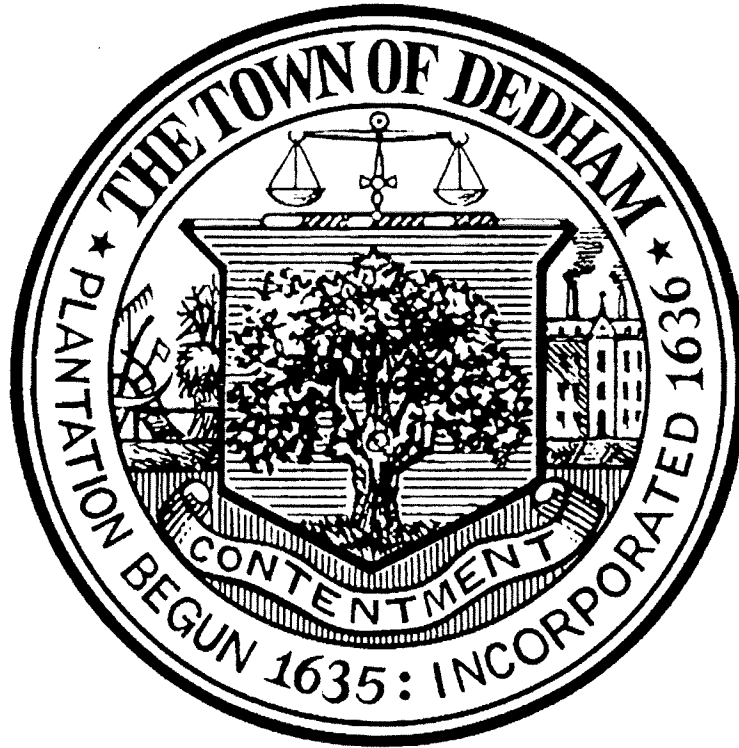


**FISCAL YEAR 2016
CLASSIFICATION HEARING**



DECEMBER 3, 2015

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
RICHARD J. SCHOENFELD
JOHN M. HEALY

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

December 3, 2015

To: Dedham Board of Selectmen
From: Dedham Board of Assessors
Re: FY16 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 FY2016 tax rate would be \$18.87 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 66.2757 is the lowest factor we can use for FY2016, which translates into a shift of 175%.

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

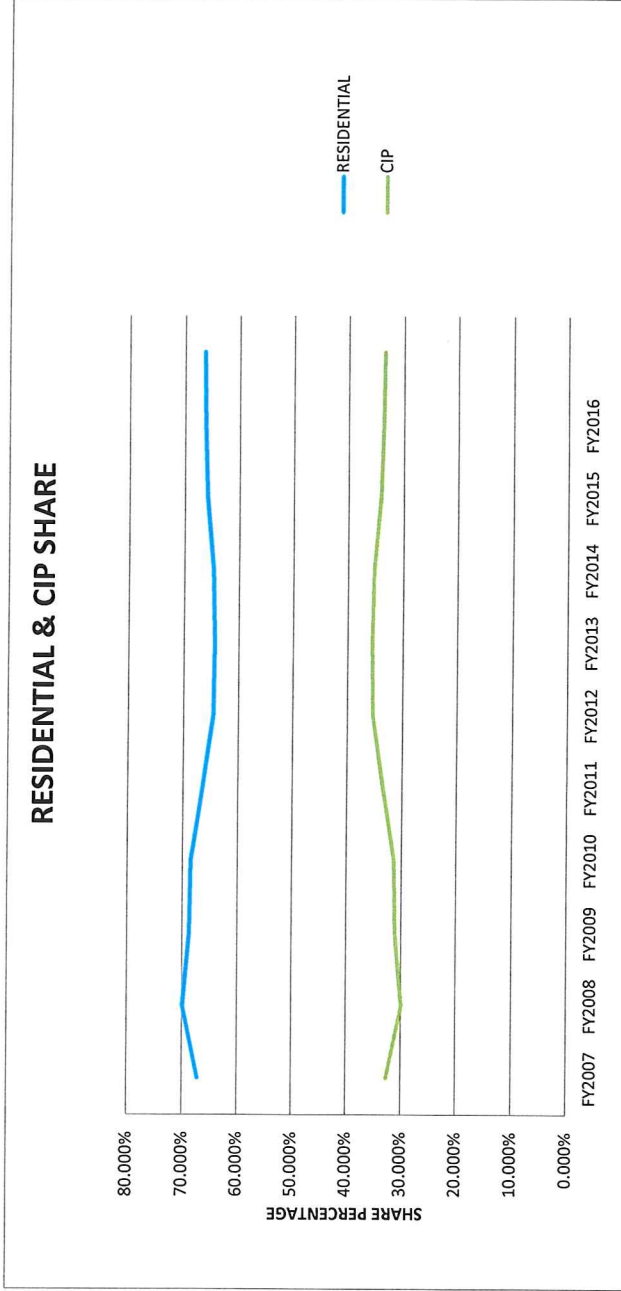
The following two questions have to be voted on by the Board of Selectmen:

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.

