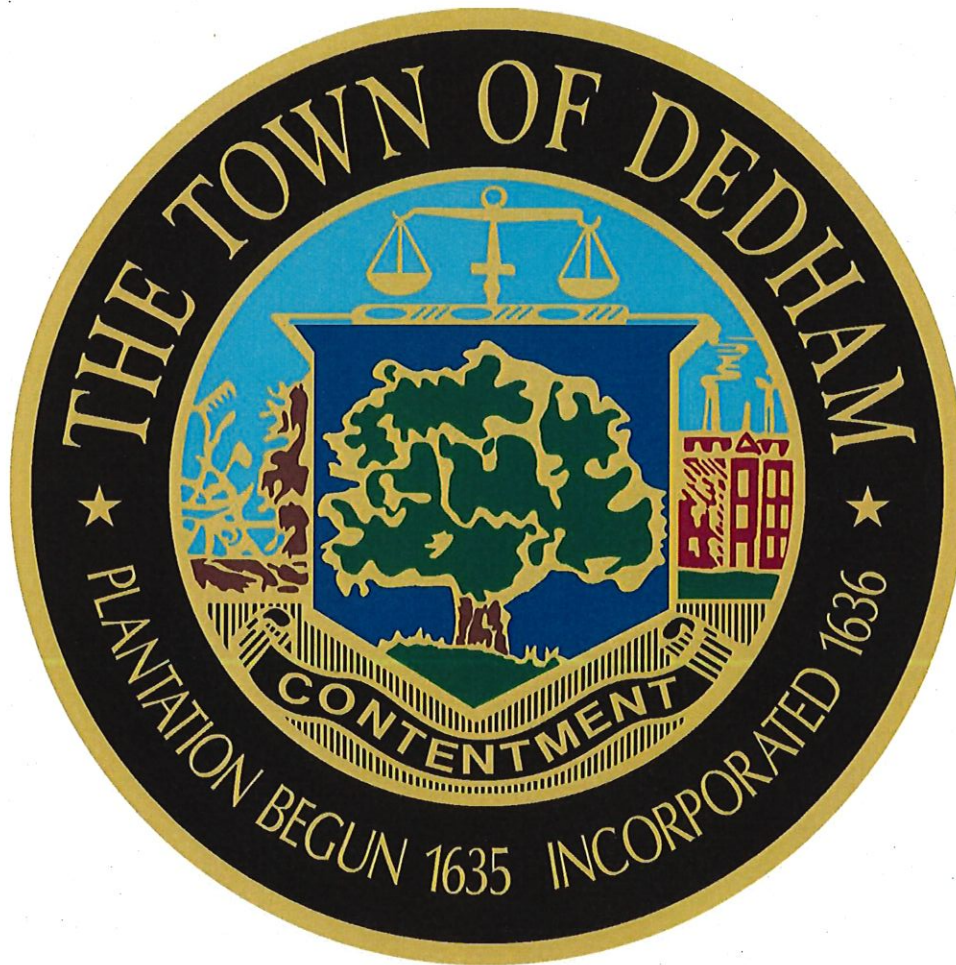


**FISCAL YEAR 2018
CLASSIFICATION HEARING**



NOVEMBER 30, 2018

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 ASSESSMENTS



BOARD OF ASSESSORS
RICHARD J. SCHOENFELD
JOHN M. HEALY
CHRISTOPHER J. POLITO

P.O. BOX 306 Dedham, MA 02026
(781) 751-9130 FAX (781) 751-9139
WWW.DEDHAM-MA.GOV

November 30, 2017

To: Dedham Board of Selectmen
From: Dedham Board of Assessors
Re: FY18 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 FY2018 tax rate would be \$17.53 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 67.624% is the lowest factor we can use for FY2018, which translates to a shift of 175%.

