9130 | 10/19/2018 11:09 AM

Comments

No comments to display.

NOTE : The information was Approved on 10/23/2018

CALCULATION OF THE LOWEST POSSIBLE RESIDENTIAL FACTOR
CHAPTER 200 - Fiscal Year 2019

- | | |
|---|-----------------|
| 1. Last year's chosen residential percentage* (Residential only, not R & O). | <u>67.6236%</u> |
| 2. This year's MRF using a 150% shift to CIP (from LA-7). | <u>88.7507%</u> |
| 3. Minimum residential share (R) in current year using 150% Shift to CIP. | <u>72.4504%</u> |

If #1 is greater than #3, **STOP!** You may shift only up to 150% to CIP and #2 remains MRF.

If #3 is greater than #1, go on.

- | | |
|--|-----------------|
| 4. Calculate a residential factor using a 175% shift to CIP. | <u>83.1261%</u> |
| 5. Multiply this new residential factor by this year's FFCV residential percentage (R). | <u>67.8588%</u> |
| 6. What is the lowest historical residential percentage since the first certification (R). | <u>60.1350%</u> |

If #5 is greater than #6, **STOP!** You may shift up to 175% to the CIP and #4 is the Lowest Residential Factor.

If #6 is greater than #5, go on.

7. Take the lowest historical residential percentage, #6 _____, divide it by the current residential percentage at FFCV _____; the result is _____ the lowest residential factor allowable (it may not be less than 50%).
8. Multiply that factor by FFCV of the open space, add the new R% and O% shares, take 100% minus (R + O)% total to equal the new maximum CIP percentage share _____
9. Divide this new maximum CIP share by FFCV of CIP share _____ to determine the percentage of shift, _____ (this may not be more than 175%).

* Residential share in the year before first certification may be used if assessors document it was lower.

DEDHAM

FY2019

LA4 VALUES

FFCV PERCENTS

Residential	4,153,135,015
Open Space	0
Commercial	746,781,895
Industrial	42,204,190
Pers Prop	145,408,540
Total	5,087,529,640

Res %	81.6336%
O S %	0.0000%
Com %	14.6787%
Ind %	0.8296%
P P %	2.8581%
Total %	100.0000%

MRF	88.7507%
175% Shift Ch 200	82.9745%
Historic Low %	60.1350%
Prior Res %	66.2757%
Lowest RF	82.9745%

INPUT OPTIONS

OPEN SPACE DISCOUNT

Estimated Levy	86,292,036
----------------	------------

Resid Factor Selected	0.831261
-----------------------	----------

Selected O S Discount %	
-------------------------	--

CIP Shift	1.75
-----------	------

O S Factor	
------------	--

SHIFT PERCENTS

Single TR	16.96
-----------	-------

Res %	67.8589%
O S %	0.0000%
Com %	25.6877%
Ind %	1.4517%
P P %	5.0017%
Total %	100.0000%

Res TR	14.10
OS TR	
Com TR	29.68
Ind TR	29.68
PP TR	29.68

CONTINUE BELOW - PAGE DOWN



RESIDENTIAL EXEMPTION

Total Res Value	4,153,135,015
-----------------	---------------

Total Res Parcel Count	
------------------------	--

Avg Res Value	
---------------	--

Avg Res Value	
---------------	--

Selected Res Exemption %	
--------------------------	--

Residential Exemption	
-----------------------	--

No. Eligible Res Parcels	
--------------------------	--

Tot Res Value minus Exempt	
----------------------------	--

SMALL COMMERCIAL EXEMPTION

No. Eligible Com Parcels	
--------------------------	--

Selected Com Exem %	
---------------------	--

Total Value of Eligible Pcls	
------------------------------	--

Total Value to be Exempt	0
--------------------------	---

Total C & I Value minus Exemption	788,986,085
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Schedule DE-1
 Debt Exclusion - Fiscal Year 2019