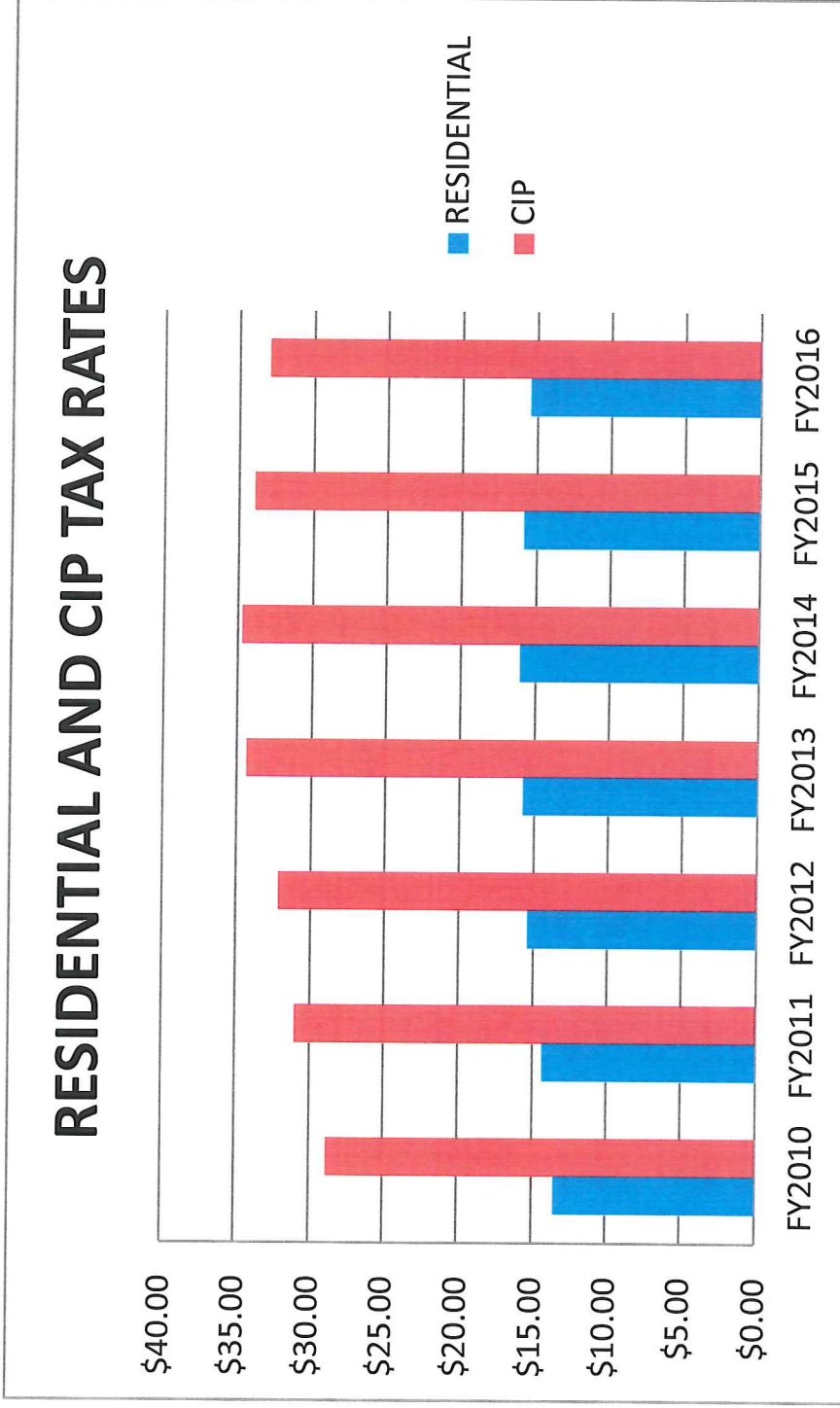
CLASSIFICATION SHIFTS

	FY2007	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	174	173	172	171	170
RESIDENTIAL FACTOR	83.6%	82.2%	82.2%	80.9%	79.8%	81.5%	80.4%	81.1%	81.8%	82.1%	82.3%	82.6%	82.8%	83.1%	83.3%
RESIDENTIAL SHARE	67.274%	69.986%	68.823%	68.566%	66.526%	64.576%	64.409%	64.706%	65.848%	66.276%	66.468%	66.661%	66.854%	67.047%	67.239%
CIP SHARE	32.726%	30.014%	31.177%	31.434%	33.474%	35.424%	35.591%	35.294%	34.152%	33.724%	33.532%	33.339%	33.146%	32.953%	32.761%



SEVEN YEAR TAX RATE COMPARISON

	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016
RESIDENTIAL	\$13.57	\$14.37	\$15.43	\$15.79	\$16.08	\$15.87	\$15.49
CIP	\$28.87	\$31.06	\$32.20	\$34.37	\$34.72	\$33.95	\$33.02



THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF REVENUE
FISCAL 2016 TAX LEVY LIMITATION FOR
DEDHAM
FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY2015 LEVY LIMIT

A. FY2014 Levy Limit	<u>76,698,653</u>
A1. ADD Amended FY2014 Growth	<u>0</u>
B. ADD (IA + IA1) X 2.5%	<u>1,917,466</u>
C. ADD FY2015 New Growth	<u>1,129,613</u>
C1. ADD FY2015 New Growth Adjustment	<u>0</u>
D. ADD FY2015 Override	<u>0</u>
E. FY2015 Subtotal	<u>79,745,732</u>
F. FY2015 Levy Ceiling	<u>103,450,825</u>

