

CITY OF MELROSE FISCAL YEAR 2024 CLASSIFICATION OF PROPERTY



TAX CLASSIFICATION HEARING – NOVEMBER 30, 2023

PRESENTED BY

THE MELROSE BOARD OF ASSESSORS:

SARAH MACLELLAN

CATHY GULINO

LEE PHALEN

TAX CLASSIFICATION HEARING

To adopt the City's Tax Policy by allocating the tax levy among the 5 property types:



Residential



Open Space

(RO) (CIP)

Commercial



Industrial



Personal Property*



*Personal property includes all tangible items that are not firmly attached to land or buildings and are not considered part of the real estate. All personal property is taxable unless exempt (ex. Household items in primary residence)

ACTION REQUIRED BY THE CITY COUNCIL

Under M.G.L. Chapter 40, Section 56: The **City Council**, together with the Mayor's approval, shall adopt a **residential factor** to be used by the Board of Assessors to determine the percentages of the local tax levy to be borne by each class of real and personal property. The Assessors shall provide "information and data relevant to making such determination and the fiscal effect of the available alternatives."

The Residential Factor governs the percentage of the tax levy to be paid by **Residential** and **Open Space (R/O)** properties. The difference is shifted to the **Commercial, Industrial** and **Personal Property (CIP)** classes.

The adopted factor cannot be less than the **Minimum Residential Factor (MRF)**, which is determined by the Department of Revenue for each community. The **MRF** represents the maximum shift allowed in the tax levy for the year and establishes the parameters for local decision making.

- **VOTE**: Adopt a **Residential Factor (Tax Shift)**
- **VOTE**: Whether to grant an **Open Space Discount**

SENIOR CIRCUIT BREAKER EXEMPTION

- Allows the Board of Assessors to qualify older adult applicants for tax relief by a State Income Tax Credit referred to as the “Circuit Breaker Credit”.
- Qualified applicants receive a **property tax exemption equal to 150% of their State Circuit Breaker Income Tax Credit.**
- The total amount of exempted value is to be **allocated within the tax levy (or shifted)** to the non-eligible Residential taxpayers.
- Summary of FY 2024 Circuit Breaker Exemption Program:
 - ❑ 142 Applications, **120 parcels granted exemption** by Board of Assessors
 - ❑ Second year of Circuit Breaker Exemption in Melrose – last year 77 parcels were eligible
 - ❑ **\$202,692** in Tax Dollars exempted, to be shifted ONLY within the Residential Class
 - ❑ Adds **\$.03** to the Residential Tax rate (\$0.03/\$1,000 of Residential Property Value)

RESIDENTIAL FACTOR / THE TAX SHIFT

NOTE: THE TOTAL AMOUNT THAT CAN BE RAISED IN TAXES (MAX. LEVY) REMAINS THE SAME, WHETHER THERE IS A SINGLE OR SPLIT TAX RATE (TAX SHIFT). THE SHIFT DOES NOT RAISE MORE REVENUE, IT SIMPLY CHANGES THE ALLOCATION OF THE TAX BURDEN AMONG THE CLASSES OF TAXPAYERS.

For FY24, adopting a Factor of 1 would result in a residential tax rate of

\$10.33 per \$1,000 of property value*

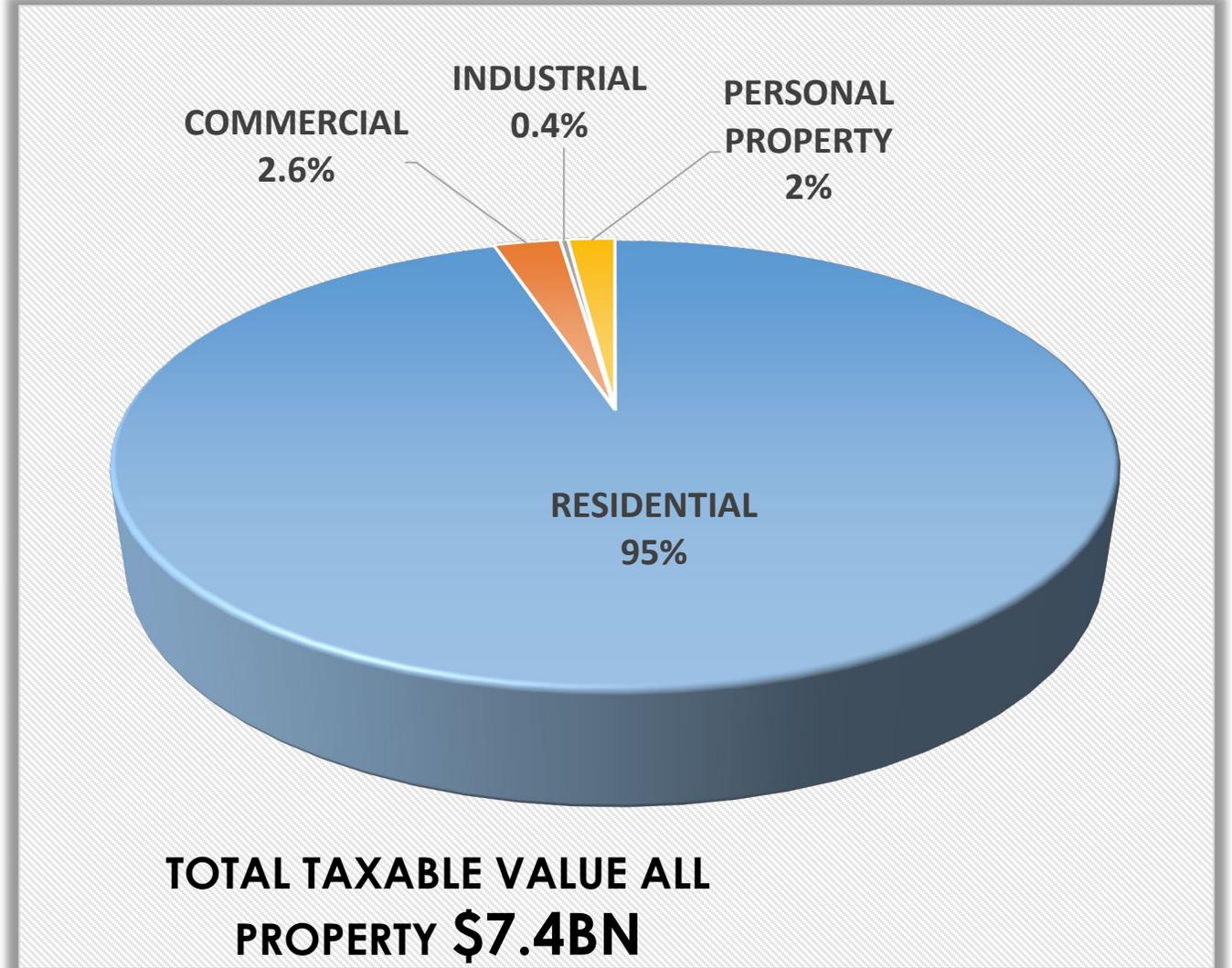
- Adopting a factor less than “1”, to as low as the **Minimum Residential Factor (MRF)** , results in an increasingly greater tax burden shift from the **Residential** class to the **Commercial, Industrial** and **Personal Property (CIP)** classes.
- The DOR has determined that the MRF for the City of Melrose for FY 2024 is .960113, (or a CIP Shift of 1.75).