(A) Ballot Vote Date	(B) Purpose(s) of Exclusion Vote	(C) Date of original issuance note/bond per purpose(s)	(D) Temp or Perm (T/P)	(E) FY 2018 Net Excluded Debt Service	(F) FY 2018 Gross Debt Service Expended	(G) FY 2019 Gross Debt Service Excludable	(H) Reimbursement adjustments (Whole numbers only)	(I) FY 2019 Net Excluded Debt Service
01/19/2010	Avery School	06/01/2012	P	257,221	271,988	264,188	13,271	250,917
06/17/1995	MWPAT Sewer	11/01/1998	P	120,036	120,036	124,566	0	124,566
06/09/2001	Land/Science Lab	12/15/2001	P	122,500	122,500	117,500	0	117,500
01/06/2003	DMS Construction	06/01/2005	P	660,000	660,000	640,000	0	640,000
01/06/2003	DMS Construction	10/15/2007	P	289,223	289,223	281,348	0	281,348
06/09/2001	Sewer	06/15/2003	P	129,045	129,045	125,370	0	125,370
06/03/2006	SMA Land	11/01/2006	P	294,750	294,750	285,000	0	285,000
01/19/2010	Avery School	05/05/2010	P	247,563	247,563	242,463	0	242,463
01/19/2010	Athletic Fields	05/05/2010	P	145,625	145,625	142,625	0	142,625
01/19/2010	Avery School	06/15/2011	P	359,972	376,563	364,063	14,952	349,111
01/19/2010	Athletic Fields	06/15/2011	P	94,346	98,375	94,625	3,383	91,242
01/19/2010	Avery School Construction	08/21/2014	P	71,213	72,450	71,450	1,237	70,213
							Total:	2,720,355

REIMBURSEMENTS: School Building Assistance, Library Construction Grants etc.

ADJUSTMENTS: Prior year interest not included, rate or term different than estimate

Signatures

Financial Officer

Shawn McGoldrick, Town Accountant, Dedham 781-751-9100 | 10/29/2018 9:09 AM

NOTE: The information is preliminary and is subject to change.

LA13 Tax Base Levy Growth
 Retain documentation for 5 years in case of DOR audit - Fiscal Year 2019

Property Class	(A)JPY LA4 Values	Omitted and Revised No.	(B) Omitted and Revised Values	Abatement No.	(C) Abatement Values	Other Adjustment No.	(D) Other Adjustment Values	(E) Adjusted Value Base
RESIDENTIAL								
SINGLE FAMILY (101)	3,131,988,200	0	0	19	2,436,900	229	-5,529,600	3,124,021,700
CONDOMINIUM (102)	192,588,700	0	0	2	164,100	14	-133,400	192,291,200
TWO & THREE FAMILY (104 & 105)	266,118,100	0	0	2	142,200	22	-388,700	265,587,200
MULTI - FAMILY (111-125)	222,322,500	0	0	0	0	19	341,100	222,663,600
VACANT LAND (130-132 & 106)	30,787,700	0	0	10	373,900	24	-1,474,200	28,939,600
ALL OTHERS (103, 109, 012-018)	85,497,077	0	0	0	0	6	-523,400	84,973,677
TOTAL RESIDENTIAL	3,929,302,277	0	0	33	3,117,100	314	-7,708,200	3,918,476,977
OPEN SPACE	0	0	0	0	0	0	0	0
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0	0	0	0	0	0
TOTAL OPEN SPACE	0	0	0	0	0	0	0	0
COMMERCIAL								
COMMERCIAL - CHAPTER 61, 61A, 61B	732,087,648	0	0	6	1,144,200	19	-14,719,300	716,224,148
TOTAL COMMERCIAL	732,087,648	0	0	6	1,144,200	19	-14,719,300	716,224,148
INDUSTRIAL	39,820,375	0	0	0	0	4	727,900	40,548,275
PERSONAL PROPERTY	118,583,480	0	0	0	0	0	0	1,485,800
TOTAL REAL & PERSONAL	4,821,279,580	0	0	0	0	0	0	717,709,948