I. \$ 79,745,732
FY2015 Levy Limit

II. TO CALCULATE THE FY2016 LEVY LIMIT

A. FY2015 Levy Limit from I.	<u>79,745,732</u>
A1. ADD Amended FY2015 Growth	<u>0</u>
B. ADD (IIA + IIA1) X 2.5%	<u>1,993,643</u>
C. ADD FY2016 New Growth	<u>1,048,913</u>
C1. ADD FY2016 New Growth Adjustment	<u> </u>
D. ADD FY2016 Override	<u> </u>
E. FY2016 Subtotal	<u>82,788,288</u>
F. FY2016 Levy Ceiling	<u>108,004,144</u>

II. \$ 82,788,288
FY2016 Levy Limit

**III. TO CALCULATE THE FY2016
MAXIMUM ALLOWABLE LEVY**

A. FY2016 Levy Limit from II.	<u>82,788,288</u>
B. FY2016 Debt Exclusion(s)	<u>2,925,885</u>
C. FY2016 Capital Expenditure Exclusion(s)	<u> </u>
D. FY2016 Stabilization Fund Override	<u> </u>
E. FY2016 Other Adjustment	<u> </u>
F. FY2016 Water / Sewer	<u> </u>
G. FY2016 Maximum Allowable Levy	\$ 85,714,173

**MASSACHUSETTS DEPARTMENT OF REVENUE
DIVISION OF LOCAL SERVICES**

ASSESSMENT/CLASSIFICATION REPORT FY2016

DEDHAM
City/Town/District

as of January 1, 2015

PROPERTY TYPE	ACCT/ PARCEL COUNT	CLASS 1 Residential Assessed Value	CLASS 2 Open Space Assessed Value	CLASS 3 Commercial Assessed Value	CLASS 4 Industrial Assessed Value	CLASS 5 Personal Property Assessed Value
101	6,593	2,770,482,900				
102	598	171,790,300				
Misc 103,109	30	39,242,500				
104	521	202,466,600				
105	50	21,786,400				
111-125	51	220,910,300				
130-132, 106	306	27,073,200				
200-231	0		0			
300-393	300			669,434,500		
400-452	53				31,280,800	
CH 61 Land	3		0	1,600		
CH 61A Land	1		0	300		
CH 61B Land	2		0	1,352,200		
012-043	79	33,872,788	0	20,697,812	1,205,300	
501	322					11,014,340
502	459					33,456,740
503	0					0
504,550-552	2					39,574,280
505	9					22,286,700
506	0					0
508	4					2,236,190
TOTALS	9,383	3,487,624,988	0	691,486,412	32,486,100	108,568,250
REAL AND PERSONAL PROPERTY TOTAL VALUE						4,320,165,750
EXEMPT VALUE						698,209,500

Submitted by: Board of Assessors

_____ Date

CALCULATION OF THE LOWEST POSSIBLE RESIDENTIAL FACTOR

FY 2016 CHAPTER 200

DEDHAM

1. Last year's chosen residential percentage (R)*. 65.8482%
2. This year's MRF using a 150% shift to CIP (from LA-7). 88.0644%
3. Minimum residential share (R) in current year using the 150% Shift to CIP. 71.0935%

*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. 82.0965%
5. Multiply this new residential factor by this year's FFCV residential percentage (R). 66.2757%
6. What is the lowest historical residential percentage since the first certification (R). 60.1350%

*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 that 50 %).
8. Multiply that factor by FFCV of 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 new maximum CIP share by FFCV of CIP share _____ to determine the percentage of shift, _____ (this may not be more than 175%) .

* Consider Residential only, not R & O together.

DEDHAM

FY2016

LA4 VALUES

Residential	3,487,624,988
Open Space	0
Commercial	691,486,412
Industrial	32,486,100
Pers Prop	108,568,250
Total	4,320,165,750

FFCV PERCENTS

Res %	80.7290%
O S %	0.0000%
Com %	16.0060%
Ind %	0.7520%
P P %	2.5130%
Total %	100.0000%

MRF	88.0644%
175% Shift Ch 200	82.0965%
Historic Low %	60.1350%
Prior Res %	65.8482%
Lowest RF	82.0965%

INPUT OPTIONS

Estimated Levy	81,513,807	Resid Factor Selected	0.820965
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CIP Shift	1.75000
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OPEN SPACE DISCOUNT

Selected O S Discount %	
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O S Factor	1.00000000
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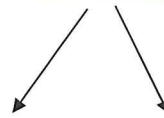
SHIFT PERCENTS

Res %	66.2757%
O S %	0.0000%
Com %	28.0105%
Ind %	1.3160%
P P %	4.3978%
Total %	100.0000%

Single TR	18.87
-----------	-------

Res TR	15.49
OS TR	
Com TR	33.02
Ind TR	33.02
PP TR	33.02

CONTINUE BELOW - PAGE DOWN



RESIDENTIAL EXEMPTION

Total Res Value	3,487,624,988	/	Total Res Parcel Count		=	Avg Res Value	
Avg Res Value		X	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 C & I Value minus Exemption	723,972,512						
		X	Total Value of Eligible Pcls		=	Total Value to be Exempt	0