*Note: Final Tax Rates may change slightly when finalized with the Dept. Of Revenue.

FISCAL YEAR 2024 VALUE BY CLASS

	VALUE	% OF LEVY (before shift)
RESIDENTIAL	\$ 7,060,349,614	95.0%
COMMERCIAL	\$ 195,641,976	2.6%
INDUSTRIAL	\$ 28,702,070	0.4%
PERSONAL PROPERTY	\$ 151,144,520	2.0%
TOTAL TAXABLE VALUE	\$ 7,435,838,180	100.0%

NUMBER OF PARCELS BY PROPERTY TYPE	
RESIDENTIAL	8,849
OPEN SPACE	0
COMMERCIAL	198
INDUSTRIAL	27
PERSONAL PROPERTY	295
MIXED-USE	65
EXEMPT	428



CALCULATING THE TAX RATE

MELROSE - 178 2024

Jurisdiction Melrose - 178 Fiscal Year 2024 Go

Property Type	Parcel Count	Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	6,384	5,069,132,900				
102	1,221	544,927,200				
MISC 103,109	10	9,491,500				
104	751	610,494,900				
105	67	59,229,600				
111-125	118	553,929,200				
130-32,106	233	18,345,000				
200-231	0		0			
300-393	197			154,595,200		
400-442	27				27,677,100	
450-452	0				0	
CH 61 LAND	0	0	0	0		
CH 61A LAND	0	0	0	0		
CH 61B LAND	1	0	0	4,078,350		
012-043	65	194,799,314	0	36,968,426	1,024,970	
501	157					3,863,910
502	126					8,209,380
503	0					0
504	4					129,037,960
505	4					7,246,600
506	1					156,300
508	3					2,630,370
550-552	0					0
TOTALS	9,369	7,060,349,614	0	195,641,976	28,702,070	151,144,520
Real and Personal Property Total Value						7,435,838,180
Exempt Parcel Count & Value			428			486,394,590

FY 2023 LEVY LIMIT	72,103,317
ADD PROP. 2.5%	1,802,577
ADD FY 2024 NEW GROWTH	772,733
SUBTRACT AMENDED FY23 GROWTH	-244
SUBTOTAL : FY 2024 LEVY LIMIT	74,678,383
FY 2024 DEBT EXCLUSION(S)	1,916,677
FY 2024 MAX. ALLOWABLE LEVY	76,595,060

$$\text{FY 2024 Property Tax Levy} = \frac{76,595,060}{7,435,838,180} = .0103007$$

$$\text{FY 2024 Total Taxable Value} = 7,435,838,180$$

$$= \$10.30 + \$0.03 \text{ Senior Circuit Breaker Exemption}$$

\$10.33 RESIDENTIAL TAX RATE PER \$1,000 OF ASSESSED VALUE IF A FACTOR OF 1 IS SELECTED (NO CIP SHIFT), \$10.30 CIP RATE

Note: Final Tax Rates may change slightly when finalized with the Dept. Of Revenue.

NEW GROWTH FY 2024

Real Estate

New Growth includes increases in assessed value over the prior year resulting from new construction or physical improvements to real property.

Subdivisions and condo conversions are also considered new growth the first time they are taxed as separate parcels. New growth also includes parcels that were previously exempt from property taxation but have been added to the tax roll.