NOTE : The information was Approved on 10/23/2018

LA13 Tax Base Levy Growth

Retain documentation for 5 years in case of DOR audit - Fiscal Year 2019

Property Class	Reval Prcnt	(F) + or - Reval Adj Values	(G) Total Adjusted Value Base	(H) CFY LA4	(I) New Growth Valuation	(J) PY Tax Rate	(K) Tax Levy Growth
RESIDENTIAL							
SINGLE FAMILY (101)	0.05360	167,438,500	3,291,460,200	3,305,847,600	14,387,400		
CONDOMINIUM (102)	0.05901	11,347,500	203,638,700	208,070,500	4,431,800		
TWO & THREE FAMILY (104 & 105)	0.06153	16,341,600	281,928,800	283,702,600	1,773,800		
MULTI - FAMILY (111-125)	0.04274	9,516,000	232,179,600	232,179,600	0		
VACANT LAND (130-132 & 106)	0.10101	2,923,100	31,862,700	33,147,800	1,285,100		
ALL OTHERS (103, 109, 012-018)	0.02346	1,993,138	86,966,815	90,186,915	3,220,100		
TOTAL RESIDENTIAL	0.05348	209,559,838	4,128,036,815	4,153,135,015	25,098,200	14.55	365,179
OPEN SPACE	0.00000	0	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0.00000	0	0	0	0		
TOTAL OPEN SPACE	0.00000	0	0	0	0	0.00	0
COMMERCIAL							
COMMERCIAL - CHAPTER 61, 61A, 61B	0.03888	27,846,247	744,070,395	745,205,895	1,135,500		
	0.06071	90,200	1,576,000	1,576,000	0		
TOTAL COMMERCIAL	0.03892	27,936,447	745,646,395	746,781,895	1,135,500	30.68	34,837
INDUSTRIAL	0.04084	1,655,915	42,204,190	42,204,190	0		
PERSONAL PROPERTY							
TOTAL REAL & PERSONAL			5,087,529,640		56,325,410		1,323,230

Community Comments:

The majority of the Condominium (102) growth is attributed to a completion of a new complex with units selling for 1 million plus. The majority of the growth of ALL Others is the 100% completion of a mixed used building in Dedham Square.

Signatures

Board of Assessors

Richard Henderson, Director of Assessing , Dedham , rhenderson@dedham-ma.gov 781-751-9130 | 10/19/2018 11:13 AM

NOTE : The information was Approved on 10/23/2018

What If... Scenario Worksheet for...

DEDHAM

CLASS	VALUE	%	R & O %
Residential	4,153,135,015	81.6336%	
Open Space		0.0000%	81.6336%
Commercial	746,781,195	14.6787%	
Industrial	42,204,190	0.8296%	
Personal Prop	145,408,540	2.8581%	18.3664%
Total	5,087,528,940	100.0000%	

CLASSIFICATION OPTIONS

Residential Exemption	
# Eligible Parcels	
Res Parcel Count	
Res Exemption %	

Total Res Value Minus Exemption

--

Small Commercial Exemption	
# Eligible Parcels	
Total Value of Eligible Pcls	
Com Exemption %	

Total C & I Value Minus Exemption

--

Enter a Levy (estimated if necessary)

Levy	86,292,036
Single Tax Rate	16.96

See Results in Table Below

Max Shift allowed

1.75

*Important: For correct Maximum Shift calculation, City/Town name must be selected on Start tab

