FISCAL YEAR 2017
CLASSIFICATION HEARING

NOVEMBER 29, 2017

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
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November 29, 2016

To: Dedham Board of Selectmen

From: Dedham Board of Assessors

Re: FY17 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 FY2017 tax rate would be $17.92 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 66.7015% is the lowest factor we can use for FY2017, 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:

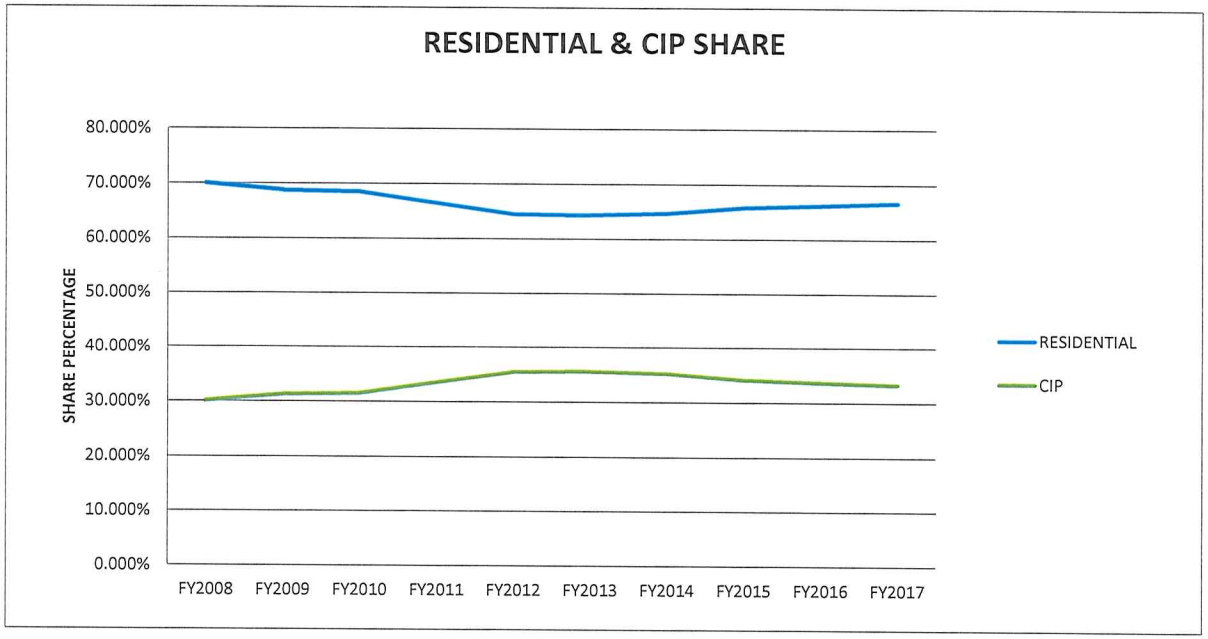
1. Does the Board of Selectmen want to continue classification for the Town of Dedham?

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.