Personal Property

When a new business opens in Melrose, the business' assets are considered new growth. Also, when existing businesses add new assets, those assets are considered new growth.

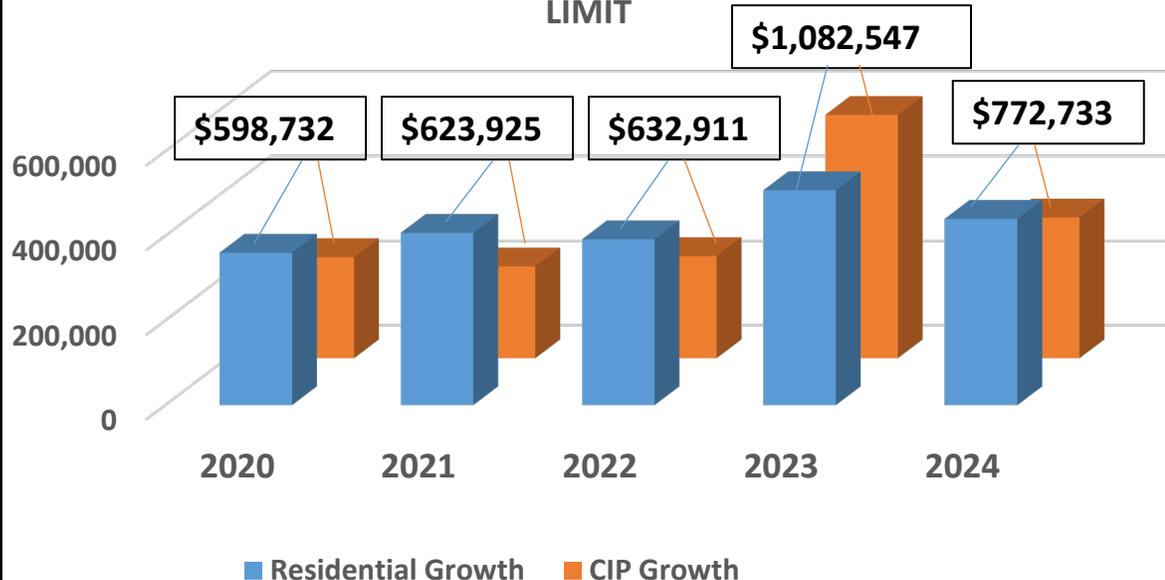
Top Residential Projects:

- 52 W Emerson Condo Project
- Patrick's Place
- New Condos at Blueberry Hill Lane
- Other new Condo Units

Top Commercial Projects:

- New warehouse at 735 Newburyport Tpke
- Continued Utility Growth

RESIDENTIAL AND CIP NEW GROWTH \$ APPLIED TO THE LEVY LIMIT



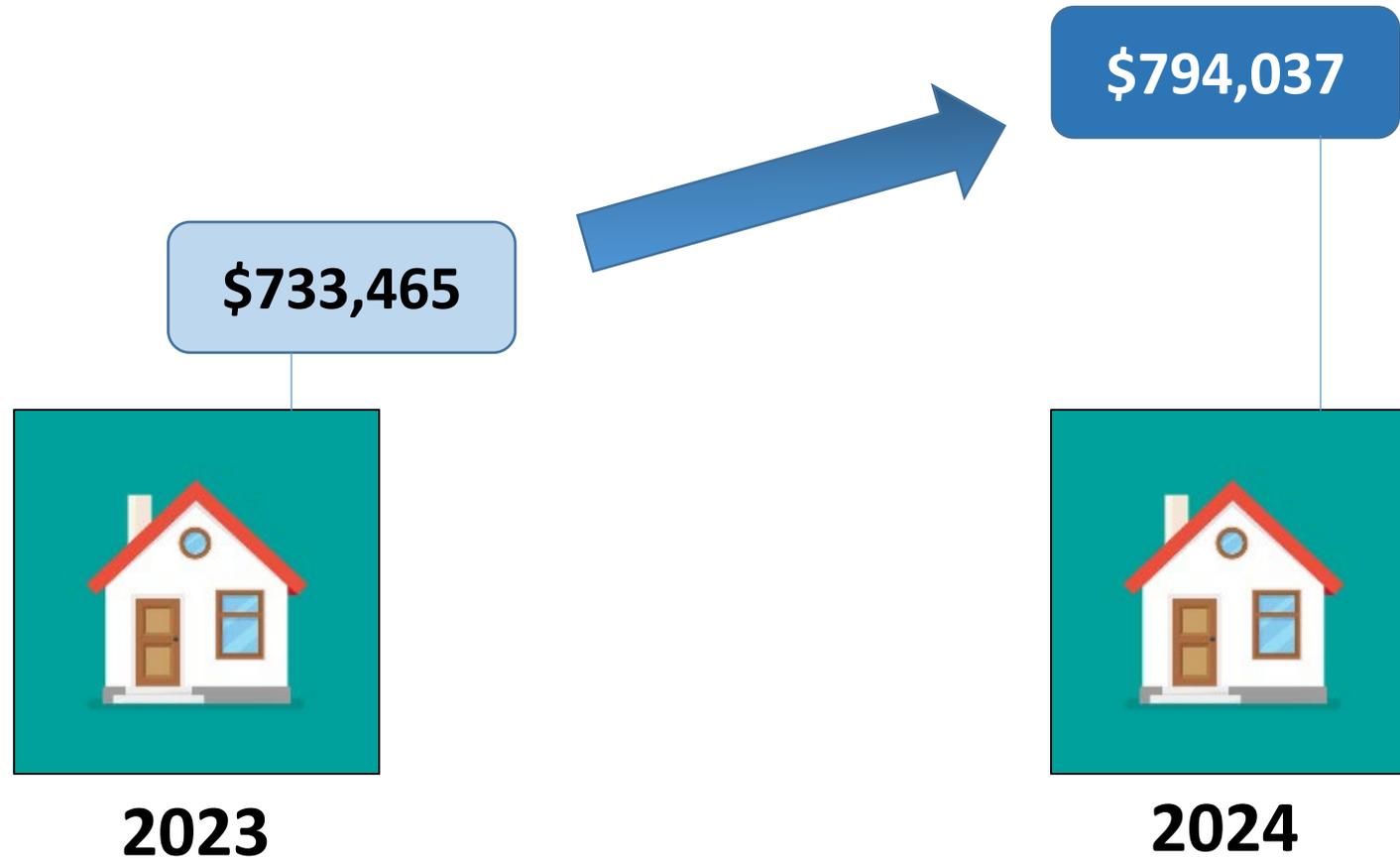
FY24 GROWTH:

\$772,733

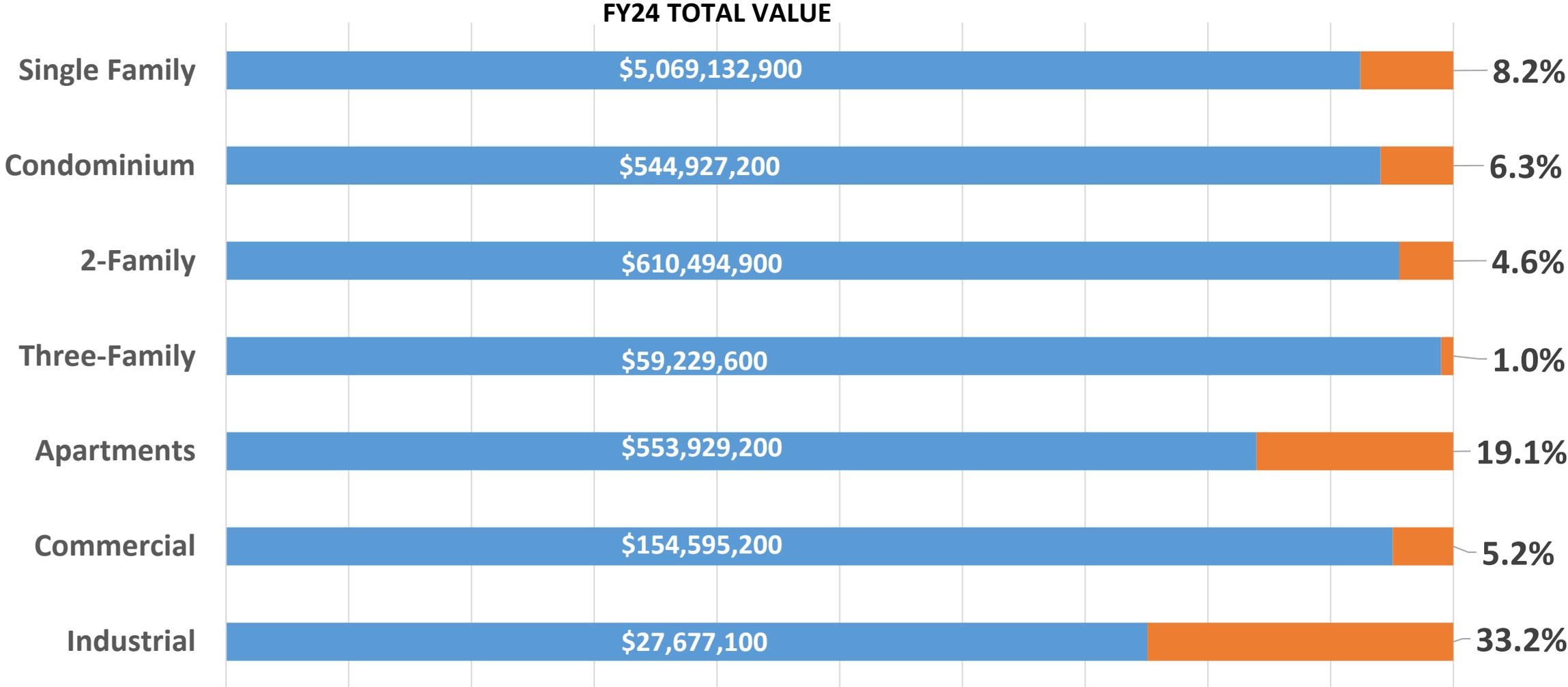
FY2023 GROWTH:

\$1,082,547

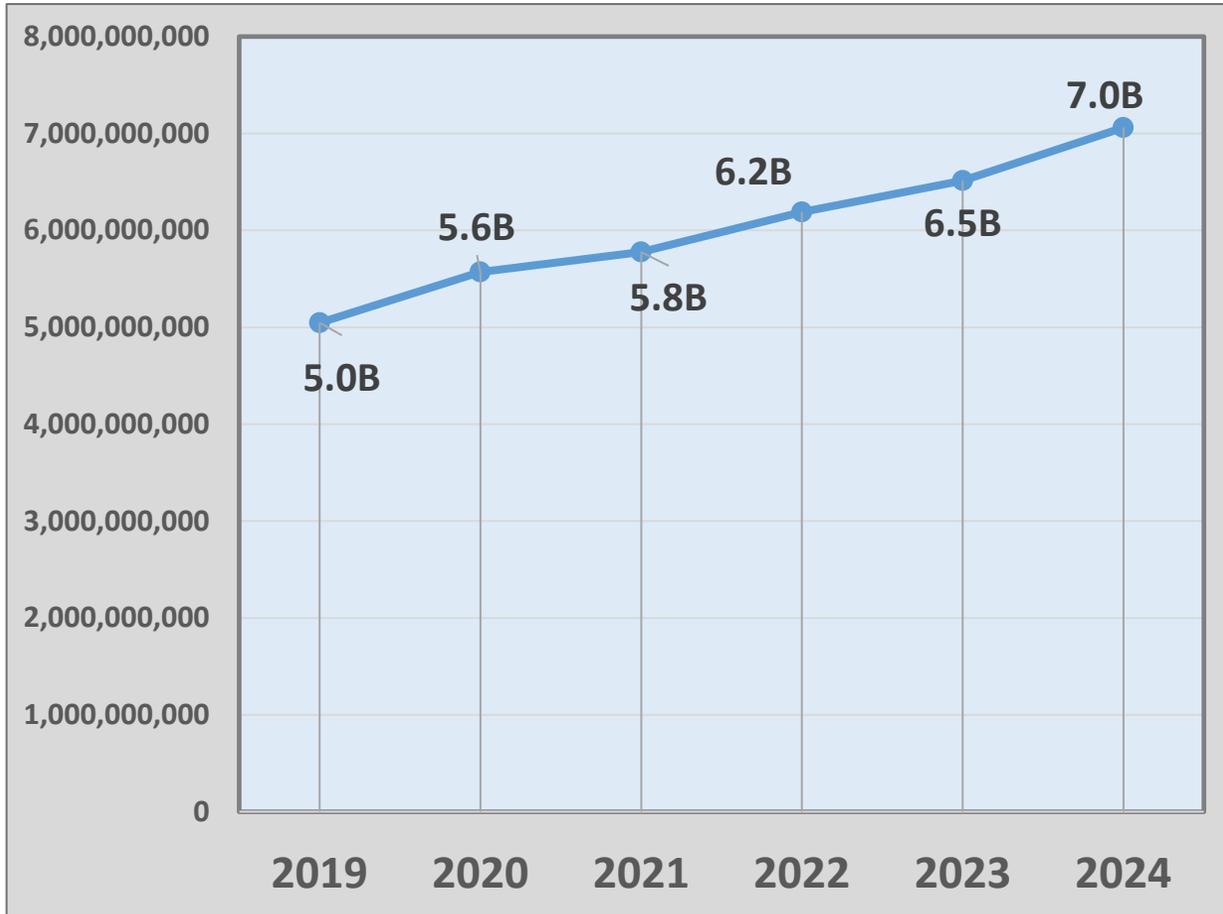
AVERAGE SINGLE-FAMILY VALUE



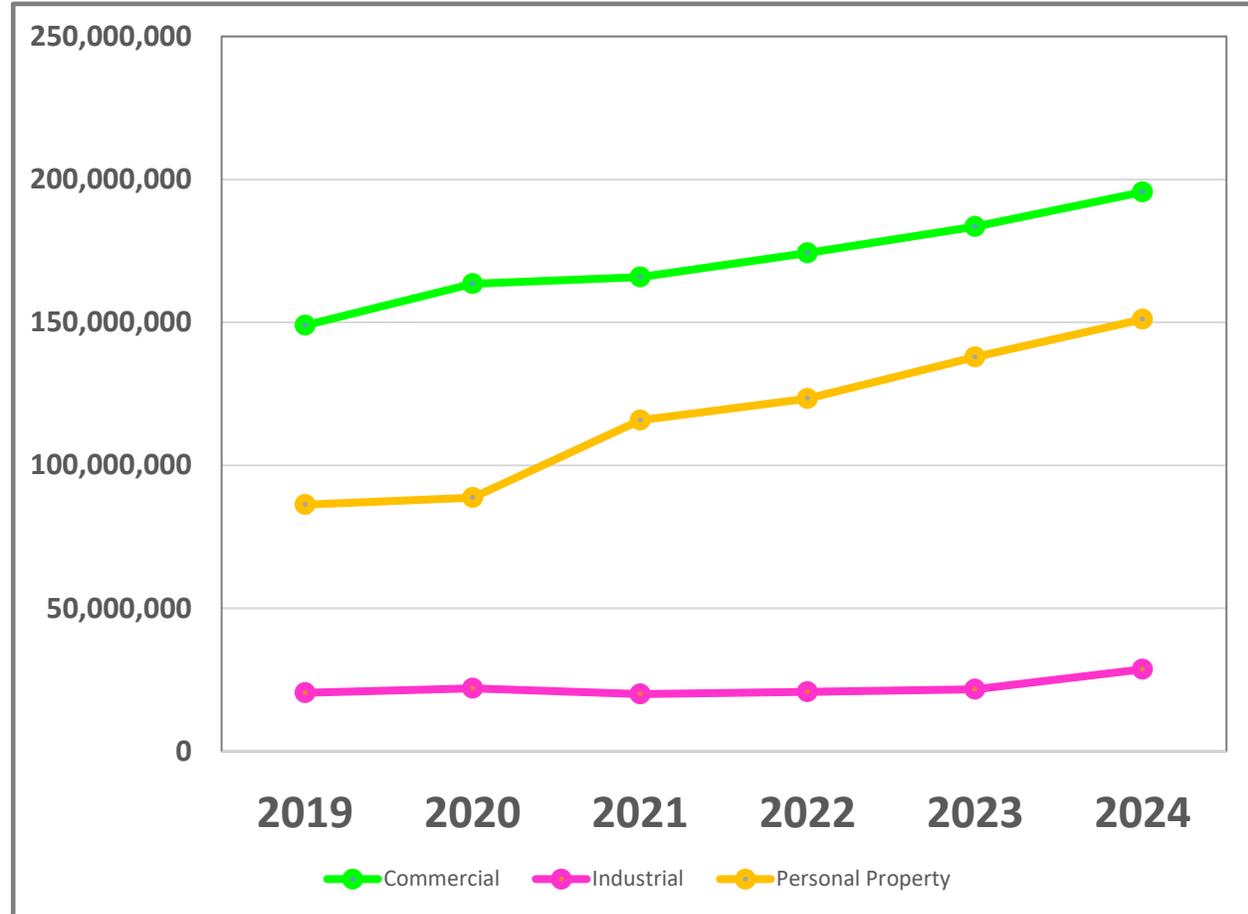
FY24 VALUE CHANGE BY PROPERTY TYPE