CIP Shift	Res Factor	Share Percentages				Total	Levy Amounts				Estimated Tax Rates				
		Res	Com	Ind	PP		Res	Com	Ind	PP	Res	Com	Ind	PP	
1.00	100.0000	81.6336	14.6787	0.8296	2.8581	100.0000	70,443,329	0	12,666,517	715,846	2,466,344	86,292,036	16.96	16.96	16.96
1.01	99.7750	81.4500	14.8254	0.8379	2.8867	100.0000	70,284,842	0	12,793,182	723,004	2,491,008	86,292,036	16.92	17.13	17.13
1.02	99.5500	81.2663	14.9722	0.8462	2.9153	100.0000	70,126,355	0	12,919,847	730,163	2,515,671	86,292,036	16.89	17.30	17.30
1.03	99.3250	81.0826	15.1190	0.8544	2.9439	100.0000	69,967,868	0	13,046,512	737,321	2,540,335	86,292,036	16.85	17.47	17.47
1.04	99.1001	80.8990	15.2658	0.8627	2.9725	100.0000	69,809,381	0	13,173,177	744,479	2,564,998	86,292,036	16.81	17.64	17.64
1.05	98.8751	80.7153	15.4126	0.8710	3.0010	100.0000	69,650,894	0	13,299,842	751,638	2,589,662	86,292,036	16.77	17.81	17.81
1.06	98.6501	80.5317	15.5594	0.8793	3.0296	100.0000	69,492,407	0	13,426,508	758,796	2,614,325	86,292,036	16.73	17.98	17.98
1.07	98.4251	80.3480	15.7062	0.8876	3.0582	100.0000	69,333,920	0	13,553,173	765,955	2,638,989	86,292,036	16.69	18.15	18.15
1.08	98.2001	80.1643	15.8530	0.8959	3.0868	100.0000	69,175,433	0	13,679,838	773,113	2,663,652	86,292,036	16.65	18.32	18.32
1.09	97.9751	79.9807	15.9997	0.9042	3.1154	100.0000	69,016,946	0	13,806,503	780,272	2,688,315	86,292,036	16.62	18.49	18.49
1.10	97.7501	79.7970	16.1465	0.9125	3.1440	100.0000	68,858,459	0	13,933,168	787,430	2,712,979	86,292,036	16.58	18.66	18.66
1.11	97.5252	79.6133	16.2933	0.9208	3.1725	100.0000	68,699,972	0	14,059,833	794,589	2,737,642	86,292,036	16.54	18.83	18.83
1.12	97.3002	79.4297	16.4401	0.9291	3.2011	100.0000	68,541,484	0	14,186,499	801,747	2,762,306	86,292,036	16.50	19.00	19.00
1.13	97.0752	79.2460	16.5869	0.9374	3.2297	100.0000	68,382,997	0	14,313,164	808,906	2,786,969	86,292,036	16.47	19.17	19.17