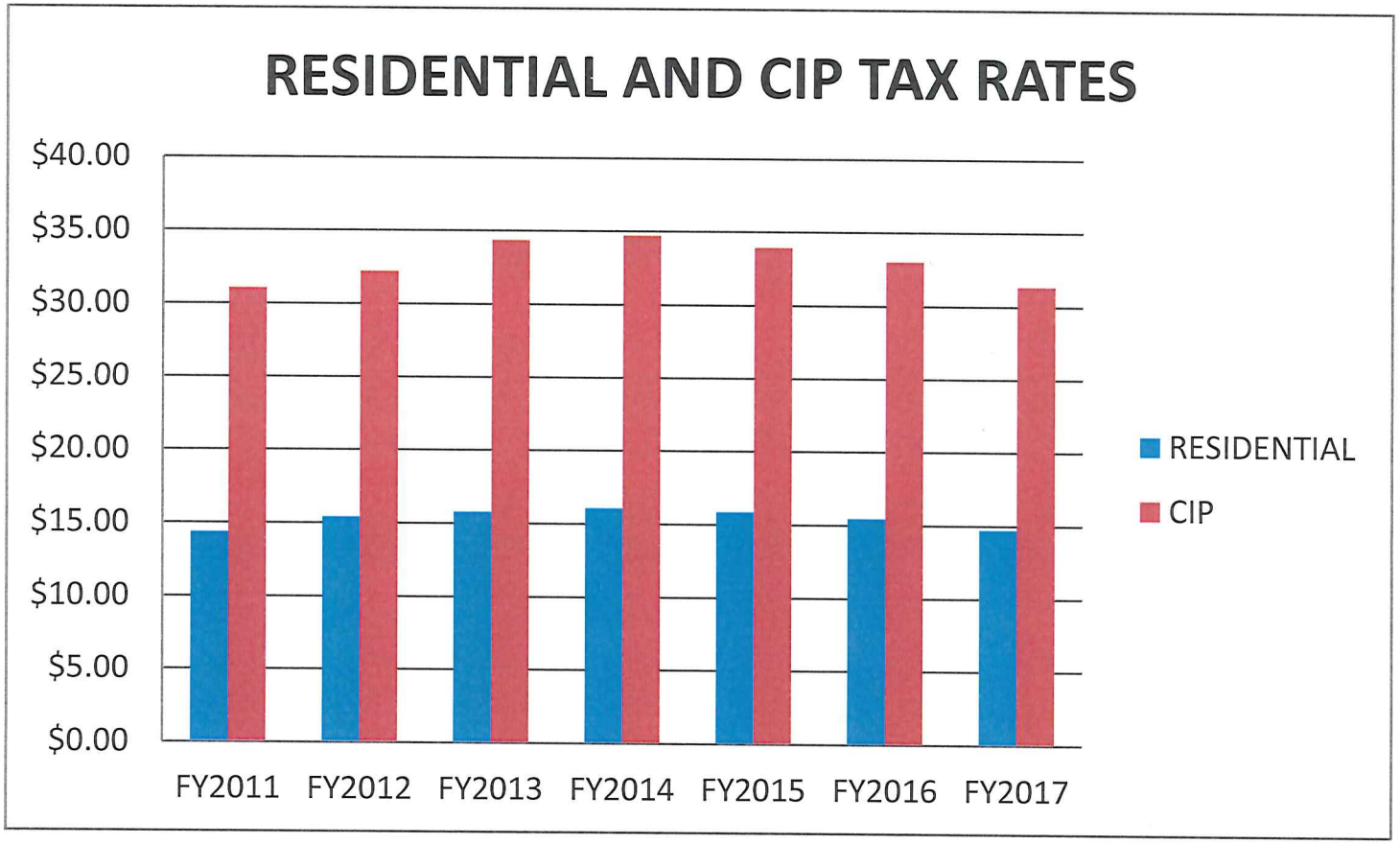
CLASSIFICATION SHIFTS

	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	175 FY2017	174 FY2017	173 FY2017	172 FY2017	171 FY2017	170 FY2017
RESIDENTIAL FACTOR	82.2%	82.2%	80.9%	79.8%	81.5%	80.4%	81.1%	81.8%	82.1%	82.4%	82.6%	82.8%	83.1%	83.3%	83.6%
RESIDENTIAL SHARE	69.986%	68.823%	68.566%	66.526%	64.576%	64.409%	64.706%	65.848%	66.276%	66.702%	66.892%	67.082%	67.272%	67.463%	67.653%
CIP SHARE	30.014%	31.177%	31.434%	33.474%	35.424%	35.591%	35.294%	34.152%	33.724%	33.298%	33.108%	32.918%	32.728%	32.537%	32.347%



SEVEN YEAR TAX RATE COMPARISON

	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017
RESIDENTIAL	$14.37	$15.43	$15.79	$16.08	$15.87	$15.49	$14.76
CIP	$31.06	$32.20	$34.37	$34.72	$33.95	$33.02	$31.36



THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF REVENUE
FISCAL 2017 TAX LEVY LIMITATION FOR
DEDHAM
FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY2016 LEVY LIMIT

A.	FY2015 Levy Limit	79,745,732
A1.	ADD Amended FY2015 Growth	0
B.	ADD (IA + IA1) X 2.5%	1,993,643
C.	ADD FY2016 New Growth	1,048,913
C1.	ADD FY2016 New Growth Adjustment	0
D.	ADD FY2016 Override	0
E.	FY2016 Subtotal	82,788,288
F.	FY2016 Levy Ceiling	108,004,144

I. $ 82,788,288
FY2016 Levy Limit

II. TO CALCULATE THE FY2017 LEVY LIMIT

A.	FY2016 Levy Limit from I.	82,788,288
A1.	ADD Amended FY2016 Growth	0
B.	ADD (IIA + IIA1) X 2.5%	2,069,707
C.	ADD FY2017 New Growth	1,239,856
C1.	ADD FY2017 New Growth Adjustment	
D.	ADD FY2017 Override	
E.	FY2017 Subtotal	86,097,851
F.	FY2017 Levy Ceiling	114,560,323

II. $ 86,097,851
FY2017 Levy Limit

III. TO CALCULATE THE FY2017 MAXIMUM ALLOWABLE LEVY

A.	FY2017 Levy Limit from II.	86,097,851
B.	FY2017 Debt Exclusion(s)	2,866,803
C.	FY2017 Capital Expenditure Exclusion(s)	
D.	FY2017 Stabilization Fund Override	
E.	FY2017 Other Adjustment	
F.	FY2017 Water / Sewer	
G.	FY2017 Maximum Allowable Levy	$ 88,964,654

