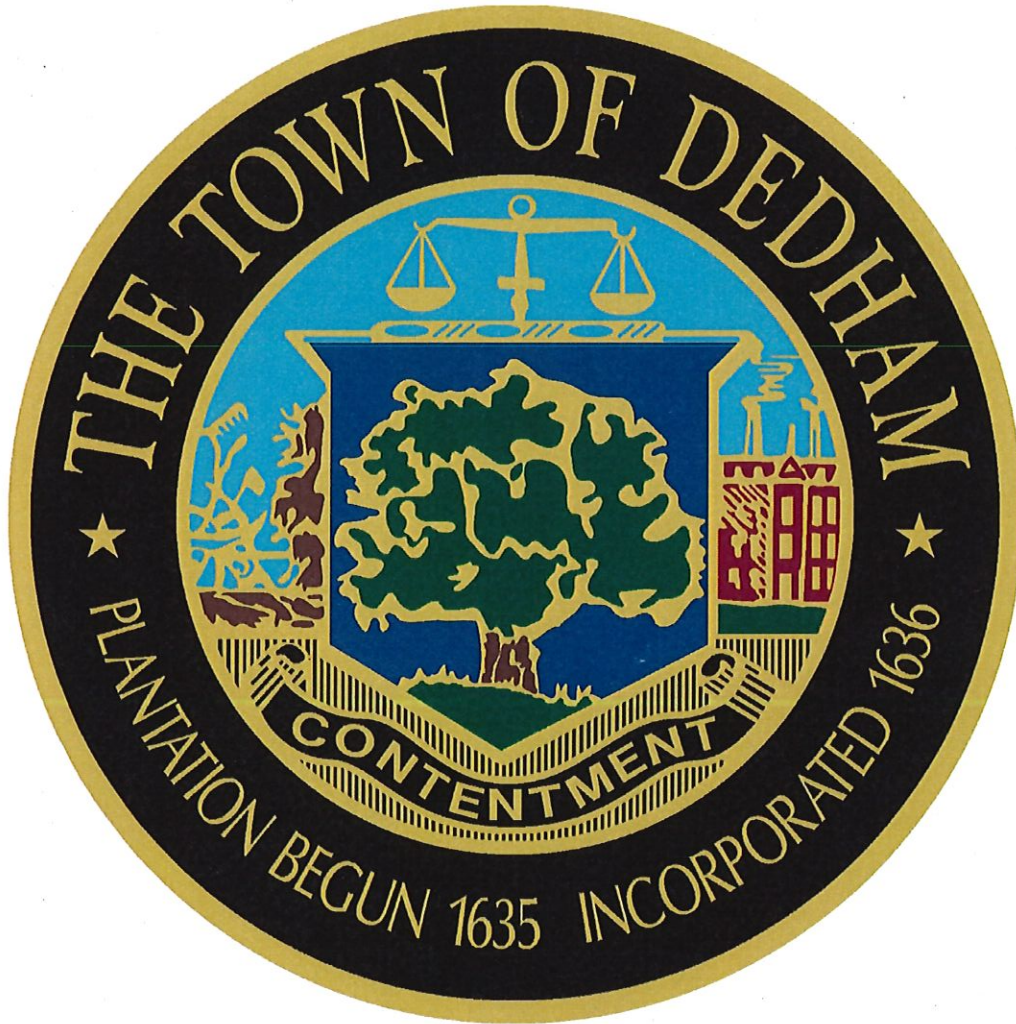


**FISCAL YEAR 2020  
CLASSIFICATION HEARING**



**DECEMBER 3, 2019**

**DEDHAM TOWN HALL**

**BY THE DEDHAM 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**

CHRISTOPHER J. POLITO  
CHERYL DEVER SULLIVAN  
RICHARD J. SCHOENFELD

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

December 3, 2019

To: Dedham Board of Selectmen  
From: Dedham Board of Assessors  
Re: FY20 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 FY2020 tax rate would be \$16.40 per thousand dollars of value for all classes of property. If the Board, continues classification as it has in the past, the residential rate would be \$13.72, and the CIP rate would be \$28.70.