CIP Shift	Res Factor	Share Percentages					Levy Amounts					Estimated Tax Rates						
		Res	O/S	Com	Ind	PP	Total	Res	O/S	Com	Ind	PP	Total	Res	O/S	Com	Ind	PP
1.14	96.8502	79.0623	0.0000	16.7337	0.9457	3.2583	100.0000	68,224,510	0	14,439,829	816,064	2,811,633	86,292,036	16.43	19.34	19.34	19.34	19.34
1.15	96.6252	78.8787	0.0000	16.8805	0.9540	3.2869	100.0000	68,066,023	0	14,566,494	823,223	2,836,296	86,292,036	16.39	19.51	19.51	19.51	19.51
1.16	96.4002	78.6950	0.0000	17.0272	0.9623	3.3154	100.0000	67,907,536	0	14,693,159	830,381	2,860,960	86,292,036	16.35	19.68	19.68	19.68	19.68
1.17	96.1753	78.5114	0.0000	17.1740	0.9706	3.3440	100.0000	67,749,049	0	14,819,824	837,539	2,885,623	86,292,036	16.31	19.84	19.84	19.84	19.84
1.18	95.9503	78.3277	0.0000	17.3208	0.9789	3.3726	100.0000	67,590,562	0	14,946,490	844,698	2,910,286	86,292,036	16.27	20.01	20.01	20.01	20.01
1.19	95.7253	78.1440	0.0000	17.4676	0.9872	3.4012	100.0000	67,432,075	0	15,073,155	851,856	2,934,950	86,292,036	16.24	20.18	20.18	20.18	20.18
1.20	95.5003	77.9604	0.0000	17.6144	0.9955	3.4298	100.0000	67,273,588	0	15,199,820	859,015	2,959,613	86,292,036	16.20	20.35	20.35	20.35	20.35
1.21	95.2753	77.7767	0.0000	17.7612	1.0038	3.4583	100.0000	67,115,101	0	15,326,485	866,173	2,984,277	86,292,036	16.16	20.52	20.52	20.52	20.52
1.22	95.0503	77.5930	0.0000	17.9080	1.0121	3.4869	100.0000	66,956,614	0	15,453,150	873,332	3,008,940	86,292,036	16.12	20.69	20.69	20.69	20.69
1.23	94.8253	77.4094	0.0000	18.0548	1.0204	3.5155	100.0000	66,798,127	0	15,579,815	880,490	3,033,604	86,292,036	16.08	20.86	20.86	20.86	20.86
1.24	94.6004	77.2257	0.0000	18.2015	1.0287	3.5441	100.0000	66,639,640	0	15,706,481	887,649	3,058,267	86,292,036	16.05	21.03	21.03	21.03	21.03
1.25	94.3754	77.0420	0.0000	18.3483	1.0370	3.5727	100.0000	66,481,153	0	15,833,146	894,807	3,082,931	86,292,036	16.01	21.20	21.20	21.20	21.20
1.26	94.1504	76.8584	0.0000	18.4951	1.0452	3.6013	100.0000	66,322,666	0	15,959,811	901,966	3,107,594	86,292,036	15.97	21.37	21.37	21.37	21.37
1.27	93.9254	76.6747	0.0000	18.6419	1.0535	3.6298	100.0000	66,164,178	0	16,086,476	909,124	3,132,258	86,292,036	15.93	21.54	21.54	21.54	21.54
1.28	93.7004	76.4911	0.0000	18.7887	1.0618	3.6584	100.0000	66,005,691	0	16,213,141	916,282	3,156,921	86,292,036	15.89	21.71	21.71	21.71	21.71
1.29	93.4754	76.3074	0.0000	18.9355	1.0701	3.6870	100.0000	65,847,204	0	16,339,806	923,441	3,181,584	86,292,036	15.85	21.88	21.88	21.88	21.88
1.30	93.2504	76.1237	0.0000	19.0823	1.0784	3.7156	100.0000	65,688,717	0	16,466,472	930,599	3,206,248	86,292,036	15.82	22.05	22.05	22.05	22.05
1.31	93.0255	75.9401	0.0000	19.2290	1.0867	3.7442	100.0000	65,530,230	0	16,593,137	937,758	3,230,911	86,292,036	15.78	22.22	22.22	22.22	22.22
1.32	92.8005	75.7564	0.0000	19.3758	1.0950	3.7727	100.0000	65,371,743	0	16,719,802	944,916	3,255,575	86,292,036	15.74	22.39	22.39	22.39	22.39
1.33	92.5755	75.5727	0.0000	19.5226	1.1033	3.8013	100.0000	65,213,256	0	16,846,463	952,075	3,280,238	86,292,036	15.70	22.56	22.56	22.56	22.56
1.34	92.3505	75.3891	0.0000	19.6694	1.1116	3.8299	100.0000	65,054,769	0	16,973,128	959,233	3,304,902	86,292,036	15.66	22.73	22.73	22.73	22.73