MASSACHUSETTS DEPARTMENT OF REVENUE

DIVISION OF LOCAL SERVICES

ASSESSMENT/CLASSIFICATION REPORT FY2017

DEDHAM as of January 1, 2016
City/Town/District

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	6,601	2,961,229,000				
102	597	180,927,300				
Misc 103,109	29	41,695,700				
104	521	216,255,300				
105	50	24,085,900				
111-125	53	219,430,200				
130-132, 106	307	29,891,700				
200-231	0		0			
300-393	298			693,920,100		
400-442	54				38,403,000	
450-452	0				0	
CH 61 Land	0 3			2,000		
CH 61A Land	0 1			400		
CH 61B Land	0 2			1,427,200		
012-043	77	36,971,992	0	24,376,098	1,236,410	
501	282					11,837,850
502	437					32,441,750
503	0					0
504	2					43,559,820
505	9					21,140,500
506	0					0
508	4					3,580,710
550-552	0					0
TOTALS	**9,327**	**3,710,487,092**	**0**	**719,725,798**	**39,639,410**	**112,560,630**
					REAL AND PERSONAL PROPERTY TOTAL VALUE	4,582,412,930
					EXEMPT PARCEL COUNT & VALUE 588	740,836,700

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.

Submitted by: Board of Assessors

_____ _____ _____
Date

_____ _____

LA-4 (7/2008)

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CALCULATION OF THE LOWEST POSSIBLE RESIDENTIAL FACTOR
FY 2017 CHAPTER 200

DEDHAM

1. Last year's chosen residential percentage* (Residential only, not R & O) **66.2757%**

2. This year's MRF using a 150% shift to CIP (from LA-7). **88.2504%**

3. Minimum residential share (R) in current year using the 150% Shift to CIP. **71.4584%**

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. **82.3757%**

5. Multiply this new residential factor by this year's FFCV residential percentage (R). **66.7015%**

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%) .

* Residential share in the year prior to the year in which the minimum residential factor was first adopted may be used if assessors can document a lower percentage.

DEDHAM

FY2017	LA4 VALUES
Residential	3,710,487,092
Open Space	0
Commercial	719,725,798
Industrial	39,639,410
Pers Prop	112,560,630
Total	4,582,412,930

FFCV PERCENTS	
Res %	80.9723%
O S %	0.0000%
Com %	15.7063%
Ind %	0.8650%
P P %	2.4564%
Total %	100.0000%

MRF	88.2504%
175% Shift Ch 200	82.3757%
Historic Low %	60.1350%
Prior Res %	66.2757%
Lowest RF	82.3757%

INPUT OPTIONS

Estimated Levy: 82,110,384

Resid Factor Selected: 0.823757

CIP Shift: 1.75000

Single TR: 17.92

OPEN SPACE DISCOUNT

Selected O S Discount %:

O S Factor: 1.00000000

SHIFT PERCENTS

Res %	66.7015%
O S %	0.0000%
Com %	27.4860%
Ind %	1.5138%
P P %	4.2987%
Total %	100.0000%

Res TR	14.76
OS TR	
Com TR	31.36
Ind TR	31.36
PP TR	31.36

CONTINUE BELOW - PAGE DOWN

RESIDENTIAL EXEMPTION

Total Res Value: 3,710,487,092 / 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 %: X Total Value of Eligible Pcls: = Total Value to be Exempt: 0

Total C & I Value minus Exemption: 759,365,208

MASSACHUSETTS DEPARTMENT OF REVENUE
DIVISION OF LOCAL SERVICES
BUREAU OF ACCOUNTS

Dedham
City / Town / District

Schedule DE-1

Debt Exclusion - Fiscal Year 2017

(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 2016 Net Excluded Debt Service	(F) FY 2016 Gross Debt Service Expended	(G) FY 2017 Gross Debt Service Excludable	(H) Reimbursement adjustments (Whole numbers only)	(I) FY 2017 Net Excluded Debt Service
01/19/2010	Avery School	06/01/2012	P	228,167	283,687	275,888	15,515	260,373
06/17/1995	MWPAT Sewer	11/01/1998	P	120,661	120,661	121,109	0	121,109
06/17/1995	Multi Purpose Sewer	12/15/2000	P	117,875	117,875	0	0	0
06/09/2001	Land/Science Lab	12/15/2001	P	131,650	131,650	127,250	0	127,250
01/06/2003	DMS Construction	06/01/2005	P	696,750	696,750	678,000	0	678,000
01/06/2003	DMS Construction	10/15/2007	P	305,497	305,497	297,360	0	297,360
06/09/2001	Sewer	06/15/2003	P	141,553	141,552	137,840	0	137,840
06/03/2006	SMA Land	11/01/2006	P	313,500	313,500	304,187	0	304,187
01/19/2010	Avery School	05/05/2010	P	255,637	255,637	251,812	0	251,812
01/19/2010	Athletic Fields	05/05/2010	P	150,375	150,375	148,125	0	148,125
01/19/2010	Avery School	06/15/2011	P	307,347	401,562	389,063	18,229	370,834
01/19/2010	Athletic Fields	06/15/2011	P	78,770	105,875	102,125	4,676	97,449
01/19/2010	Avery School Construction	08/21/2014	P	78,103	79,450	73,700	1,236	72,464
							Total:	2,866,803

REIMBURSEMENTS: School Building Assistance, Library Construction Grants etc.