ASSESSED VALUES BY CLASS FY 2019 – 2024



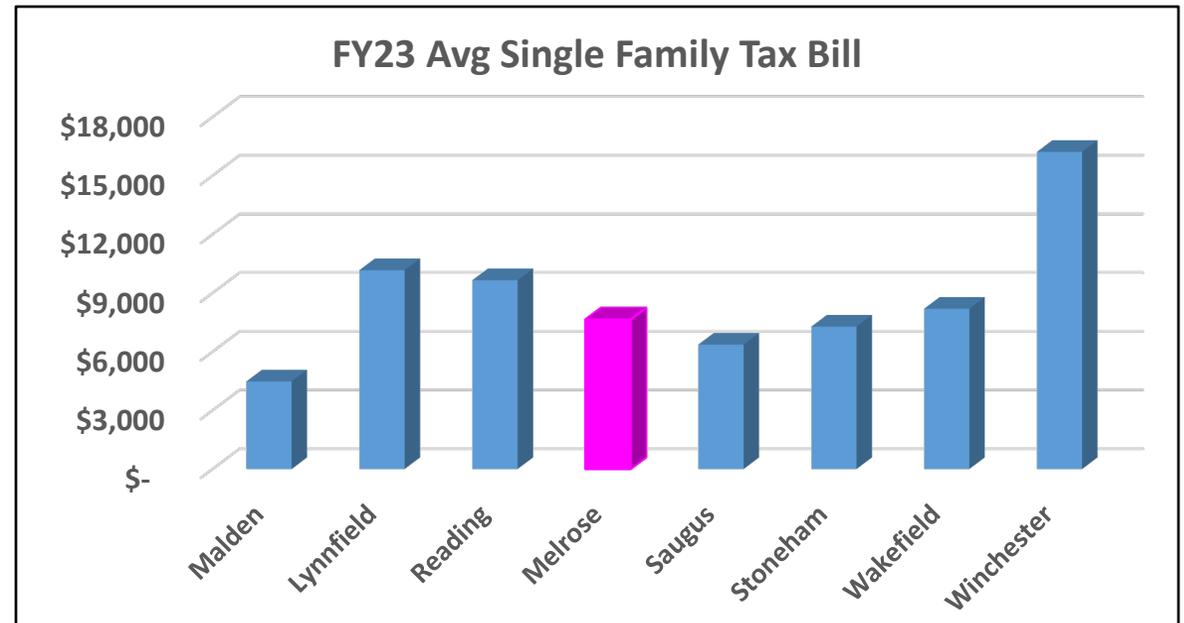
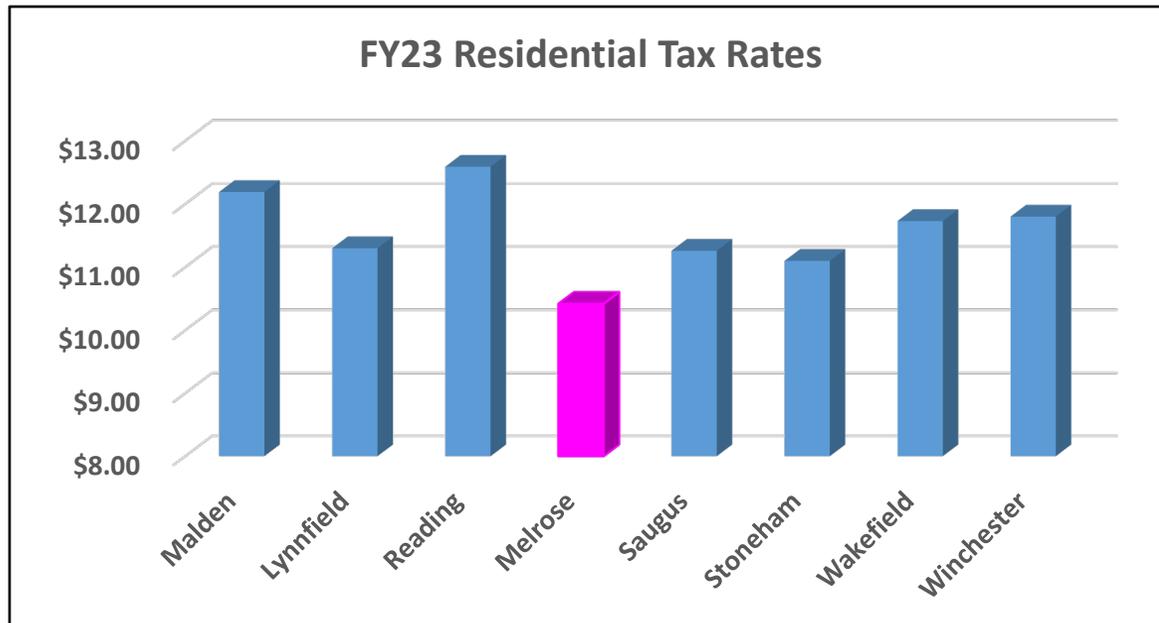
RESIDENTIAL