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

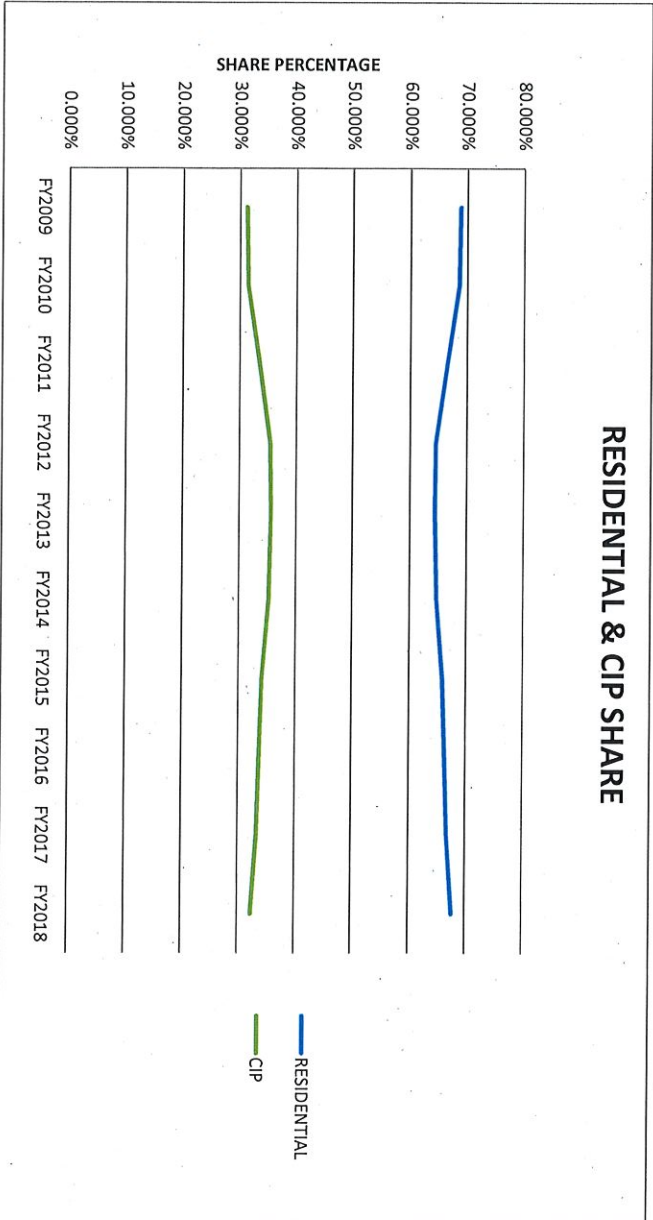
The following two questions have to be voted on by the Board of Selectmen:

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

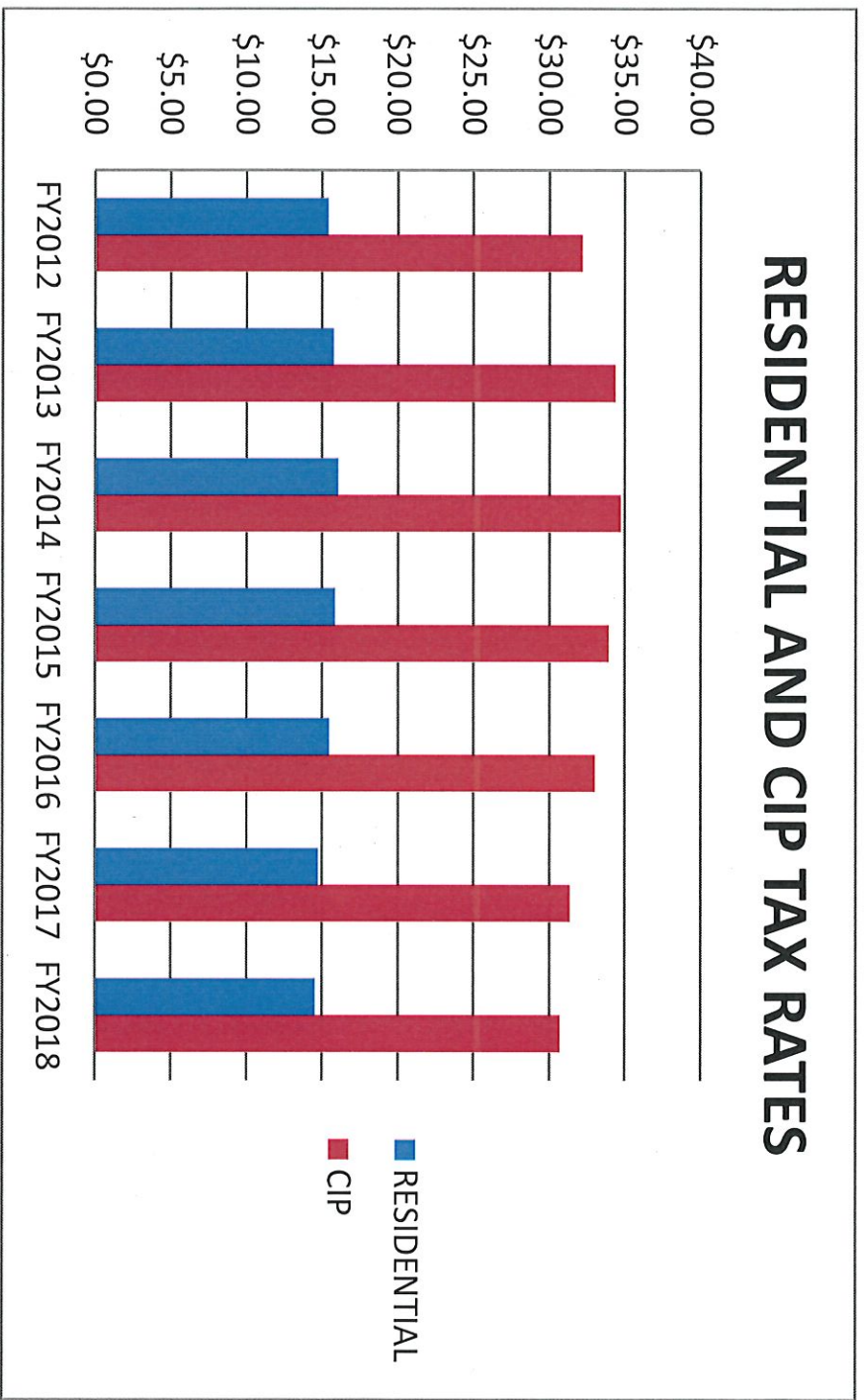
	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	175	174	173	172	171	170
RESIDENTIAL FACTOR	82.2%	80.9%	79.8%	81.5%	80.4%	81.1%	81.8%	82.1%	82.4%	83.0%	83.0%	83.2%	83.4%	83.7%	83.9%	84.1%
RESIDENTIAL SHARE	68.823%	68.566%	66.526%	64.576%	64.409%	64.706%	65.848%	66.276%	66.702%	67.624%	67.624%	67.809%	67.994%	68.179%	68.364%	68.549%
CIP SHARE	31.177%	31.434%	33.474%	35.424%	35.591%	35.294%	34.152%	33.724%	33.298%	32.376%	32.376%	32.191%	32.006%	31.821%	31.636%	31.451%