1.35	92.1255	75.2054	0.0000	19.8162	1.1199	3.8585	100.0000	64,896,282	0	17,099,797	966,392	3,329,565	86,292,036	15.63	22.90	22.90	22.90	22.90
1.36	91.9005	75.0217	0.0000	19.9630	1.1282	3.8871	100.0000	64,737,795	0	17,226,463	973,550	3,354,229	86,292,036	15.59	23.07	23.07	23.07	23.07
1.37	91.6755	74.8381	0.0000	20.1098	1.1365	3.9156	100.0000	64,579,308	0	17,353,128	980,709	3,378,892	86,292,036	15.55	23.24	23.24	23.24	23.24
1.38	91.4506	74.6544	0.0000	20.2566	1.1448	3.9442	100.0000	64,420,821	0	17,479,793	987,867	3,403,555	86,292,036	15.51	23.41	23.41	23.41	23.41
1.39	91.2256	74.4708	0.0000	20.4033	1.1531	3.9728	100.0000	64,262,334	0	17,606,458	995,025	3,428,219	86,292,036	15.47	23.58	23.58	23.58	23.58
1.40	91.0006	74.2871	0.0000	20.5501	1.1614	4.0014	100.0000	64,103,847	0	17,733,123	1,002,184	3,452,882	86,292,036	15.44	23.75	23.75	23.75	23.75
1.41	90.7756	74.1034	0.0000	20.6969	1.1697	4.0300	100.0000	63,945,359	0	17,859,788	1,009,342	3,477,546	86,292,036	15.40	23.92	23.92	23.92	23.92
1.42	90.5506	73.9198	0.0000	20.8437	1.1780	4.0586	100.0000	63,786,872	0	17,986,454	1,016,501	3,502,209	86,292,036	15.36	24.09	24.09	24.09	24.09
1.43	90.3256	73.7361	0.0000	20.9905	1.1863	4.0871	100.0000	63,628,385	0	18,113,119	1,023,659	3,526,873	86,292,036	15.32	24.25	24.25	24.25	24.25
1.44	90.1007	73.5524	0.0000	21.1373	1.1946	4.1157	100.0000	63,469,898	0	18,239,784	1,030,818	3,551,536	86,292,036	15.28	24.42	24.42	24.42	24.42
1.45	89.8757	73.3688	0.0000	21.2841	1.2029	4.1443	100.0000	63,311,411	0	18,366,449	1,037,976	3,576,200	86,292,036	15.24	24.59	24.59	24.59	24.59
1.46	89.6507	73.1851	0.0000	21.4308	1.2112	4.1729	100.0000	63,152,924	0	18,493,114	1,045,135	3,600,863	86,292,036	15.21	24.76	24.76	24.76	24.76
1.47	89.4257	73.0014	0.0000	21.5776	1.2195	4.2015	100.0000	62,994,437	0	18,619,779	1,052,293	3,625,526	86,292,036	15.17	24.93	24.93	24.93	24.93
1.48	89.2007	72.8178	0.0000	21.7244	1.2278	4.2300	100.0000	62,835,950	0	18,746,445	1,059,452	3,650,190	86,292,036	15.13	25.10	25.10	25.10	25.10
1.49	88.9757	72.6341	0.0000	21.8712	1.2360	4.2586	100.0000	62,677,463	0	18,873,110	1,066,610	3,674,853	86,292,036	15.09	25.27	25.27	25.27	25.27
1.50	88.7507	72.4505	0.0000	22.0180	1.2443	4.2872	100.0000	62,518,976	0	18,999,775	1,073,768	3,699,517	86,292,036	15.05	25.44	25.44	25.44	25.44
1.51	88.5258	72.2668	0.0000	22.1648	1.2526	4.3158	100.0000	62,360,489	0	19,126,440	1,080,927	3,724,180	86,292,036	15.02	25.61	25.61	25.61	25.61
1.52	88.3008	72.0831	0.0000	22.3116	1.2609	4.3444	100.0000	62,202,002	0	19,253,105	1,088,085	3,748,844	86,292,036	14.98	25.78	25.78	25.78	25.78
1.53	88.0758	71.8995	0.0000	22.4584	1.2692	4.3729	100.0000	62,043,515	0	19,379,770	1,095,244	3,773,507	86,292,036	14.94	25.95	25.95	25.95	25.95
1.54	87.8508	71.7158	0.0000	22.6051	1.2775	4.4015	100.0000	61,885,028	0	19,506,436	1,102,402	3,798,171	86,292,036	14.90	26.12	26.12	26.12	26.12
1.55	87.6258	71.5321	0.0000	22.7519	1.2858	4.4301	100.0000	61,726,541	0	19,633,101	1,109,561	3,822,834	86,292,036	14.86	26.29	26.29	26.29	26.29
1.56	87.4008	71.3485	0.0000	22.8987	1.2941	4.4587	100.0000	61,568,053	0	19,759,766	1,116,719	3,847,497	86,292,036	14.82	26.46	26.46	26.46	26.46