**BUREAU OF ACCOUNTS
SCHEDULE DE-1
DEBT EXCLUSION FORM**

City / Town DEDHAM

Fiscal Year : 2016

(A) BALLOT VOTE	(B) PURPOSE(S) OF EXCLUSION VOTE	(C) DATE OF ORIGINAL ISSUANCE NOTE/BOND PER PURPOSE(S)	(D) TEMP OR PERM (T/P)	(E) FY2015 NET EXCLUDED DEBT SERVICE	(F) FY2015 GROSS DEBT SERVICE EXPENDED	(G) FY2016 GROSS DEBT SERVICE EXCLUDABLE	(H) REIMBURSEMENTS/ ADJUSTMENTS	(I) FY2016 NET EXCLUDED DEBT SERVICE
01/19/10	Avery School	06/01/12	P	271,405.00	289,537.50	283,687.50	55,521.00	228,167.00
06/17/95	MWPAT Sewer	11/01/98	P	120,485.00	120,485.00	120,660.98	0.00	120,661.00
06/17/95	Multi Purpose Sewer	12/15/00	P	123,625.00	123,625.00	117,875.00	0.00	117,875.00
06/09/01	Land/Science Lab	12/15/01	P	135,925.00	135,925.00	131,650.00	0.00	131,650.00
01/06/03	DMS Construction	06/01/05	P	714,250.00	714,250.00	696,750.00	0.00	696,750.00
01/06/03	DMS Construction	10/15/07	P	313,373.00	313,373.00	305,497.00	0.00	305,497.00
05/31/03	Multi Purpose Roads	06/01/05	P	258,750.00	258,750.00	0.00	0.00	0.00
06/09/01	Sewer	06/15/03	P	145,073.00	140,073.00	141,552.50	0.00	141,553.00
06/03/06	SMA Land	11/01/06	P	324,375.00	324,375.00	313,500.00	0.00	313,500.00
01/19/10	Avery School	05/05/10	P	260,738.00	260,738.00	255,637.00	0.00	255,637.00
01/19/10	Athletic Fields	05/05/10	P	153,375.00	153,375.00	150,375.00	0.00	150,375.00
01/19/10	Avery School	06/15/11	P	392,557.00	414,062.50	401,562.50	94,216.00	307,347.00
01/19/10	Athletic Fields	06/15/11	P	103,657.00	109,625.00	105,875.00	27,105.00	78,770.00
01/19/10	Avery School Construction	08/21/14	P	12,344.00	12,344.00	79,450.00	1,347.00	78,103.00

REIMBURSEMENTS: School Building Assistance, Library Construction Grants etc.
ADJUSTMENTS: Prior year interest not included, rate or term different than estimate

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

Andrea L. Terkelsen, Finance Director, Dedham, 781-751-9151
(Financial Officer)

10/3/2015 11:59 PM
(Date)

Includes prior years premium amortization 2012-2014
(Comments)

TOTAL

2,925,885.00

TAX BASE LEVY GROWTH FY2016 - LA13

PROPERTY CLASS	REVAL %	[F] + or - REVAL ADJUSTMENT VALUES	[G] TOTAL ADJUSTED VALUE BASE	[H] FY2016 PROPOSED VALUES	[I] NEW GROWTH VALUATION	[J] PRIOR YEAR TAX RATE	[K] TAX LEVY GROWTH
RESIDENTIAL:							
Single Family (101)	0.04685	123,240,400	2,753,854,800	2,770,482,900	16,628,100		
Condominium (102)	0.05179	8,424,700	171,096,600	171,790,300	693,700		
Two & Three Family (104 & 105)	0.06757	14,175,200	223,968,900	224,253,000	284,100		
Multi - Family (111 - 125)	0.03538	7,549,000	220,910,300	220,910,300	0		
Vacant Land (130 - 132 & 106)	-0.01726	(444,500)	25,315,600	27,073,200	1,757,600		
Others (103, 109, Res mixed use)	0.55703	25,865,872	72,301,588	73,115,288	813,700		
TOTAL RESIDENTIAL	0.05437	178,810,672	3,467,447,788	3,487,624,988	20,177,200	15.87	\$320,212
Open Space		0	0	0	0		
Open Space - Chapter 61, 61A, 61B		0	0	0	0		
TOTAL OPEN SPACE		0	0	0	0	0.00	\$0
Commercial	0.05041	32,961,800	686,894,312	690,132,312	3,238,000		
Commercial - Chapter 61, 61A, 61B	-0.03855	(54,300)	1,354,100	1,354,100	0		
TOTAL COMMERCIAL	0.05021	32,907,500	688,248,412	691,486,412	3,238,000	33.95	\$109,930
INDUSTRIAL	-0.00488	(152,100)	31,014,000	32,486,100	1,472,100	33.95	\$49,978
PERSONAL PROPERTY				108,568,250	16,753,830	33.95	\$568,793
TOTAL REAL & PERSONAL				4,320,165,750	41,641,130		\$1,048,913

Assessors Signature

TAX BASE LEVY GROWTH FY2016 - LA13
Retain documentation for 5 years in the event of DOR audit

PROPERTY CLASS	[A] FY2015 VALUES BY CLASS (Committed / LA-4)	No.	[B] FY2015 REVISED & OMITTED VALUES	No.	[C] ABATEMENT VALUES	No.	[D] OTHER ADJUSTMENT VALUES	[E] FY2015 ADJ VALUE BASE
RESIDENTIAL:								
Single Family (101)	2,646,586,000	0	0	25	1,365,100	####	(14,606,500)	2,630,614,400
Condominium (102)	162,972,800	0	0	2	170,500	19	(130,400)	162,671,900
Two & Three Family (104 & 105)	214,495,200	0	0	0	0	357	(4,701,500)	209,793,700
Multi - Family (111 - 125)	213,565,000	0	0	0	0	14	(203,700)	213,361,300
Vacant Land (130 - 132 & 106)	32,229,100	0	0	4	472,000	16	(5,997,000)	25,760,100
Others (103, 109, Res mixed use)	60,634,981	0	0	0	0	33	(14,199,265)	46,435,716
TOTAL RESIDENTIAL	3,330,483,081	0	0	31	2,007,600	####	(39,838,365)	3,288,637,116
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	659,963,319	0	0	6	2,293,100	10	(3,737,707)	653,932,512
Commercial - Chapter 61, 61A, 61B	1,409,300	0	0	0	0	0	(900)	1,408,400
TOTAL COMMERCIAL	661,372,619	0	0	6	2,293,100	10	(3,738,607)	655,340,912
INDUSTRIAL	33,981,500	0	0	1	1,044,500	0	(1,770,900)	31,166,100
PERSONAL PROPERTY	112,195,780							
TOTAL REAL & PERSONAL	4,138,032,980							