SEVEN YEAR TAX RATE COMPARISON

	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018
RESIDENTIAL	\$15.43	\$15.79	\$16.08	\$15.87	\$15.49	\$14.76	\$14.55
CIP	\$32.20	\$34.37	\$34.72	\$33.95	\$33.02	\$31.36	\$30.68

RESIDENTIAL AND CIP TAX RATES



THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF REVENUE
FISCAL 2018 TAX LEVY LIMITATION FOR
DEDHAM
FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY2017 LEVY LIMIT

A. FY2015 Levy Limit	82,788,288	
A1. ADD Amended FY2015 Growth	<u>0</u>	
B. ADD (IA + IA1) X 2.5%	<u>2,069,707</u>	
C. ADD FY2016 New Growth	<u>1,239,856</u>	
C1. ADD FY2016 New Growth Adjustment	<u>0</u>	
D. ADD FY2016 Override	<u>0</u>	
E. FY2016 Subtotal	<u>86,097,851</u>	I. \$ 86,097,851
F. FY2017 Levy Ceiling	<u>114,560,323</u>	FY2017 Levy Limit

II. TO CALCULATE THE FY2018 LEVY LIMIT

A. FY2016 Levy Limit from I.	86,097,851	
A1. ADD Amended FY2016 Growth	<u>0</u>	
B. ADD (IIA + IIA1) X 2.5%	<u>2,152,446</u>	
C. ADD FY2017 New Growth	<u>1,190,711</u>	
C1. ADD FY2017 New Growth Adjustment	<u></u>	
D. ADD FY2017 Override	<u></u>	
E. FY2017 Subtotal	<u>89,441,008</u>	II. \$ 89,441,008
F. FY2017 Levy Ceiling	<u>120,531,990</u>	FY2018 Levy Limit

**III. TO CALCULATE THE FY2018
MAXIMUM ALLOWABLE LEVY**

A. FY2017 Levy Limit from II.	89,441,008
B. FY2017 Debt Exclusion(s)	<u>2,791,493</u>
C. FY2017 Capital Expenditure Exclusion(s)	<u></u>
D. FY2017 Stabilization Fund Override	<u></u>
E. FY2017 Other Adjustment	<u></u>
F. FY2017 Water / Sewer	<u></u>
G. FY2017 Maximum Allowable Levy	\$ 92,232,501