CIP Shift	Res Factor	Share Percentages				Levy Amounts				Estimated Tax Rates								
		Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.57	87.1758	71.1648	0.0000	23.0455	1.3024	4.4873	100.0000	61,409,566	0	19,886,431	1,123,878	3,872,161	86,292,036	14.79		26.63	26.63	26.63
1.58	86.9509	70.9811	0.0000	23.1923	1.3107	4.5159	100.0000	61,251,079	0	20,013,096	1,131,036	3,896,824	86,292,036	14.75		26.80	26.80	26.80
1.59	86.7259	70.7975	0.0000	23.3391	1.3190	4.5444	100.0000	61,092,592	0	20,139,761	1,138,195	3,921,488	86,292,036	14.71		26.97	26.97	26.97
1.60	86.5009	70.6138	0.0000	23.4859	1.3273	4.5730	100.0000	60,934,105	0	20,266,427	1,145,353	3,945,151	86,292,036	14.67		27.14	27.14	27.14
1.61	86.2759	70.4302	0.0000	23.6326	1.3356	4.6016	100.0000	60,775,618	0	20,393,092	1,152,512	3,970,815	86,292,036	14.63		27.31	27.31	27.31
1.62	86.0509	70.2465	0.0000	23.7794	1.3439	4.6302	100.0000	60,617,131	0	20,519,757	1,159,670	3,995,478	86,292,036	14.60		27.48	27.48	27.48
1.63	85.8259	70.0628	0.0000	23.9262	1.3522	4.6588	100.0000	60,458,644	0	20,646,422	1,166,828	4,020,142	86,292,036	14.56		27.65	27.65	27.65
1.64	85.6009	69.8792	0.0000	24.0730	1.3605	4.6873	100.0000	60,300,157	0	20,773,087	1,173,987	4,044,805	86,292,036	14.52		27.82	27.82	27.82
1.65	85.3760	69.6955	0.0000	24.2198	1.3688	4.7159	100.0000	60,141,670	0	20,899,752	1,181,145	4,069,468	86,292,036	14.48		27.99	27.99	27.99
1.66	85.1510	69.5118	0.0000	24.3666	1.3771	4.7445	100.0000	59,983,183	0	21,026,418	1,188,304	4,094,132	86,292,036	14.44		28.16	28.16	28.16
1.67	84.9260	69.3282	0.0000	24.5134	1.3854	4.7731	100.0000	59,824,696	0	21,153,083	1,195,462	4,118,795	86,292,036	14.40		28.33	28.33	28.33
1.68	84.7010	69.1445	0.0000	24.6602	1.3937	4.8017	100.0000	59,666,209	0	21,279,748	1,202,621	4,143,459	86,292,036	14.37		28.50	28.50	28.50
1.69	84.4760	68.9609	0.0000	24.8069	1.4020	4.8303	100.0000	59,507,722	0	21,406,413	1,209,779	4,168,122	86,292,036	14.33		28.66	28.66	28.66
1.70	84.2510	68.7772	0.0000	24.9537	1.4103	4.8588	100.0000	59,349,235	0	21,533,078	1,216,938	4,192,786	86,292,036	14.29		28.83	28.83	28.83
1.71	84.0261	68.5935	0.0000	25.1005	1.4186	4.8874	100.0000	59,190,747	0	21,659,743	1,224,096	4,217,449	86,292,036	14.25		29.00	29.00	29.00
1.72	83.8011	68.4099	0.0000	25.2473	1.4268	4.9160	100.0000	59,032,260	0	21,786,409	1,231,255	4,242,113	86,292,036	14.21		29.17	29.17	29.17
1.73	83.5761	68.2262	0.0000	25.3941	1.4351	4.9446	100.0000	58,873,773	0	21,913,074	1,238,413	4,266,776	86,292,036	14.18		29.34	29.34	29.34
1.74	83.3511	68.0425	0.0000	25.5409	1.4434	4.9732	100.0000	58,715,286	0	22,039,739	1,245,571	4,291,439	86,292,036	14.14		29.51	29.51	29.51
1.75	83.1261	67.8589	0.0000	25.6877	1.4517	5.0017	100.0000	58,556,799	0	22,166,404	1,252,730	4,316,103	86,292,036	14.10		29.68	29.68	29.68