The residential share of 60.135% is the factor, used when classification was first voted, and cannot go below this factor. As indicated 68.7065 is the lowest factor we can use for FY2020, which translates into a shift of 175%.

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

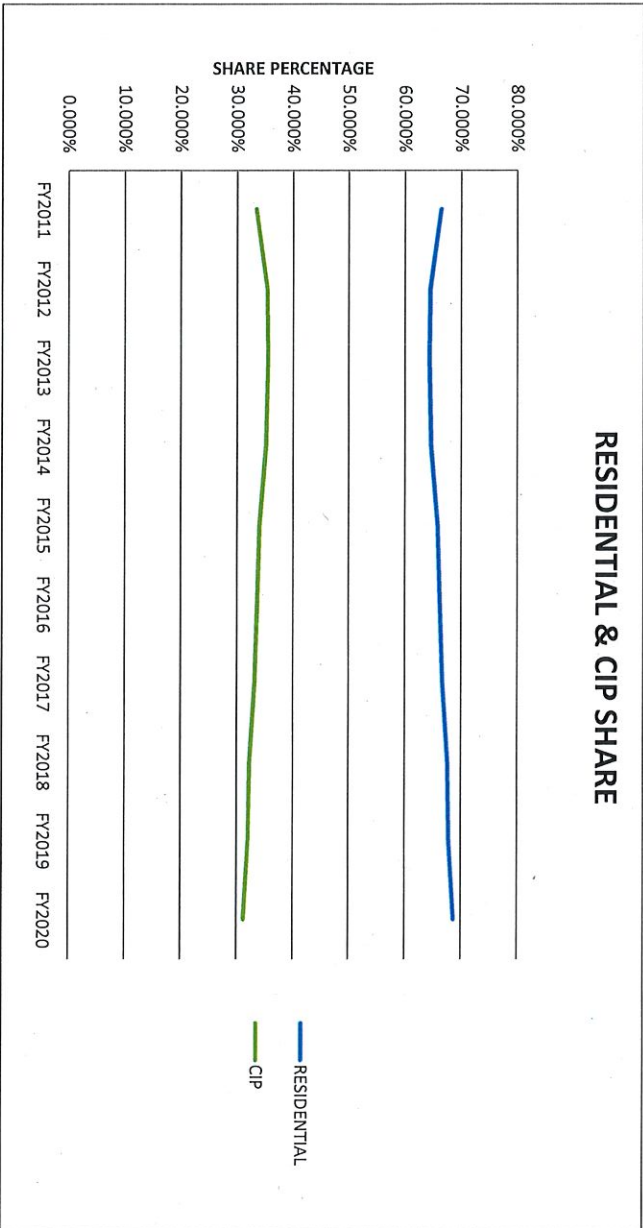
The following two questions must be voted on by the Board of Selectmen:

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

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

# CLASSIFICATION SHIFTS

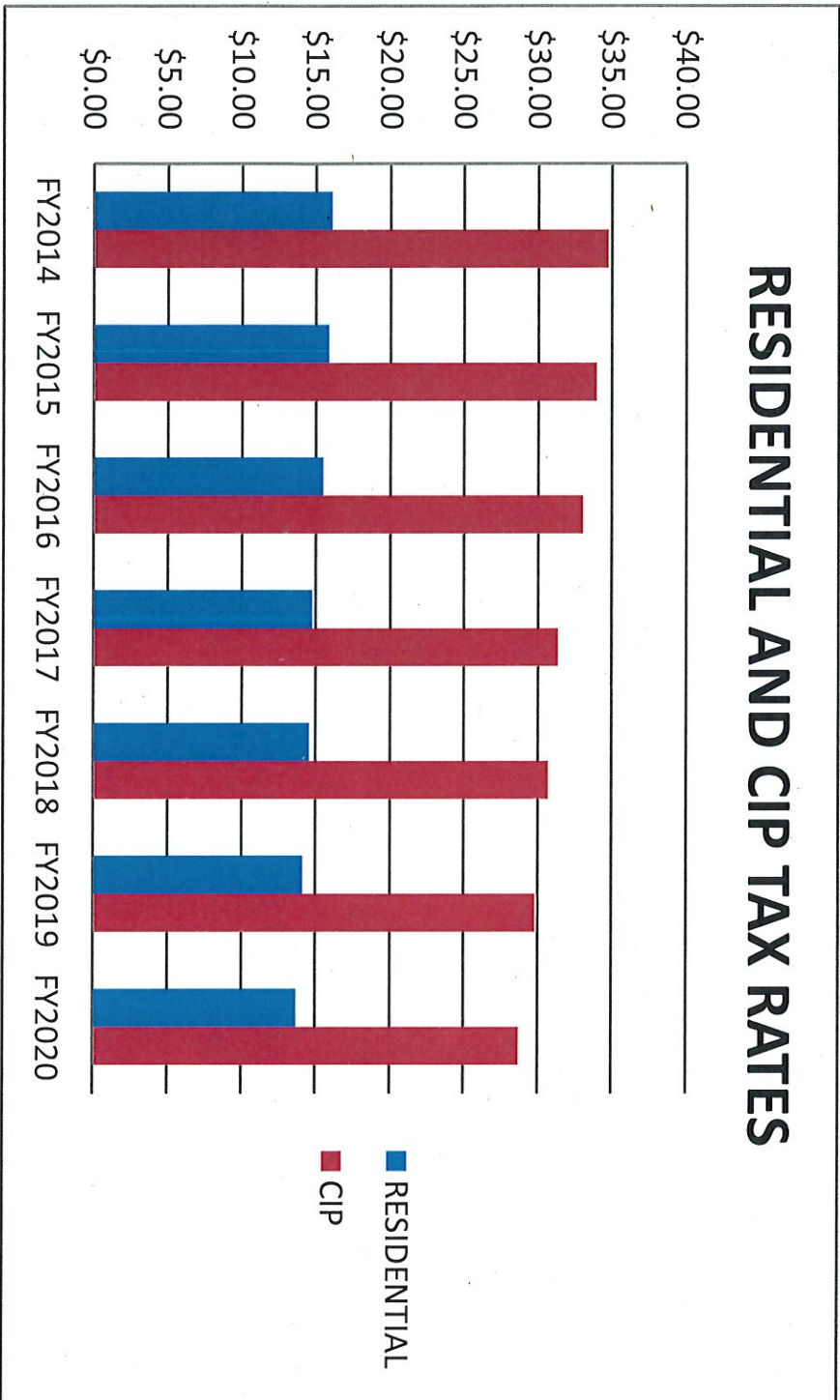
	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	175	174	173	172	171	170
RESIDENTIAL FACTOR	79.8%	81.5%	80.4%	81.1%	81.8%	82.1%	82.4%	83.0%	83.1%	83.7%	83.7%	83.9%	84.1%	84.3%	84.5%	84.8%
RESIDENTIAL SHARE	66.526%	64.576%	64.409%	64.706%	65.848%	66.276%	66.702%	67.624%	67.859%	68.707%	68.885%	69.064%	69.243%	69.422%	69.601%	
CIP SHARE	33.474%	35.424%	35.591%	35.294%	34.152%	33.724%	33.298%	32.376%	32.141%	31.293%	31.115%	30.936%	30.757%	30.578%	30.399%	



## SEVEN YEAR TAX RATE COMPARISON

	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
RESIDENTIAL	\$16.08	\$15.87	\$15.49	\$14.76	\$14.55	\$14.15	\$13.72
CIP	\$34.72	\$33.95	\$33.02	\$31.36	\$30.68	\$29.79	\$28.70