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

ASSESSMENT/CLASSIFICATION REPORT FY2018

DEDHAM
City/Town/District

as of January 1, 2017

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	6,610	3,131,988,200				
102	610	192,588,700				
Misc 103,109	28	42,739,100				
104	514	240,720,900				
105	49	25,397,200				
111-125	53	222,322,500				
130-132, 106	302	30,787,700				
200-231						
300-393	297			705,689,400		
400-442	55				38,567,900	
450-452						
CH 61 Land	0 3			2,600		
CH 61A Land	0 1			400		
CH 61B Land	0 2			1,482,800		
012-043	78	42,757,977		26,398,248	1,252,475	
501	285					11,537,980
502	441					32,753,260
503	0					0
504	2					49,811,460
505	9					20,936,700
506	0					0
508	4					3,544,080
550-552						
TOTALS		3,929,302,277	0	733,573,448	39,820,375	118,583,480
REAL AND PERSONAL PROPERTY TOTAL VALUE						4,821,279,580
EXEMPT PARCEL COUNT & VALUE					595	769,359,600

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

CALCULATION OF THE LOWEST POSSIBLE RESIDENTIAL FACTOR
CHAPTER 200 - Fiscal Year 2018

1. Last year's chosen residential percentage* (Residential only, not R & O).	<u>66.7015%</u>
2. This year's MRF using a 150% shift to CIP (from LA-7).	<u>88.6497%</u>
3. Minimum residential share (R) in current year using 150% Shift to CIP.	<u>72.2488%</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>82.9746%</u>
5. Multiply this new residential factor by this year's FFCV residential percentage (R).	<u>67.6236%</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

FY2018

LA4 VALUES

FFCV PERCENTS

Residential	3,929,302,277
Open Space	0
Commercial	733,573,448
Industrial	39,820,375
Pers Prop	118,583,480
Total	4,821,279,580

Res %	81.4992%
O S %	0.0000%
Com %	15.2153%
Ind %	0.8259%
P P %	2.4596%
Total %	100.0000%

MRF	88.6497%
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	84,537,212
----------------	------------

Resid Factor Selected	0.829745
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Selected O S Discount %	
-------------------------	--

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

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

SHIFT PERCENTS

Single TR	17.53
-----------	-------

Res %	67.6235%
O S %	0.0000%
Com %	26.6268%
Ind %	1.4454%
P P %	4.3043%
Total %	100.0000%

Res TR	14.55
OS TR	
Com TR	30.68
Ind TR	30.68
PP TR	30.68

CONTINUE BELOW - PAGE DOWN



RESIDENTIAL EXEMPTION

Total Res Value	3,929,302,277
-----------------	---------------

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
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Total C & I Value minus Exemption	773,393,823
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MASSACHUSETTS DEPARTMENT OF REVENUE
 DIVISION OF LOCAL SERVICES
 BUREAU OF ACCOUNTS

Dedham
 TOWN

DE-1

Schedule DE-1
 Debt Exclusion - Fiscal Year 2018

(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 2017 Net Excluded Debt Service	(F) FY 2017 Gross Debt Service Expended	(G) FY 2018 Gross Debt Service Excludable	(H) Reimbursement adjustments (Whole numbers only)	(I) FY 2018 Net Excluded Debt Service
01/19/2010	Avery School	06/01/2012	P	260,373	275,888	271,988	14,767	257,221
06/17/1995	MWPAT Sewer	11/01/1998	P	121,109	121,109	120,036	0	120,036
06/17/1995	Multi Purpose Sewer	12/15/2000	P	0	0	0	0	0
06/09/2001	Land/Science Lab	12/15/2001	P	127,250	127,250	122,500	0	122,500
01/06/2003	DMS Construction	06/01/2005	P	678,000	678,000	660,000	0	660,000
01/06/2003	DMS Construction	10/15/2007	P	297,360	297,360	289,223	0	289,223
06/09/2001	Sewer	06/15/2003	P	137,840	137,840	129,045	0	129,045
06/03/2006	SMA Land	11/01/2006	P	304,187	304,187	294,750	0	294,750
01/19/2010	Avery School	05/05/2010	P	251,812	251,812	247,561	0	247,561
01/19/2010	Athletic Fields	05/05/2010	P	148,125	14,125	145,625	0	145,625
01/19/2010	Avery School	06/15/2011	P	370,834	389,062	376,563	16,590	359,973
01/19/2010	Athletic Fields	06/15/2011	P	97,449	102,125	98,375	4,029	94,346
01/19/2010	Avery School Construction	08/21/2014	P	72,464	73,700	72,450	1,237	71,213
							Total:	2,791,493