What If... Scenario Worksheet

CLASS	VALUE	%
Residential	3,487,624,988	80.7290%
Open Space		0.0000%
Commercial	691,486,412	16.0060%
Industrial	32,486,100	0.7520%
Personal Prop	108,568,250	2.5131%
Total	4,320,165,750	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	81,513,807
Single Tax Rate	18.87

Enter CIP Shift range to Display

Shift Range	
Shift Increment %	
Max Shift allowed	1.75

See Results in Table Below

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
1.00	100.0000	80.7290	0.0000	16.0060	0.7520	2.5131	100.0000	65,805,251	0	13,047,113	612,955	2,048,489	81,513,807	18.87	18.87	18.87	18.87	18.87
1.01	99.7613	80.5363	0.0000	16.1661	0.7595	2.5382	100.0000	65,648,165	0	13,177,584	619,084	2,068,974	81,513,807	18.82	19.06	19.06	19.06	19.06
1.02	99.5226	80.3435	0.0000	16.3261	0.7670	2.5633	100.0000	65,491,080	0	13,308,055	625,214	2,089,459	81,513,807	18.78	19.25	19.25	19.25	19.25
1.03	99.2839	80.1508	0.0000	16.4862	0.7745	2.5884	100.0000	65,333,994	0	13,438,526	631,343	2,109,944	81,513,807	18.73	19.43	19.43	19.43	19.43
1.04	99.0451	79.9581	0.0000	16.6463	0.7820	2.6136	100.0000	65,176,908	0	13,568,997	637,473	2,130,428	81,513,807	18.69	19.62	19.62	19.62	19.62
1.05	98.8064	79.7654	0.0000	16.8063	0.7896	2.6387	100.0000	65,019,823	0	13,699,468	643,602	2,150,913	81,513,807	18.64	19.81	19.81	19.81	19.81
1.06	98.5677	79.5727	0.0000	16.9664	0.7971	2.6638	100.0000	64,862,737	0	13,829,940	649,732	2,171,398	81,513,807	18.60	20.00	20.00	20.00	20.00
1.07	98.3290	79.3800	0.0000	17.1264	0.8046	2.6890	100.0000	64,705,652	0	13,960,411	655,861	2,191,883	81,513,807	18.55	20.19	20.19	20.19	20.19
1.08	98.0903	79.1873	0.0000	17.2865	0.8121	2.7141	100.0000	64,548,566	0	14,090,882	661,991	2,212,368	81,513,807	18.51	20.38	20.38	20.38	20.38
1.09	97.8516	78.9946	0.0000	17.4466	0.8196	2.7392	100.0000	64,391,481	0	14,221,353	668,121	2,232,853	81,513,807	18.46	20.57	20.57	20.57	20.57
1.10	97.6129	78.8019	0.0000	17.6066	0.8272	2.7644	100.0000	64,234,395	0	14,351,824	674,250	2,253,338	81,513,807	18.42	20.76	20.76	20.76	20.76
1.11	97.3742	78.6091	0.0000	17.7667	0.8347	2.7895	100.0000	64,077,309	0	14,482,295	680,380	2,273,823	81,513,807	18.37	20.94	20.94	20.94	20.94
1.12	97.1354	78.4164	0.0000	17.9267	0.8422	2.8146	100.0000	63,920,224	0	14,612,766	686,509	2,294,308	81,513,807	18.33	21.13	21.13	21.13	21.13
1.13	96.8967	78.2237	0.0000	18.0868	0.8497	2.8398	100.0000	63,763,138	0	14,743,237	692,639	2,314,792	81,513,807	18.28	21.32	21.32	21.32	21.32
1.14	96.6580	78.0310	0.0000	18.2469	0.8572	2.8649	100.0000	63,606,053	0	14,873,709	698,768	2,335,277	81,513,807	18.24	21.51	21.51	21.51	21.51
1.15	96.4193	77.8383	0.0000	18.4069	0.8648	2.8900	100.0000	63,448,967	0	15,004,180	704,898	2,355,762	81,513,807	18.19	21.70	21.70	21.70	21.70
1.16	96.1806	77.6456	0.0000	18.5670	0.8723	2.9151	100.0000	63,291,882	0	15,134,651	711,027	2,376,247	81,513,807	18.15	21.89	21.89	21.89	21.89
1.17	95.9419	77.4529	0.0000	18.7270	0.8798	2.9403	100.0000	63,134,796	0	15,265,122	717,157	2,396,732	81,513,807	18.10	22.08	22.08	22.08	22.08
1.18	95.7032	77.2602	0.0000	18.8871	0.8873	2.9654	100.0000	62,977,711	0	15,395,593	723,286	2,417,217	81,513,807	18.06	22.26	22.26	22.26	22.26
1.19	95.4645	77.0675	0.0000	19.0472	0.8948	2.9905	100.0000	62,820,625	0	15,526,064	729,416	2,437,702	81,513,807	18.01	22.45	22.45	22.45	22.45
1.20	95.2257	76.8748	0.0000	19.2072	0.9024	3.0157	100.0000	62,663,539	0	15,656,535	735,546	2,458,187	81,513,807	17.97	22.64	22.64	22.64	22.64
1.21	94.9870	76.6820	0.0000	19.3673	0.9099	3.0408	100.0000	62,506,454	0	15,787,007	741,675	2,478,672	81,513,807	17.92	22.83	22.83	22.83	22.83
1.22	94.7483	76.4893	0.0000	19.5273	0.9174	3.0659	100.0000	62,349,368	0	15,917,478	747,805	2,499,156	81,513,807	17.88	23.02	23.02	23.02	23.02
1.23	94.5096	76.2966	0.0000	19.6874	0.9249	3.0911	100.0000	62,192,283	0	16,047,949	753,934	2,519,641	81,513,807	17.83	23.21	23.21	23.21	23.21
1.24	94.2709	76.1039	0.0000	19.8475	0.9324	3.1162	100.0000	62,035,197	0	16,178,420	760,064	2,540,126	81,513,807	17.79	23.40	23.40	23.40	23.40
1.25	94.0322	75.9112	0.0000	20.0075	0.9400	3.1413	100.0000	61,878,112	0	16,308,891	766,193	2,560,611	81,513,807	17.74	23.59	23.59	23.59	23.59