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

Signatures

Financial Officer

Andrea L Terkelsen, Finance Director , Dedham , aterkelsen@dedham-ma.gov 781-751-9151 | 11/14/2016 5:30 PM

Comment:

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

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF REVENUE
DIVISION OF LOCAL SERVICES
BUREAU OF LOCAL ASSESSMENT

DEDHAM
COMMUNITY

TAX BASE LEVY GROWTH FY2017 - LA13

Retain documentation for 5 years in the event of DOR audit

PROPERTY CLASS	[A] FY2016 VALUES BY CLASS	No.	[B] FY2016 REVISED & OMITTED VALUES	No.	[C] ABATEMENT VALUES	No.	[D] OTHER ADJUSTMENT VALUES	[E] FY2016 ADJ VALUE BASE
RESIDENTIAL:								
Single Family (101)	2,770,482,900	0	0	15	708,500	####	(20,196,500)	2,749,577,900
Condominium (102)	171,790,300	0	0	2	84,500	64	(183,400)	171,522,400
Two & Three Family (104 & 105)	224,253,000	0	0	2	96,000	55	(859,200)	223,297,800
Multi - Family (111 - 125)	220,910,300	0	0	0	0	5	(5,683,200)	215,227,100
Vacant Land (130 - 132 & 106)	27,073,200	0	0	2	41,500	14	(148,100)	26,883,600
All Others (103, 109, 012-018)	73,115,288	0	0	0	0	32	(3,352,500)	69,762,788
TOTAL RESIDENTIAL	3,487,624,988	0	0	21	930,500	####	(30,422,900)	3,456,271,588
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	690,132,312	0	0	11	1,999,100	33	(6,696,400)	681,436,812
Commercial - Chapter 61, 61A, 61B	1,354,100	0	0	0	0	0	0	1,354,100
TOTAL COMMERCIAL	691,486,412	0	0	11	1,999,100	33	(6,696,400)	682,790,912
INDUSTRIAL	32,486,100	0	0	0	0	3	5,839,990	38,326,090
PERSONAL PROPERTY	108,568,250	0	0					
TOTAL REAL & PERSONAL	4,320,165,750	0	0					

LA-13 (2016)

Actual ☐
Pro Forma ☐

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COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF REVENUE
DIVISION OF LOCAL SERVICES
BUREAU OF LOCAL ASSESSMENT

DEDHAM
COMMUNITY

TAX BASE LEVY GROWTH FY2017 - LA13

PROPERTY CLASS	REVAL %	[F] + or - REVAL ADJUSTMENT VALUES	[G] TOTAL ADJUSTED VALUE BASE	[H] CFY LA4	[I] NEW GROWTH VALUATION	[J] PRIOR YEAR TAX RATE	[K] TAX LEVY GROWTH
RESIDENTIAL:							
Single Family (101)	0.07243	199,150,700	2,948,728,600	2,961,229,000	12,500,400		
Condominium (102)	0.05337	9,154,800	180,677,200	180,927,300	250,100		
Two & Three Family (104 & 105)	0.07217	16,114,600	239,412,400	240,341,200	928,800		
Multi - Family (111 - 125)	0.01937	4,169,800	219,396,900	219,430,200	33,300		
Vacant Land (130 - 132 & 106)	0.09435	2,536,400	29,420,000	29,891,700	471,700		
All Others (103, 109, 012-018)	0.09383	6,545,904	76,308,692	78,667,692	2,359,000		
TOTAL RESIDENTIAL	0.06877	237,672,204	3,693,943,792	3,710,487,092	16,543,300	15.49	$256,256
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	0.04369	29,772,986	711,209,798	718,296,198	7,086,400		
Commercial - Chapter 61, 61A, 61B	0.05576	75,500	1,429,600	1,429,600			
TOTAL COMMERCIAL	0.04372	29,848,486	712,639,398	719,725,798	7,086,400	33.02	$233,993
INDUSTRIAL	0.03427	1,313,320	39,639,410	39,639,410	0	33.02	$0
PERSONAL PROPERTY				112,560,630	22,701,600	33.02	$749,607
TOTAL REAL & PERSONAL				4,582,412,930	46,331,300		$1,239,856

Assessors Signature

Date

LA-13 (2016)

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What If...Scenario Worksheet for... **DEDHAM**

CLASS	VALUE	%	
Residential	3,710,487,092	80.9723%	R & O %
Open Space		0.0000%	80.9723%
Commercial	719,725,798	15.7063%	
Industrial	39,639,410	0.8650%	C I P %
Personal Prop	112,560,630	2.4564%	19.0277%
Total	4,582,412,930	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	82,110,384
Single Tax Rate	17.92