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 | 11/7/2017 12:23 PM

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 FY2018 - LA13
 Retain documentation for 5 years in the event of DOR audit

PROPERTY CLASS	[A] FY2017 VALUES BY CLASS	[B] FY2017 REVISED & OMITTED VALUES	[C] ABATEMENT VALUES	[D] OTHER ADJUSTMENT VALUES	[E] FY2016 ADJ VALUE BASE		
	No.	No.	No.	No.			
RESIDENTIAL:							
Single Family (101)	2,961,229,000	0	11	1,019,900	558	(5,658,100)	2,954,551,000
Condominium (102)	180,927,300	0	0	0	16	3,560,500	184,487,800
Two & Three Family (104 & 105)	240,341,200	0	2	177,200	327	1,231,100	241,395,100
Multi - Family (111 - 125)	219,430,200	0	0	0	6	(117,100)	219,313,100
Vacant Land (130 - 132 & 106)	29,891,700	0	6	881,900	14	(1,690,000)	27,319,800
All Others (103, 109, 012-018)	78,667,692	0	0	0	13	(2,721,415)	75,946,277
TOTAL RESIDENTIAL	3,710,487,092	0	19	2,079,000	934	(5,395,015)	3,703,013,077
Open Space	0	0				0	0
Open Space - Chapter 61, 61A, 61B	1,429,600	0			1	0	0
TOTAL OPEN SPACE	1,429,600	0	0	0	1	0	0
Commercial	718,296,198	0	1	7,548,500	23	(813,100)	709,934,598
Commercial - Chapter 61, 61A, 61B		0				(1,900)	1,427,700
TOTAL COMMERCIAL	718,296,198	0	1	7,548,500	23	(815,000)	711,362,298
INDUSTRIAL	39,639,410	0	1	753,600	5	420,765	39,306,575
PERSONAL PROPERTY	112,560,630	96,630					
TOTAL REAL & PERSONAL	4,582,412,930	96,630					

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

DEDHAM
 COMMUNITY

TAX BASE LEVY GROWTH FY2018 - 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)	0.05572	164,621,700	3,119,172,700	3,131,988,200	12,815,500		
Condominium (102)	0.02832	5,224,100	189,711,900	192,588,700	2,876,800		
Two & Three Family (104 & 105)	0.10038	24,231,500	265,626,600	266,118,100	491,500		
Multi - Family (111 - 125)	0.01059	2,322,000	221,636,100	222,322,500	687,400		
Vacant Land (130 - 132 & 106)	0.09211	2,516,400	29,836,200	30,787,700	951,500		
All Others (103, 109, 012-018)	0.04598	3,492,200	79,438,477	85,497,077	6,058,600		
TOTAL RESIDENTIAL	0.05466	202,407,900	3,905,420,977	3,929,302,277	23,881,300	14.76	352,488
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	0.02715	19,272,050	729,206,648	732,087,648	2,881,000		
Commercial - Chapter 61, 61A, 61B	0.04069	58,100	1,485,800	1,485,800	0		
TOTAL COMMERCIAL	0.02717	19,330,150	730,692,448	733,573,448	2,881,000	31.36	90,348
INDUSTRIAL	0.00539	211,800	39,518,375	39,820,375	302,000	31.36	9,471
PERSONAL PROPERTY				118,583,480	23,546,030	31.36	738,404
TOTAL REAL & PERSONAL				4,821,279,580	50,610,330		1,190,711