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
1.26	93.7935	75.7185	0.0000	20.1676	0.9475	3.1665	100.0000	61,721,026	0	16,439,362	772,323	2,581,096	81,513,807	17.70	23.77	23.77	23.77	23.77
1.27	93.5548	75.5258	0.0000	20.3276	0.9550	3.1916	100.0000	61,563,940	0	16,569,833	778,452	2,601,581	81,513,807	17.65	23.96	23.96	23.96	23.96
1.28	93.3160	75.3331	0.0000	20.4877	0.9625	3.2167	100.0000	61,406,855	0	16,700,304	784,582	2,622,066	81,513,807	17.61	24.15	24.15	24.15	24.15
1.29	93.0773	75.1404	0.0000	20.6478	0.9700	3.2418	100.0000	61,249,769	0	16,830,776	790,711	2,642,551	81,513,807	17.56	24.34	24.34	24.34	24.34
1.30	92.8386	74.9477	0.0000	20.8078	0.9776	3.2670	100.0000	61,092,684	0	16,961,247	796,841	2,663,036	81,513,807	17.52	24.53	24.53	24.53	24.53
1.31	92.5999	74.7549	0.0000	20.9679	0.9851	3.2921	100.0000	60,935,598	0	17,091,718	802,971	2,683,520	81,513,807	17.47	24.72	24.72	24.72	24.72
1.32	92.3612	74.5622	0.0000	21.1279	0.9926	3.3172	100.0000	60,778,513	0	17,222,189	809,100	2,704,005	81,513,807	17.43	24.91	24.91	24.91	24.91
1.33	92.1225	74.3695	0.0000	21.2880	1.0001	3.3424	100.0000	60,621,427	0	17,352,660	815,230	2,724,490	81,513,807	17.38	25.09	25.09	25.09	25.09
1.34	91.8838	74.1768	0.0000	21.4481	1.0076	3.3675	100.0000	60,464,342	0	17,483,131	821,359	2,744,975	81,513,807	17.34	25.28	25.28	25.28	25.28
1.35	91.6451	73.9841	0.0000	21.6081	1.0152	3.3926	100.0000	60,307,256	0	17,613,602	827,489	2,765,460	81,513,807	17.29	25.47	25.47	25.47	25.47
1.36	91.4063	73.7914	0.0000	21.7682	1.0227	3.4178	100.0000	60,150,170	0	17,744,073	833,618	2,785,945	81,513,807	17.25	25.66	25.66	25.66	25.66
1.37	91.1676	73.5987	0.0000	21.9282	1.0302	3.4429	100.0000	59,993,085	0	17,874,545	839,748	2,806,430	81,513,807	17.20	25.85	25.85	25.85	25.85
1.38	90.9289	73.4060	0.0000	22.0883	1.0377	3.4680	100.0000	59,835,999	0	18,005,016	845,877	2,826,915	81,513,807	17.16	26.04	26.04	26.04	26.04
1.39	90.6902	73.2133	0.0000	22.2484	1.0452	3.4931	100.0000	59,678,914	0	18,135,487	852,007	2,847,400	81,513,807	17.11	26.23	26.23	26.23	26.23
1.40	90.4515	73.0205	0.0000	22.4084	1.0527	3.5183	100.0000	59,521,828	0	18,265,958	858,137	2,867,884	81,513,807	17.07	26.42	26.42	26.42	26.42
1.41	90.2128	72.8278	0.0000	22.5685	1.0603	3.5434	100.0000	59,364,743	0	18,396,429	864,266	2,888,369	81,513,807	17.02	26.60	26.60	26.60	26.60
1.42	89.9741	72.6351	0.0000	22.7285	1.0678	3.5685	100.0000	59,207,657	0	18,526,900	870,396	2,908,854	81,513,807	16.98	26.79	26.79	26.79	26.79
1.43	89.7353	72.4424	0.0000	22.8886	1.0753	3.5937	100.0000	59,050,571	0	18,657,371	876,525	2,929,339	81,513,807	16.93	26.98	26.98	26.98	26.98
1.44	89.4966	72.2497	0.0000	23.0487	1.0828	3.6188	100.0000	58,893,486	0	18,787,842	882,655	2,949,824	81,513,807	16.89	27.17	27.17	27.17	27.17
1.45	89.2579	72.0570	0.0000	23.2087	1.0903	3.6439	100.0000	58,736,400	0	18,918,314	888,784	2,970,309	81,513,807	16.84	27.36	27.36	27.36	27.36
1.46	89.0192	71.8643	0.0000	23.3688	1.0979	3.6691	100.0000	58,579,315	0	19,048,785	894,914	2,990,794	81,513,807	16.80	27.55	27.55	27.55	27.55
1.47	88.7805	71.6716	0.0000	23.5288	1.1054	3.6942	100.0000	58,422,229	0	19,179,256	901,043	3,011,279	81,513,807	16.75	27.74	27.74	27.74	27.74
1.48	88.5418	71.4789	0.0000	23.6889	1.1129	3.7193	100.0000	58,265,144	0	19,309,727	907,173	3,031,764	81,513,807	16.71	27.92	27.92	27.92	27.92
1.49	88.3031	71.2862	0.0000	23.8490	1.1204	3.7445	100.0000	58,108,058	0	19,440,198	913,302	3,052,248	81,513,807	16.66	28.11	28.11	28.11	28.11
1.50	88.0644	71.0934	0.0000	24.0090	1.1279	3.7696	100.0000	57,950,973	0	19,570,669	919,432	3,072,733	81,513,807	16.62	28.30	28.30	28.30	28.30