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						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	80.9723	0.0000	15.7063	0.8650	2.4564	100.0000	66,486,701	0	12,896,472	710,282	2,016,928	82,110,384	17.92		17.92	17.92	17.92
1.01	99.7650	80.7821	0.0000	15.8633	0.8737	2.4809	100.0000	66,330,465	0	13,025,437	717,385	2,037,097	82,110,384	17.88		18.10	18.10	18.10
1.02	99.5300	80.5918	0.0000	16.0204	0.8823	2.5055	100.0000	66,174,228	0	13,154,402	724,488	2,057,266	82,110,384	17.83		18.28	18.28	18.28
1.03	99.2950	80.4015	0.0000	16.1775	0.8910	2.5301	100.0000	66,017,991	0	13,283,367	731,591	2,077,436	82,110,384	17.79		18.46	18.46	18.46
1.04	99.0600	80.2112	0.0000	16.3345	0.8996	2.5546	100.0000	65,861,754	0	13,412,331	738,694	2,097,605	82,110,384	17.75		18.64	18.64	18.64
1.05	98.8251	80.0210	0.0000	16.4916	0.9083	2.5792	100.0000	65,705,517	0	13,541,296	745,797	2,117,774	82,110,384	17.71		18.81	18.81	18.81
1.06	98.5901	79.8307	0.0000	16.6486	0.9169	2.6037	100.0000	65,549,280	0	13,670,261	752,899	2,137,944	82,110,384	17.67		18.99	18.99	18.99
1.07	98.3551	79.6404	0.0000	16.8057	0.9256	2.6283	100.0000	65,393,044	0	13,799,225	760,002	2,158,113	82,110,384	17.62		19.17	19.17	19.17
1.08	98.1201	79.4501	0.0000	16.9628	0.9342	2.6529	100.0000	65,236,807	0	13,928,190	767,105	2,178,282	82,110,384	17.58		19.35	19.35	19.35
1.09	97.8851	79.2599	0.0000	17.1198	0.9429	2.6774	100.0000	65,080,570	0	14,057,155	774,208	2,198,451	82,110,384	17.54		19.53	19.53	19.53
1.10	97.6501	79.0696	0.0000	17.2769	0.9515	2.7020	100.0000	64,924,333	0	14,186,120	781,311	2,218,621	82,110,384	17.50		19.71	19.71	19.71
1.11	97.4151	78.8793	0.0000	17.4340	0.9602	2.7266	100.0000	64,768,096	0	14,315,084	788,413	2,238,790	82,110,384	17.46		19.89	19.89	19.89
1.12	97.1801	78.6890	0.0000	17.5910	0.9688	2.7511	100.0000	64,611,859	0	14,444,049	795,516	2,258,959	82,110,384	17.41		20.07	20.07	20.07
1.13	96.9451	78.4987	0.0000	17.7481	0.9775	2.7757	100.0000	64,455,623	0	14,573,014	802,619	2,279,129	82,110,384	17.37		20.25	20.25	20.25
1.14	96.7101	78.3085	0.0000	17.9051	0.9861	2.8003	100.0000	64,299,386	0	14,701,978	809,722	2,299,298	82,110,384	17.33		20.43	20.43	20.43
1.15	96.4752	78.1182	0.0000	18.0622	0.9948	2.8248	100.0000	64,143,149	0	14,830,943	816,825	2,319,467	82,110,384	17.29		20.61	20.61	20.61
1.16	96.2402	77.9279	0.0000	18.2193	1.0034	2.8494	100.0000	63,986,912	0	14,959,908	823,928	2,339,636	82,110,384	17.24		20.79	20.79	20.79
1.17	96.0052	77.7376	0.0000	18.3763	1.0121	2.8739	100.0000	63,830,675	0	15,088,873	831,030	2,359,806	82,110,384	17.20		20.96	20.96	20.96
1.18	95.7702	77.5474	0.0000	18.5334	1.0207	2.8985	100.0000	63,674,438	0	15,217,837	838,133	2,379,975	82,110,384	17.16		21.14	21.14	21.14
1.19	95.5352	77.3571	0.0000	18.6905	1.0294	2.9231	100.0000	63,518,202	0	15,346,802	845,236	2,400,144	82,110,384	17.12		21.32	21.32	21.32
1.20	95.3002	77.1668	0.0000	18.8475	1.0380	2.9476	100.0000	63,361,965	0	15,475,767	852,339	2,420,313	82,110,384	17.08		21.50	21.50	21.50
1.21	95.0652	76.9765	0.0000	19.0046	1.0467	2.9722	100.0000	63,205,728	0	15,604,732	859,442	2,440,483	82,110,384	17.03		21.68	21.68	21.68
1.22	94.8302	76.7863	0.0000	19.1616	1.0553	2.9968	100.0000	63,049,491	0	15,733,696	866,545	2,460,652	82,110,384	16.99		21.86	21.86	21.86
1.23	94.5952	76.5960	0.0000	19.3187	1.0640	3.0213	100.0000	62,893,254	0	15,862,661	873,647	2,480,821	82,110,384	16.95		22.04	22.04	22.04
1.24	94.3602	76.4057	0.0000	19.4758	1.0726	3.0459	100.0000	62,737,018	0	15,991,626	880,750	2,500,991	82,110,384	16.91		22.22	22.22	22.22
1.25	94.1253	76.2154	0.0000	19.6328	1.0813	3.0705	100.0000	62,580,781	0	16,120,590	887,853	2,521,160	82,110,384	16.87		22.40	22.40	22.40
1.26	93.8903	76.0252	0.0000	19.7899	1.0899	3.0950	100.0000	62,424,544	0	16,249,555	894,956	2,541,329	82,110,384	16.82		22.58	22.58	22.58
1.27	93.6553	75.8349	0.0000	19.9470	1.0986	3.1196	100.0000	62,268,307	0	16,378,520	902,059	2,561,498	82,110,384	16.78		22.76	22.76	22.76