### RESIDENTIAL AND CIP TAX RATES



**Levy Limit  
 Fiscal Year 2020**

FOR BUDGET PLANNING PURPOSES

**I. TO CALCULATE THE FY 2019 LEVY LIMIT**

A. FY 2018 Levy Limit	89,441,008	
A1. ADD Amended FY 2018 Growth	0	
B. ADD (IA + IA1)*2.5%	2,236,025	
C. ADD FY 2019 New Growth	1,323,230	
C1. ADD FY 2019 New Growth Adjustment	0	
D. ADD FY 2019 Override	0	
E. FY 2019 Subtotal	<u>93,000,263</u>	
F. FY 2019 Levy Ceiling	127,188,241	I. <u>93,000,263</u> FY 2019 Levy Limit

**II. TO CALCULATE THE FY 2020 LEVY LIMIT**

A. FY 2019 Levy Limit from I	93,000,263	
A1. Amended FY 2019 Growth	0	
B. ADD (IIA + IIA1)*2.5%	2,325,007	
C. ADD FY 2020 New Growth	1,206,006	
C1. ADD FY 2020 New Growth Adjustment	0	
D. ADD FY 2020 Override	0	
E. ADD FY 2020 Subtotal	<u>96,531,276</u>	
F. FY 2020 Levy Ceiling	136,957,146	II. <u>96,531,276</u> FY 2020 Levy Limit

**III. TO CALCULATE THE FY 2020 MAXIMUM ALLOWABLE LEVY**

A. FY 2020 Levy Limit from II.	96,531,276
B. FY 2020 Debt Exclusion(s)	2,525,746
C. FY 2020 Capital Expenditure Exclusion(s)	0
D. FY 2020 Stabilization Fund Override	0
E. FY 2020 Other Adjustment :	0
F. FY 2020 Water/Sewer	0
G. FY 2020 Maximum Allowable Levy	<u>99,057,022</u>

**Signatures**

**Board of Assessors**

Richard Henderson, Director of Assessing , Dedham , rhenderson@dedham-ma.gov 781-751-9130 | 11/15/2019 12:58 PM

**Documents**

No documents have been uploaded.

NOTE : The information has not been Approved and is subject to change.

**ASSESSMENT/CLASSIFICATION REPORT as of January 1, 2019**  
**Fiscal Year 2020**

Property Type	Parcel Count	Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	6,623	3,580,975,600				
102	620	233,018,900				
MISC 103,109	28	44,764,400				
104	511	281,818,900				
105	49	26,668,200				
111-125	53	242,018,400				
130-32,106	302	34,076,200				
200-231	0		0			
300-393	293			747,199,400		
400-442	57				41,876,700	
450-452	0				0	
CH 61 LAND	3	0	0	3,900		
CH 61A LAND	1	0	0	700		
CH 61B LAND	2	0	0	1,589,800		
012-043	79	55,316,107	0	33,371,018	1,337,475	
501	321					16,973,070
502	399					29,032,150
503	0					0
504	2					69,871,740
505	9					21,909,000
506	1					12,898,800
508	4					3,565,380
550-552	0					0
<b>TOTALS</b>	<b>9,357</b>	<b>4,498,656,707</b>	<b>0</b>	<b>782,164,818</b>	<b>43,214,175</b>	<b>154,250,140</b>
<b>Real and Personal Property Total Value</b>						<b>5,478,285,840</b>
<b>Exempt Parcel Count &amp; Value</b>					<b>587</b>	<b>832,062,000</b>

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 | 10/21/2019 12:43 PM

**Comments**

No comments to display.

**Documents**

No documents have been uploaded.

NOTE : The information was Approved on 10/23/2019

**CALCULATION OF THE LOWEST POSSIBLE RESIDENTIAL FACTOR**  
**CHAPTER 200 - Fiscal Year 2020**

1. Last year's chosen residential percentage* ( Residential only, not R & O).	<u>67.8588%</u>
2. This year's MRF using a 150% shift to CIP (from LA-7).	<u>89.1120%</u>
3. Minimum residential share (R) in current year using 150% Shift to CIP.	<u>73.1770%</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>83.6680%</u>
5. Multiply this new residential factor by this year's FFCV residential percentage (R).	<u>68.7065%</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.