Assessors Signature

CIP Shift	Res Factor	Res	O S	Share Percentages			Levy Amounts			Estimated Tax Rates						
				Com	Ind	PP	Res	O S	Com	Ind	PP	Res	O S	Com	Ind	PP
1.28	93.6438	76.3189	0.0000	19.4756	1.0572	3.1483	100.0000	64.501,762	0	16.460,029	893,495	2,660,794	84,516,081	16.42	22.44	22.44
1.29	93.4168	76.1339	0.0000	19.6278	1.0654	3.1179	100.0000	64,345,401	0	16,588,623	900,476	2,681,581	84,516,081	16.38	22.61	22.61
1.30	93.1898	75.9489	0.0000	19.7799	1.0720	3.1975	100.0000	64,189,039	0	16,717,217	907,456	2,702,369	84,516,081	16.34	22.79	22.79
1.31	92.9628	75.7639	0.0000	19.9321	1.0820	3.2221	100.0000	64,036,617	0	16,845,811	914,437	2,723,156	84,516,081	16.30	22.96	22.96
1.32	92.7358	75.5789	0.0000	20.0842	1.0920	3.2467	100.0000	63,879,635	0	16,974,405	921,417	2,743,943	84,516,081	16.26	23.14	23.14
1.33	92.5088	75.3939	0.0000	20.2364	1.0985	3.2712	100.0000	63,719,953	0	17,102,999	928,398	2,764,731	84,516,081	16.22	23.31	23.31
1.34	92.2818	75.2089	0.0000	20.3885	1.1067	3.2958	100.0000	63,563,591	0	17,231,593	935,378	2,785,518	84,516,081	16.18	23.49	23.49
1.35	91.8278	75.0239	0.0000	20.5407	1.1150	3.3204	100.0000	63,407,229	0	17,360,187	942,358	2,806,306	84,516,081	16.14	23.67	23.67
1.36	91.6008	74.8389	0.0000	20.6928	1.1233	3.3450	100.0000	63,250,868	0	17,488,781	949,339	2,827,093	84,516,081	16.10	23.84	23.84
1.37	91.3738	74.6538	0.0000	20.8450	1.1315	3.3696	100.0000	63,094,506	0	17,617,375	956,319	2,847,881	84,516,081	16.02	24.02	24.02
1.38	91.1467	74.4688	0.0000	20.9972	1.1398	3.3942	100.0000	62,938,144	0	17,745,969	963,300	2,868,668	84,516,081	16.02	24.19	24.19
1.39	90.9197	74.2838	0.0000	21.1493	1.1480	3.4188	100.0000	62,781,782	0	17,874,563	970,280	2,889,456	84,516,081	15.98	24.37	24.37
1.40	90.6927	74.0988	0.0000	21.3015	1.1563	3.4434	100.0000	62,625,420	0	18,003,157	977,261	2,910,243	84,516,081	15.94	24.54	24.54
1.41	90.4657	73.9138	0.0000	21.4536	1.1646	3.4680	100.0000	62,469,058	0	18,131,751	984,241	2,931,031	84,516,081	15.90	24.72	24.72
1.42	90.2387	73.7288	0.0000	21.6058	1.1728	3.4926	100.0000	62,312,696	0	18,260,345	991,222	2,951,818	84,516,081	15.86	24.89	24.89
1.43	90.0117	73.5438	0.0000	21.7579	1.1811	3.5172	100.0000	62,156,335	0	18,388,939	998,202	2,972,605	84,516,081	15.82	25.07	25.07
1.44	89.7847	73.3588	0.0000	21.9101	1.1893	3.5418	100.0000	61,999,973	0	18,517,533	1,005,182	2,993,393	84,516,081	15.78	25.24	25.24
1.45	89.5577	73.1738	0.0000	22.0622	1.1976	3.5664	100.0000	61,843,611	0	18,646,127	1,012,163	3,014,180	84,516,081	15.74	25.42	25.42
1.46	89.3307	72.9888	0.0000	22.2144	1.2059	3.5910	100.0000	61,687,249	0	18,774,721	1,019,143	3,034,968	84,516,081	15.70	25.59	25.59
1.47	89.1037	72.8038	0.0000	22.3665	1.2141	3.6156	100.0000	61,530,887	0	18,903,315	1,026,124	3,055,755	84,516,081	15.66	25.77	25.77
1.48	88.8767	72.6188	0.0000	22.5187	1.2224	3.6402	100.0000	61,374,525	0	19,031,909	1,033,104	3,076,543	84,516,081	15.62	25.94	25.94
1.49	88.6497	72.4337	0.0000	22.6708	1.2306	3.6648	100.0000	61,218,163	0	19,160,503	1,040,085	3,097,330	84,516,081	15.58	26.12	26.12
1.50	88.4227	72.2487	0.0000	22.8230	1.2389	3.6894	100.0000	61,061,801	0	19,289,097	1,047,065	3,118,118	84,516,081	15.54	26.29	26.29