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
1.28	93.4203	75.6446	0.0000	20.1040	1.1072	3.1441	100.0000	62,112,070	0	16,507,485	909,161	2,581,668	82,110,384	16.74		22.94	22.94	22.94
1.29	93.1853	75.4543	0.0000	20.2611	1.1159	3.1687	100.0000	61,955,833	0	16,636,449	916,264	2,601,837	82,110,384	16.70		23.11	23.11	23.11
1.30	92.9503	75.2640	0.0000	20.4181	1.1245	3.1933	100.0000	61,799,597	0	16,765,414	923,367	2,622,006	82,110,384	16.66		23.29	23.29	23.29
1.31	92.7153	75.0738	0.0000	20.5752	1.1332	3.2178	100.0000	61,643,360	0	16,894,379	930,470	2,642,176	82,110,384	16.61		23.47	23.47	23.47
1.32	92.4803	74.8835	0.0000	20.7323	1.1418	3.2424	100.0000	61,487,123	0	17,023,344	937,573	2,662,345	82,110,384	16.57		23.65	23.65	23.65
1.33	92.2453	74.6932	0.0000	20.8893	1.1505	3.2670	100.0000	61,330,886	0	17,152,308	944,676	2,682,514	82,110,384	16.53		23.83	23.83	23.83
1.34	92.0104	74.5029	0.0000	21.0464	1.1591	3.2915	100.0000	61,174,649	0	17,281,273	951,778	2,702,683	82,110,384	16.49		24.01	24.01	24.01
1.35	91.7754	74.3127	0.0000	21.2035	1.1678	3.3161	100.0000	61,018,412	0	17,410,238	958,881	2,722,853	82,110,384	16.44		24.19	24.19	24.19
1.36	91.5404	74.1224	0.0000	21.3605	1.1764	3.3407	100.0000	60,862,176	0	17,539,202	965,984	2,743,022	82,110,384	16.40		24.37	24.37	24.37
1.37	91.3054	73.9321	0.0000	21.5176	1.1851	3.3652	100.0000	60,705,939	0	17,668,167	973,087	2,763,191	82,110,384	16.36		24.55	24.55	24.55
1.38	91.0704	73.7418	0.0000	21.6746	1.1937	3.3898	100.0000	60,549,702	0	17,797,132	980,190	2,783,361	82,110,384	16.32		24.73	24.73	24.73
1.39	90.8354	73.5516	0.0000	21.8317	1.2024	3.4143	100.0000	60,393,465	0	17,926,097	987,293	2,803,530	82,110,384	16.28		24.91	24.91	24.91
1.40	90.6004	73.3613	0.0000	21.9888	1.2110	3.4389	100.0000	60,237,228	0	18,055,061	994,395	2,823,699	82,110,384	16.23		25.09	25.09	25.09
1.41	90.3654	73.1710	0.0000	22.1458	1.2197	3.4635	100.0000	60,080,991	0	18,184,026	1,001,498	2,843,868	82,110,384	16.19		25.27	25.27	25.27
1.42	90.1304	72.9807	0.0000	22.3029	1.2283	3.4880	100.0000	59,924,755	0	18,312,991	1,008,601	2,864,038	82,110,384	16.15		25.44	25.44	25.44
1.43	89.8954	72.7904	0.0000	22.4600	1.2370	3.5126	100.0000	59,768,518	0	18,441,955	1,015,704	2,884,207	82,110,384	16.11		25.62	25.62	25.62
1.44	89.6605	72.6002	0.0000	22.6170	1.2456	3.5372	100.0000	59,612,281	0	18,570,920	1,022,807	2,904,376	82,110,384	16.07		25.80	25.80	25.80
1.45	89.4255	72.4099	0.0000	22.7741	1.2543	3.5617	100.0000	59,456,044	0	18,699,885	1,029,909	2,924,545	82,110,384	16.02		25.98	25.98	25.98
1.46	89.1905	72.2196	0.0000	22.9311	1.2629	3.5863	100.0000	59,299,807	0	18,828,850	1,037,012	2,944,715	82,110,384	15.98		26.16	26.16	26.16
1.47	88.9555	72.0293	0.0000	23.0882	1.2716	3.6109	100.0000	59,143,571	0	18,957,814	1,044,115	2,964,884	82,110,384	15.94		26.34	26.34	26.34
1.48	88.7205	71.8391	0.0000	23.2453	1.2802	3.6354	100.0000	58,987,334	0	19,086,779	1,051,218	2,985,053	82,110,384	15.90		26.52	26.52	26.52
1.49	88.4855	71.6488	0.0000	23.4023	1.2889	3.6600	100.0000	58,831,097	0	19,215,744	1,058,321	3,005,223	82,110,384	15.86		26.70	26.70	26.70
1.50	88.2505	71.4585	0.0000	23.5594	1.2976	3.6845	100.0000	58,674,860	0	19,344,709	1,065,424	3,025,392	82,110,384	15.81		26.88	26.88	26.88
1.51	88.0155	71.2682	0.0000	23.7165	1.3062	3.7091	100.0000	58,518,623	0	19,473,673	1,072,526	3,045,561	82,110,384	15.77		27.06	27.06	27.06