MASSACHUSETTS DEPARTMENT OF REVENUE  
 DIVISION OF LOCAL SERVICES  
 BUREAU OF ACCOUNTS

Dedham  
 TOWN

Schedule DE-1  
 Debt Exclusion - Fiscal Year 2020

(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 2019 Net Excluded Debt Service	(F) FY 2019 Gross Debt Service Expended	(G) FY 2020 Gross Debt Service Excludable	(H) Reimbursement adjustments (Whole numbers only)	(I) FY 2020 Net Excluded Debt Service
01/19/2010	Avery School	06/01/2012	P	250,917	264,188	256,388	11,775	244,613
06/17/1995	MWPAT Sewer	11/01/1998	P	124,566	124,566	0	0	0
06/09/2001	Land/Science Lab	12/15/2001	P	117,500	117,500	112,500	0	112,500
01/06/2003	DMS Construction	06/01/2005	P	640,000	640,000	620,000	0	620,000
01/06/2003	DMS Construction	10/15/2007	P	281,348	281,348	273,210	0	273,210
06/09/2001	Sewer	06/15/2003	P	125,370	125,370	121,485	0	121,485
06/03/2006	SMA Land	11/01/2006	P	285,000	285,000	281,348	0	281,348
01/19/2010	Avery School	05/05/2010	P	242,463	242,463	237,363	0	237,363
01/19/2010	Athletic Fields	05/05/2010	P	142,625	142,625	139,625	0	139,625
01/19/2010	Avery School	06/15/2011	P	349,111	364,063	351,563	13,313	338,250
01/19/2010	Athletic Fields	06/15/2011	P	91,242	94,625	90,875	2,736	88,139
01/19/2010	Avery School Construction	08/21/2014	P	70,213	71,450	70,450	1,237	69,213
							Total:	2,525,746

REIMBURSEMENTS: School Building Assistance, Library Construction Grants etc.

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

Signatures

**Financial Officer**  
 Jane Lepardo, Town Collector/Treasurer, Dedham, jleparado@dedham-ma.gov 781-751-9157 | 11/15/2019 12:48 PM  
 Comment: Yes

Documents

Documents have been uploaded.

NOTE: The information has not been Approved and is subject to change.

LA13 Tax Base Levy Growth

Retain documentation for 5 years in case of DOR audit - Fiscal Year 2020

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)	11	801,200	13,298,400		
CONDOMINIUM (102)	5	84,100	1,346,500		
TWO & THREE FAMILY (104 & 105)	1	75,400	1,562,100		
MULTI - FAMILY (111-125)	0	0	0		
VACANT LAND (130-132 & 106)	3	206,600	1,683,500		
ALL OTHERS (103, 109, 012-018)	0	0	4,328,300		
<b>TOTAL RESIDENTIAL</b>	<b>20</b>	<b>1,167,300</b>	<b>22,218,800</b>	<b>14.15</b>	<b>314,396</b>
OPEN SPACE	0	0	0		
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>
COMMERCIAL	2	658,500	1,476,600		
COMMERCIAL - CHAPTER 61, 61A, 61B	0	0	0		
<b>TOTAL COMMERCIAL</b>	<b>2</b>	<b>658,500</b>	<b>1,476,600</b>	<b>29.79</b>	<b>43,988</b>
INDUSTRIAL	1	206,700	28,453,240		
PERSONAL PROPERTY					
<b>TOTAL REAL &amp; PERSONAL</b>			<b>52,148,640</b>		<b>1,206,006</b>

Community Comments:

All other residential growth is the 100% completion and a brand new mix used building in Dedham Square.