1.51	88.1957	72.0637	0.0000	22.9751	1.2472	3.7140	100.0000	60,905,440	0	19,417,691	1,054,045	3,138,902	84,516,081	15.50	26.47	26.47
1.52	87.9687	71.8787	0.0000	23.1273	1.2554	3.7386	100.0000	60,749,078	0	19,546,285	1,061,026	3,159,692	84,516,081	15.46	26.65	26.65
1.53	87.7416	71.6937	0.0000	23.2795	1.2637	3.7632	100.0000	60,592,716	0	19,674,879	1,068,006	3,180,480	84,516,081	15.42	26.82	26.82
1.54	87.5146	71.5087	0.0000	23.4316	1.2719	3.7878	100.0000	60,436,354	0	19,803,473	1,074,987	3,201,267	84,516,081	15.38	27.00	27.00
1.55	87.2876	71.3237	0.0000	23.5838	1.2802	3.8124	100.0000	60,279,992	0	19,932,067	1,081,967	3,222,055	84,516,081	15.34	27.17	27.17
1.56	87.0606	71.1387	0.0000	23.7359	1.2885	3.8370	100.0000	60,123,630	0	20,060,661	1,088,948	3,242,842	84,516,081	15.30	27.35	27.35
1.57	86.8336	70.9537	0.0000	23.8881	1.2967	3.8615	100.0000	59,967,268	0	20,189,255	1,095,928	3,263,630	84,516,081	15.26	27.52	27.52
1.58	86.6066	70.7687	0.0000	24.0402	1.3050	3.8861	100.0000	59,810,907	0	20,317,849	1,102,908	3,284,417	84,516,081	15.22	27.70	27.70
1.59	86.3796	70.5837	0.0000	24.1924	1.3132	3.9107	100.0000	59,654,545	0	20,446,443	1,109,889	3,305,205	84,516,081	15.18	27.87	27.87
1.60	86.1526	70.3987	0.0000	24.3445	1.3215	3.9353	100.0000	59,498,183	0	20,575,037	1,116,869	3,325,992	84,516,081	15.14	28.05	28.05
1.61	85.9256	70.2136	0.0000	24.4967	1.3297	3.9599	100.0000	59,341,821	0	20,703,631	1,123,850	3,346,780	84,516,081	15.10	28.22	28.22
1.62	85.6986	70.0286	0.0000	24.6488	1.3380	3.9845	100.0000	59,185,459	0	20,832,225	1,130,830	3,367,567	84,516,081	15.06	28.40	28.40
1.63	85.4716	69.8436	0.0000	24.8010	1.3463	4.0091	100.0000	59,029,097	0	20,960,819	1,137,811	3,388,354	84,516,081	15.02	28.57	28.57
1.65	85.2446	69.6586	0.0000	24.9531	1.3545	4.0337	100.0000	58,872,735	0	21,089,413	1,144,791	3,409,142	84,516,081	14.98	28.75	28.75
1.66	85.0176	69.4736	0.0000	25.1053	1.3628	4.0583	100.0000	58,716,374	0	21,218,007	1,151,771	3,429,929	84,516,081	14.94	28.92	28.92
1.67	84.7906	69.2886	0.0000	25.2574	1.3710	4.0829	100.0000	58,560,012	0	21,346,601	1,158,752	3,450,717	84,516,081	14.90	29.10	29.10
1.68	84.5636	69.1036	0.0000	25.4096	1.3793	4.1075	100.0000	58,403,650	0	21,475,195	1,165,732	3,471,504	84,516,081	14.86	29.27	29.27
1.69	84.3365	68.9186	0.0000	25.5617	1.3876	4.1321	100.0000	58,247,288	0	21,603,789	1,172,713	3,492,292	84,516,081	14.82	29.45	29.45
1.70	84.1095	68.7336	0.0000	25.7139	1.3958	4.1567	100.0000	58,090,926	0	21,732,383	1,179,693	3,513,079	84,516,081	14.78	29.63	29.63
1.71	83.8825	68.5486	0.0000	25.8661	1.4041	4.1813	100.0000	57,934,564	0	21,860,977	1,186,674	3,533,867	84,516,081	14.74	29.80	29.80
1.72	83.6555	68.3636	0.0000	26.0182	1.4123	4.2059	100.0000	57,778,202	0	21,989,571	1,193,654	3,554,654	84,516,081	14.70	29.98	29.98
1.73	83.4285	68.1786	0.0000	26.1704	1.4206	4.2305	100.0000	57,621,840	0	22,118,165	1,200,635	3,575,441	84,516,081	14.66	30.15	30.15
1.74	83.2015	67.9935	0.0000	26.3225	1.4289	4.2551	100.0000	57,465,479	0	22,246,759	1,207,615	3,596,229	84,516,081	14.62	30.33	30.33
1.75	82.9745	67.8085	0.0000	26.4747	1.4371	4.2797	100.0000	57,309,117	0	22,375,353	1,214,595	3,617,016	84,516,081	14.59	30.50	30.50
		67.6235	0.0000	26.6268	1.4454	4.3043	100.0000	57,152,755	0	22,503,946	1,221,576	3,637,804	84,516,081	14.55	30.68	30.68