1.52	87.7805	71.0780	0.0000	23.8735	1.3149	3.7337	100.0000	58,362,386	0	19,602,638	1,079,629	3,065,730	82,110,384	15.73		27.24	27.24	27.24
1.53	87.5456	70.8877	0.0000	24.0306	1.3235	3.7582	100.0000	58,206,150	0	19,731,603	1,086,732	3,085,900	82,110,384	15.69		27.42	27.42	27.42
1.54	87.3106	70.6974	0.0000	24.1876	1.3322	3.7828	100.0000	58,049,913	0	19,860,567	1,093,835	3,106,069	82,110,384	15.64		27.59	27.59	27.59
1.55	87.0756	70.5071	0.0000	24.3447	1.3408	3.8074	100.0000	57,893,676	0	19,989,532	1,100,938	3,126,238	82,110,384	15.60		27.77	27.77	27.77
1.56	86.8406	70.3169	0.0000	24.5018	1.3495	3.8319	100.0000	57,737,439	0	20,118,497	1,108,041	3,146,408	82,110,384	15.56		27.95	27.95	27.95
1.57	86.6056	70.1266	0.0000	24.6588	1.3581	3.8565	100.0000	57,581,202	0	20,247,462	1,115,143	3,166,577	82,110,384	15.52		28.13	28.13	28.13
1.58	86.3706	69.9363	0.0000	24.8159	1.3668	3.8811	100.0000	57,424,965	0	20,376,426	1,122,246	3,186,746	82,110,384	15.48		28.31	28.31	28.31
1.59	86.1356	69.7460	0.0000	24.9730	1.3754	3.9056	100.0000	57,268,729	0	20,505,391	1,129,349	3,206,915	82,110,384	15.43		28.49	28.49	28.49
1.60	85.9006	69.5557	0.0000	25.1300	1.3841	3.9302	100.0000	57,112,492	0	20,634,356	1,136,452	3,227,085	82,110,384	15.39		28.67	28.67	28.67
1.61	85.6656	69.3655	0.0000	25.2871	1.3927	3.9547	100.0000	56,956,255	0	20,763,320	1,143,555	3,247,254	82,110,384	15.35		28.85	28.85	28.85
1.62	85.4306	69.1752	0.0000	25.4441	1.4014	3.9793	100.0000	56,800,018	0	20,892,285	1,150,657	3,267,423	82,110,384	15.31		29.03	29.03	29.03
1.63	85.1957	68.9849	0.0000	25.6012	1.4100	4.0039	100.0000	56,643,781	0	21,021,250	1,157,760	3,287,593	82,110,384	15.27		29.21	29.21	29.21
1.64	84.9607	68.7946	0.0000	25.7583	1.4187	4.0284	100.0000	56,487,544	0	21,150,215	1,164,863	3,307,762	82,110,384	15.22		29.39	29.39	29.39
1.65	84.7257	68.6044	0.0000	25.9153	1.4273	4.0530	100.0000	56,331,308	0	21,279,179	1,171,966	3,327,931	82,110,384	15.18		29.57	29.57	29.57
1.66	84.4907	68.4141	0.0000	26.0724	1.4360	4.0776	100.0000	56,175,071	0	21,408,144	1,179,069	3,348,100	82,110,384	15.14		29.74	29.74	29.74
1.67	84.2557	68.2238	0.0000	26.2295	1.4446	4.1021	100.0000	56,018,834	0	21,537,109	1,186,172	3,368,270	82,110,384	15.10		29.92	29.92	29.92
1.68	84.0207	68.0335	0.0000	26.3865	1.4533	4.1267	100.0000	55,862,597	0	21,666,074	1,193,274	3,388,439	82,110,384	15.06		30.10	30.10	30.10
1.69	83.7857	67.8433	0.0000	26.5436	1.4619	4.1513	100.0000	55,706,360	0	21,795,038	1,200,377	3,408,608	82,110,384	15.01		30.28	30.28	30.28
1.70	83.5507	67.6530	0.0000	26.7006	1.4706	4.1758	100.0000	55,550,123	0	21,924,003	1,207,480	3,428,777	82,110,384	14.97		30.46	30.46	30.46
1.71	83.3157	67.4627	0.0000	26.8577	1.4792	4.2004	100.0000	55,393,887	0	22,052,968	1,214,583	3,448,947	82,110,384	14.93		30.64	30.64	30.64
1.72	83.0807	67.2724	0.0000	27.0148	1.4879	4.2249	100.0000	55,237,650	0	22,181,932	1,221,686	3,469,116	82,110,384	14.89		30.82	30.82	30.82
1.73	82.8458	67.0822	0.0000	27.1718	1.4965	4.2495	100.0000	55,081,413	0	22,310,897	1,228,789	3,489,285	82,110,384	14.84		31.00	31.00	31.00
1.74	82.6108	66.8919	0.0000	27.3289	1.5052	4.2741	100.0000	54,925,176	0	22,439,862	1,235,891	3,509,455	82,110,384	14.80		31.18	31.18	31.18
1.75	82.3758	66.7016	0.0000	27.4860	1.5138	4.2986	100.0000	54,768,939	0	22,568,827	1,242,994	3,529,624	82,110,384	14.76		31.36	31.36	31.36