CIP

FY2023 SINGLE FAMILY VALUES / TAX RATES

Municipality	Single Family Parcels	Average Single Family Value	Avg Single Family Tax Bill	2023 Res. Tax Rate
Melrose	6,375	733,465	\$7,643	\$10.42
Malden*	5,675	367,297	\$4,477	\$12.19
Lynnfield	3,874	899,564	\$10,165	\$11.30
Reading	6,590	766,834	\$9,654	\$12.59
Saugus	7,231	565,057	\$6,363	\$11.26
Stoneham	5,133	655,919	\$7,281	\$11.10
Wakefield	6,255	698,570	\$8,194	\$11.73
Winchester	5,681	1,374,167	\$16,215	\$11.80

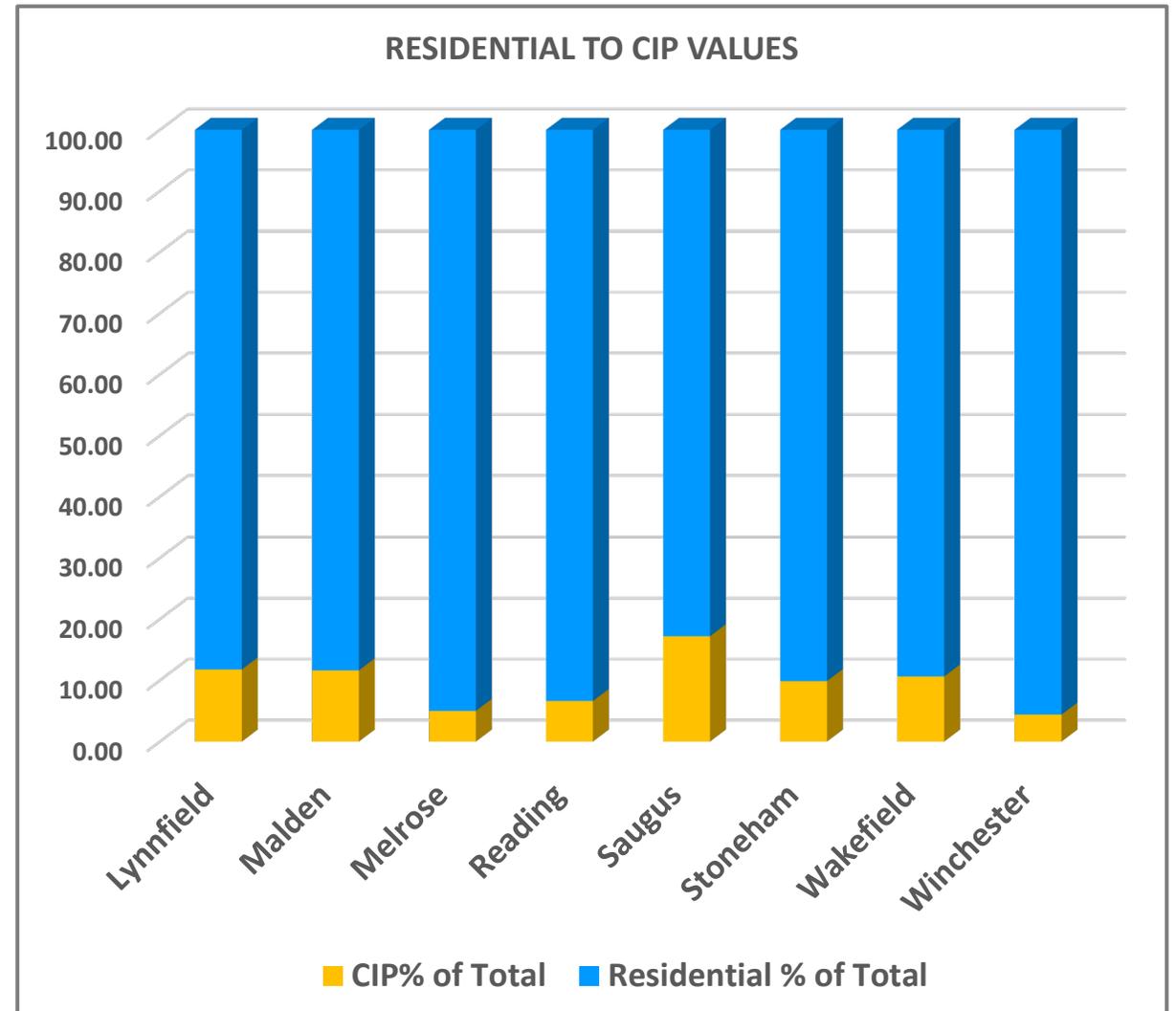


*Avg Single Family Value and Tax Bill are impacted by the Residential Exemption in this community