1.51	87.8256	70.9007	0.0000	24.1691	1.1355	3.7947	100.0000	57,793,887	0	19,701,140	925,562	3,093,218	81,513,807	16.57	28.49	28.49	28.49	28.49
1.52	87.5869	70.7080	0.0000	24.3291	1.1430	3.8198	100.0000	57,636,801	0	19,831,611	931,691	3,113,703	81,513,807	16.53	28.68	28.68	28.68	28.68
1.53	87.3482	70.5153	0.0000	24.4892	1.1505	3.8450	100.0000	57,479,716	0	19,962,083	937,821	3,134,188	81,513,807	16.48	28.87	28.87	28.87	28.87
1.54	87.1095	70.3226	0.0000	24.6493	1.1580	3.8701	100.0000	57,322,630	0	20,092,554	943,950	3,154,673	81,513,807	16.44	29.06	29.06	29.06	29.06
1.55	86.8708	70.1299	0.0000	24.8093	1.1655	3.8952	100.0000	57,165,545	0	20,223,025	950,080	3,175,158	81,513,807	16.39	29.25	29.25	29.25	29.25
1.56	86.6321	69.9372	0.0000	24.9694	1.1731	3.9204	100.0000	57,008,459	0	20,353,496	956,209	3,195,643	81,513,807	16.35	29.43	29.43	29.43	29.43
1.57	86.3934	69.7445	0.0000	25.1294	1.1806	3.9455	100.0000	56,851,374	0	20,483,967	962,339	3,216,127	81,513,807	16.30	29.62	29.62	29.62	29.62
1.58	86.1547	69.5518	0.0000	25.2895	1.1881	3.9706	100.0000	56,694,288	0	20,614,438	968,468	3,236,612	81,513,807	16.26	29.81	29.81	29.81	29.81
1.59	85.9159	69.3591	0.0000	25.4496	1.1956	3.9958	100.0000	56,537,202	0	20,744,909	974,598	3,257,097	81,513,807	16.21	30.00	30.00	30.00	30.00
1.60	85.6772	69.1663	0.0000	25.6096	1.2031	4.0209	100.0000	56,380,117	0	20,875,381	980,727	3,277,582	81,513,807	16.17	30.19	30.19	30.19	30.19
1.61	85.4385	68.9736	0.0000	25.7697	1.2107	4.0460	100.0000	56,223,031	0	21,005,852	986,857	3,298,067	81,513,807	16.12	30.38	30.38	30.38	30.38
1.62	85.1998	68.7809	0.0000	25.9297	1.2182	4.0712	100.0000	56,065,946	0	21,136,323	992,987	3,318,552	81,513,807	16.08	30.57	30.57	30.57	30.57
1.63	84.9611	68.5882	0.0000	26.0898	1.2257	4.0963	100.0000	55,908,860	0	21,266,794	999,116	3,339,037	81,513,807	16.03	30.76	30.76	30.76	30.76
1.64	84.7224	68.3955	0.0000	26.2499	1.2332	4.1214	100.0000	55,751,775	0	21,397,265	1,005,246	3,359,522	81,513,807	15.99	30.94	30.94	30.94	30.94
1.65	84.4837	68.2028	0.0000	26.4099	1.2407	4.1465	100.0000	55,594,689	0	21,527,736	1,011,375	3,380,007	81,513,807	15.94	31.13	31.13	31.13	31.13
1.66	84.2450	68.0101	0.0000	26.5700	1.2483	4.1717	100.0000	55,437,604	0	21,658,207	1,017,505	3,400,491	81,513,807	15.90	31.32	31.32	31.32	31.32
1.67	84.0062	67.8174	0.0000	26.7300	1.2558	4.1968	100.0000	55,280,518	0	21,788,678	1,023,634	3,420,976	81,513,807	15.85	31.51	31.51	31.51	31.51
1.68	83.7675	67.6247	0.0000	26.8901	1.2633	4.2219	100.0000	55,123,432	0	21,919,150	1,029,764	3,441,461	81,513,807	15.81	31.70	31.70	31.70	31.70
1.69	83.5288	67.4319	0.0000	27.0502	1.2708	4.2471	100.0000	54,966,347	0	22,049,621	1,035,893	3,461,946	81,513,807	15.76	31.89	31.89	31.89	31.89
1.70	83.2901	67.2392	0.0000	27.2102	1.2783	4.2722	100.0000	54,809,261	0	22,180,092	1,042,023	3,482,431	81,513,807	15.72	32.08	32.08	32.08	32.08
1.71	83.0514	67.0465	0.0000	27.3703	1.2859	4.2973	100.0000	54,652,176	0	22,310,563	1,048,152	3,502,916	81,513,807	15.67	32.26	32.26	32.26	32.26
1.72	82.8127	66.8538	0.0000	27.5303	1.2934	4.3225	100.0000	54,495,090	0	22,441,034	1,054,282	3,523,401	81,513,807	15.63	32.45	32.45	32.45	32.45
1.73	82.5740	66.6611	0.0000	27.6904	1.3009	4.3476	100.0000	54,338,005	0	22,571,505	1,060,412	3,543,886	81,513,807	15.58	32.64	32.64	32.64	32.64
1.74	82.3353	66.4684	0.0000	27.8505	1.3084	4.3727	100.0000	54,180,919	0	22,701,976	1,066,541	3,564,371	81,513,807	15.54	32.83	32.83	32.83	32.83
1.75	82.0965	66.2757	0.0000	28.0105	1.3159	4.3979	100.0000	54,023,833	0	22,832,447	1,072,671	3,584,855	81,513,807	15.49	33.02	33.02	33.02	33.02