FY2018
AVERAGE VALUE COMPARISONS

	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2018	FY2018	FY2018	FY2018	FY2018	FY2018	FY2018	FY2018
SHIFT %	175	175	175	175	175	175	174	173	172	171	170			
RESIDENTIAL														
AVG. SINGLE FAMILY VALUE	\$375,995	\$386,627	\$401,728	\$420,216	\$448,603	\$473,826	\$473,826	\$473,826	\$473,826	\$473,826	\$473,826	\$473,826	\$473,826	\$473,826
TAX RATE	\$15.79	\$16.08	\$15.87	\$15.49	\$14.76	\$14.55	\$14.59	\$14.62	\$14.66	\$14.70	\$14.74			
AVG. TAX BILL	\$5,937	\$6,217	\$6,375	\$6,509	\$6,621	\$6,894	\$6,913	\$6,927	\$6,946	\$6,965	\$6,984			
COMMERCIAL/INDUSTRIAL														
AVG. VALUE	\$1,870,840	\$1,882,246	\$1,901,333	\$1,985,029	\$2,080,463	\$2,114,367	\$2,114,367	\$2,114,367	\$2,114,367	\$2,114,367	\$2,114,367	\$2,114,367	\$2,114,367	\$2,114,367
TAX RATE	\$34.37	\$34.72	\$33.95	\$33.02	\$31.36	\$30.68	\$30.50	\$30.33	\$30.15	\$29.98	\$29.80			
AVG. TAX BILL	\$64,301	\$65,352	\$64,550	\$65,546	\$65,243	\$64,869	\$64,488	\$64,129	\$63,748	\$63,389	\$63,008			

TOWN OF DEDHAM
FY18 TAX RATE DATA

VALUES	FY2013	FY 2014	FY 2015	FY 2016	FY 2017	FY2018	DOLLAR CHANGE	% CHANGE
	AS OF 1/1/12	AS OF 1/1/13	AS OF 1/1/14	AS OF 1/1/15	AS OF 1/1/16	AS OF 1/1/17		
RESIDENTIAL	\$3,134,309,527	\$3,214,058,863	\$3,330,483,081	\$3,487,624,988	\$3,710,487,092	\$3,929,302,277	\$218,815,185	5.90%
COMMERCIAL	\$658,878,973	\$658,995,037	\$661,372,619	\$691,486,412	\$719,725,798	\$733,573,448	\$13,847,650	1.92%
INDUSTRIAL	\$40,010,900	\$36,653,100	\$33,981,500	\$32,486,100	\$39,639,410	\$39,820,375	\$180,965	0.46%
PERSONAL PROPERTY	\$120,007,710	\$116,322,320	\$112,195,780	\$108,568,250	\$112,560,630	\$118,583,480	\$6,022,850	5.35%
TOTAL	\$3,953,207,110	\$4,026,029,320	\$4,138,032,980	\$4,320,165,750	\$4,582,412,930	\$4,821,279,580	\$238,866,650	5.21%
TAX RATES								
RESIDENTIAL	\$15.79	\$16.08	\$15.87	\$15.49	\$14.76	\$14.55	\$0.21	-1.42%
CIP	\$34.37	\$34.72	\$33.95	\$33.02	\$31.36	\$30.68	\$0.68	-2.17%
AVG. TAX BILL								
RES. SINGLE FAMILY	\$5,937	\$6,217	\$6,375	\$6,509	\$6,621	\$6,894	\$273	4.12%
COMM//INDUSTRIAL	\$64,301	\$65,352	\$64,550	\$65,546	\$65,243	\$64,869	-\$374	-0.57%
LEVY	\$77,647,732	\$79,873,681	\$80,273,681	\$81,513,807	\$82,110,384	\$84,516,081	\$2,405,697	2.93%
DEBT EXCLUSION	\$3,742,766	\$3,654,036	\$3,329,932	\$2,925,885	\$2,866,803	\$2,791,493	-\$75,310	-2.63%

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.