FY2019 AVERAGE VALUE COMPARISONS

	FY2015	FY2016	FY2017	FY2018	FY2019	FY2019	FY2019	FY2019	FY2019	FY2019	FY2019	FY2019
SHIFT %	175	175	175	175	175	174	173	172	171	170		
RESIDENTIAL												
AVG. SINGLE FAMILY VALUE	\$401,728	\$420,216	\$448,603	\$473,826	\$499,901	\$499,901	\$499,901	\$499,901	\$499,901	\$499,901	\$499,901	\$499,901
TAX RATE	\$15.87	\$15.49	\$14.76	\$14.55	\$14.10	\$14.14	\$14.18	\$14.21	\$14.25	\$14.29		
AVG. TAX BILL	\$6,375	\$6,509	\$6,621	\$6,894	\$7,049	\$7,069	\$7,089	\$7,104	\$7,124	\$7,144		
COMMERCIAL/INDUSTRIAL												
AVG. VALUE	\$1,901,333	\$1,985,029	\$2,080,463	\$2,114,367	\$2,160,105	\$2,160,105	\$2,160,105	\$2,160,105	\$2,160,105	\$2,160,105	\$2,160,105	\$2,160,105
TAX RATE	\$33.95	\$33.02	\$31.36	\$30.68	\$29.68	\$29.51	\$29.34	\$29.17	\$29.00	\$28.83		
AVG. TAX BILL	\$64,550	\$65,546	\$65,243	\$64,869	\$64,112	\$63,745	\$63,377	\$63,010	\$62,643	\$62,276		

TOWN OF DEDHAM
FY19 TAX RATE DATA

	FY 2015 AS OF 1/1/14	FY 2016 AS OF 1/1/15	FY2017 AS OF 1/1/16	FY2018 AS OF 1/1/17	FY2019 AS OF 1/1/18	DOLLAR CHANGE	% CHANGE
VALUES							
RESIDENTIAL	\$3,330,483,081	\$3,487,624,988	\$3,710,487,092	\$3,929,302,277	\$4,153,135,015	\$223,832,738	5.70%
COMMERCIAL	\$661,372,619	\$691,486,412	\$719,725,798	\$733,573,448	\$746,781,195	\$13,207,747	1.80%
INDUSTRIAL	\$33,981,500	\$32,486,100	\$39,639,410	\$39,820,375	\$42,204,190	\$2,383,815	5.99%
PERSONAL PROPERTY	\$112,195,780	\$108,568,250	\$112,560,630	\$118,583,480	\$145,408,540	\$26,825,060	22.62%
TOTAL	\$4,138,032,980	\$4,320,165,750	\$4,582,412,930	\$4,821,279,580	\$5,087,528,940	\$266,249,360	5.52%
TAX RATES							
RESIDENTIAL	\$15.87	\$15.49	\$14.76	\$14.55	\$14.10	\$0.45	-1.42%
CIP	\$33.95	\$33.02	\$31.36	\$30.68	\$29.68	\$1.00	-2.17%
AVG. TAX BILL							
RES. SINGLE FAMILY	\$6,375	\$6,509	\$6,621	\$6,894	\$7,049	\$155	2.25%
COMM/INDUSTRIAL	\$64,550	\$65,546	\$65,243	\$64,869	\$64,112	-\$757	-1.17%
LEVY	\$80,273,681	\$81,513,807	\$82,110,384	\$84,516,081	\$86,292,036	\$1,775,955	2.10%
DEBT EXCLUSION	\$3,329,932	\$2,925,885	\$2,866,803	\$2,791,493	\$2,720,355	-\$71,138	-2.55%

**ALL FIGURES USED IN THIS BOOKLET ARE
SUBJECT TO APPROVAL BY THE
DEPARTMENT OF REVENUE.**

**ALL TAX RATES USED ARE ONLY AN
ESTIMATE UNTIL APPROVED BY THE
DEPARTMENT OF REVENUE.**