FY2016 AVERAGE VALUE COMPARISONS

SHIFT %	FY2013 175	FY2014 175	FY2015 175	FY2016 175	FY2017 175	FY2017 174	FY2017 173	FY2017 172	FY2017 171	FY2017 170
RESIDENTIAL										
AVG. SINGLE FAMILY VALUE	$375,995	$386,627	$401,728	$420,216	$448,603	$448,603	$448,603	$448,603	$448,603	$448,603
TAX RATE	$15.79	$16.08	$15.87	$15.49	$14.76	$14.80	$14.84	$14.89	$14.93	$14.97
AVG. TAX BILL	$5,937	$6,217	$6,375	$6,509	$6,621	$6,639	$6,657	$6,680	$6,698	$6,716
COMMERCIAL/INDUSTRIAL										
AVG. VALUE	$1,870,840	$1,882,246	$1,901,333	$1,985,029	$2,080,463	$2,080,463	$2,080,463	$2,080,463	$2,080,463	$2,080,463
TAX RATE	$34.37	$34.72	$33.95	$33.02	$31.36	$31.18	$31.00	$30.82	$30.64	$30.46
AVG. TAX BILL	$64,301	$65,352	$64,550	$65,546	$65,243	$64,869	$64,494	$64,120	$63,745	$63,371

TOWN OF DEDHAM
FY17 TAX RATE DATA

	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	FY2017 AS OF 1/1/16	DOLLAR CHANGE	% CHANGE
VALUES							
RESIDENTIAL	$3,134,309,527	$3,214,058,863	$3,330,483,081	$3,487,624,988	$3,710,487,092	$222,862,104	6.39%
COMMERCIAL	$658,878,973	$658,995,037	$661,372,619	$691,486,412	$719,725,798	$28,239,386	4.08%
INDUSTRIAL	$40,010,900	$36,653,100	$33,981,500	$32,486,100	$39,639,410	$7,153,310	22.02%
PERSONAL PROPERTY	$120,007,710	$116,322,320	$112,195,780	$108,568,250	$112,560,630	$3,992,380	3.68%
TOTAL	$3,953,207,110	$4,026,029,320	$4,138,032,980	$4,320,165,750	$4,582,412,930	$262,247,180	6.07%
TAX RATES							
RESIDENTIAL	$15.79	$16.08	$15.87	$15.49	$14.76	$0.73	-4.71%
CIP	$34.37	$34.72	$33.95	$33.02	$31.36	$1.66	-5.03%
AVG. TAX BILL							
RES. SINGLE FAMILY	$5,937	$6,217	$6,375	$6,509	$6,621	$112	1.72%
COMM/INDUSTRIAL	$64,301	$65,352	$64,550	$65,546	$65,243	-$303	-0.46%
LEVY	$77,647,732	$79,873,681	$80,273,681	$81,513,807	$82,110,384	$596,577	0.73%
DEBT EXCLUSION	$3,742,766	$3,654,036	$3,329,932	$2,925,885	$2,866,803	-$59,082	-2.02%

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.