Signatures

Board of Assessors

Richard Henderson, Director of Assessing, Dedham, rhenderson@dedham-ma.gov 781-751-9130 | 10/22/2019 8:40 AM

Documents

Documents have been uploaded.

NOTE : The information was Approved on 10/23/2019

FY2020 AVERAGE VALUE COMPARISONS

	FY2016	FY2017	FY2018	FY2019	FY2020	FY2020	FY2020	FY2020	FY2020	FY2020
SHIFT %	175	175	175	175	175	174	173	172	171	170
<b>RESIDENTIAL</b>										
<b>AVG. SINGLE FAMILY VALUE</b>	\$420,216	\$448,603	\$473,826	\$499,901	\$540,688	\$540,688	\$540,688	\$540,688	\$540,688	\$540,688
<b>TAX RATE</b>	\$15.49	\$14.76	\$14.55	\$14.15	\$13.72	\$13.76	\$13.79	\$13.83	\$13.86	\$13.90
<b>AVG. TAX BILL</b>	\$6,509	\$6,621	\$6,894	\$7,074	\$7,418	\$7,440	\$7,456	\$7,478	\$7,494	\$7,516
<b>COMMERCIAL/INDUSTRIAL</b>										
<b>AVG. VALUE</b>	\$1,985,029	\$2,080,463	\$2,114,367	\$2,160,105	\$2,254,503	\$2,254,503	\$2,254,503	\$2,254,503	\$2,254,503	\$2,254,503
<b>TAX RATE</b>	\$33.02	\$31.36	\$30.68	\$29.79	\$28.70	\$28.53	\$28.37	\$28.21	\$28.04	\$27.88
<b>AVG. TAX BILL</b>	\$65,546	\$65,243	\$64,869	\$64,350	\$64,704	\$64,321	\$63,960	\$63,600	\$63,216	\$62,856

TOWN OF DEDHAM  
FY20 TAX RATE DATA

	FY 2016 AS OF 1/1/15	FY 2017 AS OF 1/1/16	FY2018 AS OF 1/1/17	FY2019 AS OF 1/1/18	FY2020 AS OF 1/1/19	DOLLAR CHANGE	% CHANGE
<b>VALUES</b>							
RESIDENTIAL	\$3,487,624,988	\$3,710,487,092	\$3,929,302,277	\$4,153,135,015	\$4,498,656,707	\$345,521,692	8.32%
COMMERCIAL	\$691,486,412	\$719,725,798	\$733,573,448	\$746,781,195	\$782,164,818	\$13,207,747	4.74%
INDUSTRIAL	\$32,486,100	\$39,639,410	\$39,820,375	\$42,204,190	\$43,214,175	\$2,383,815	2.39%
PERSONAL PROPERTY	\$108,568,250	\$112,560,630	\$118,583,480	\$145,408,540	\$154,250,140	\$26,825,060	6.08%
<b>TOTAL</b>	\$4,320,165,750	\$4,582,412,930	\$4,821,279,580	\$5,087,528,940	\$5,478,285,840	\$266,249,360	7.68%
<b>TAX RATES</b>							
RESIDENTIAL	\$15.49	\$14.76	\$14.55	\$14.15	\$13.72	\$0.43	-3.13%
CIP	\$33.02	\$31.36	\$30.68	\$29.79	\$28.70	\$1.09	-3.80%
<b>AVG. TAX BILL</b>							
RES. SINGLE FAMILY	\$6,509	\$6,621	\$6,894	\$7,074	\$7,418	\$344	4.86%
COMM/INDUSTRIAL	\$65,546	\$65,243	\$64,869	\$64,350	\$64,704	\$354	0.55%
<b>LEVY</b>							
	\$81,513,807	\$82,110,384	\$84,516,081	\$86,602,476	\$89,836,926	\$3,234,450	3.73%
<b>DEBT EXCLUSION</b>							
	\$2,925,885	\$2,866,803	\$2,791,493	\$2,720,355	\$2,525,746	-\$194,609	-7.15%

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