FY2016 AVERAGE VALUE COMPARISONS

SHIFT %	FY2012 170	FY2013 175	FY2014 175	FY2015 175	FY2016 175	FY2016 174	FY2016 173	FY2016 172	FY2016 171	FY2016 170
RESIDENTIAL										
AVG. SINGLE FAMILY VALUE	\$373,963	\$375,995	\$386,627	\$401,728	\$420,216	\$420,216	\$420,216	\$420,216	\$420,216	\$420,216
TAX RATE	\$15.43	\$15.79	\$16.08	\$15.87	\$15.49	\$15.54	\$15.58	\$15.63	\$15.67	\$15.72
AVG. TAX BILL	\$5,770	\$5,937	\$6,217	\$6,375	\$6,509	\$6,530	\$6,547	\$6,568	\$6,585	\$6,606
COMMERCIAL/INDUSTRIAL										
AVG. VALUE	\$1,843,830	\$1,870,840	\$1,882,246	\$1,901,333	\$1,985,029	\$1,985,029	\$1,985,029	\$1,985,029	\$1,985,029	\$1,985,029
TAX RATE	\$32.20	\$34.37	\$34.72	\$33.95	\$33.02	\$32.83	\$32.64	\$32.45	\$32.26	\$32.08
AVG. TAX BILL	\$59,371	\$64,301	\$65,352	\$64,550	\$65,546	\$65,169	\$64,791	\$64,414	\$64,037	\$63,680

TOWN OF DEDHAM
FY16 TAX RATE DATA

	FY2012 AS OF 1/1/11	FY2013 AS OF 1/1/12	FY 2014 AS OF 1/1/13	FY 2015 AS OF 1/1/14	FY 2016 AS OF 1/1/15	DOLLAR CHANGE	% CHANGE
VALUES							
RESIDENTIAL	\$3,109,065,167	\$3,134,309,527	\$3,214,058,863	\$3,330,483,081	\$3,487,624,988	\$157,141,907	4.72%
COMMERCIAL	\$656,519,213	\$658,878,973	\$658,995,037	\$661,372,619	\$691,486,412	\$30,113,793	4.55%
INDUSTRIAL	\$39,588,320	\$40,010,900	\$36,653,100	\$33,981,500	\$32,486,100	-\$1,495,400	-4.40%
PERSONAL PROPERTY	\$127,147,780	\$120,007,710	\$116,322,320	\$112,195,780	\$108,568,250	-\$3,627,530	-3.23%
TOTAL	\$3,932,320,480	\$3,953,207,110	\$4,026,029,320	\$4,138,032,980	\$4,320,165,750	\$182,132,770	4.40%
TAX RATES							
RESIDENTIAL	\$15.43	\$15.79	\$16.08	\$15.87	\$15.49	\$0.38	-2.39%
CIP	\$32.20	\$34.37	\$34.72	\$33.95	\$33.02	\$0.93	-2.74%
AVG. TAX BILL							
RES. SINGLE FAMILY	\$5,770	\$5,937	\$6,217	\$6,375	\$6,509	\$134	2.10%
COMM/INDUSTRIAL	\$59,371	\$64,301	\$65,352	\$64,550	\$65,546	\$996	1.54%
LEVY	\$74,486,523	\$77,647,732	\$79,873,681	\$80,273,681	\$81,513,807	\$1,240,126	1.54%
DEBT EXCLUSION	\$3,753,294	\$3,742,766	\$3,654,036	\$3,329,932	\$2,925,885	-\$404,047	-12.13%

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.