Source: DLS Data Analytics and Resources Bureau

FY23 PEER COMMUNITY RES. TO CIP VALUES

Municipality	R/O% of Total	CIP% of Total	Total Value
Lynnfield	88.23	11.77	4,284,582,299
Malden	88.38	11.62	9,812,996,518
Melrose	95.00	5.00	6,856,830,240
Reading	93.37	6.63	6,774,666,282
Saugus	82.80	17.20	6,289,211,050
Stoneham	90.13	9.87	5,268,166,869
Wakefield	89.36	10.64	6,752,281,352
Winchester	95.59	4.41	9,814,510,512

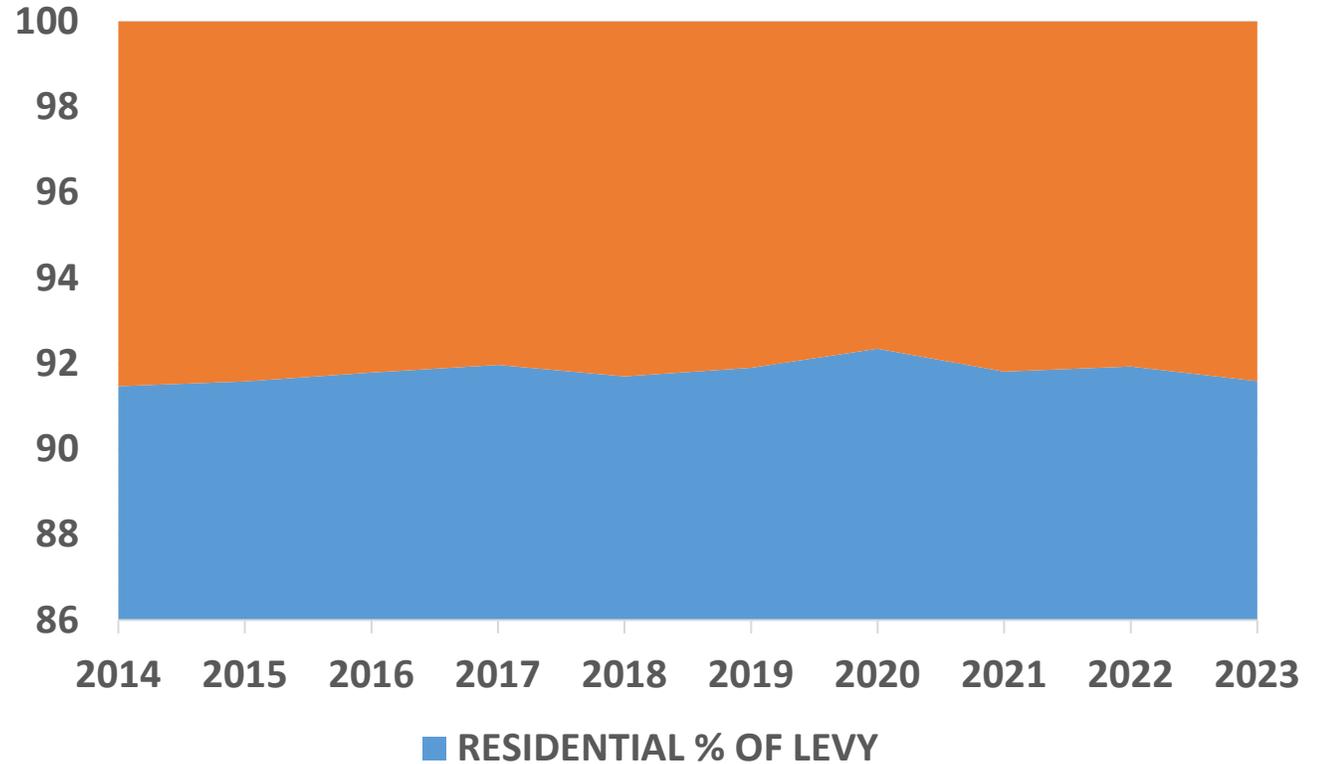


HISTORICAL LEVY PERCENTAGE BY CLASS

FISCAL YEAR	RESIDENTIAL % OF LEVY	CIP % OF LEVY
2014	91.47	8.53
2015	91.58	8.42
2016	91.79	8.21
2017	91.97	8.03
2018	91.70	8.30
2019	91.90	8.10
2020	92.35	7.65
2021	91.81	8.19
2022	91.93	8.07
2023	91.59	8.41

(AFTER SHIFT)

RES TO CIP LEVY % - FY 2014 - FY 2023



HISTORICAL RESIDENTIAL FACTOR & SHIFT

Fiscal Year	Lowest Res. Factor Allowed	Max CIP Shift Allowed	Res. Factor Selected	CIP Shift	Avg. Single Family Tax Bill	FY % Chg	FY \$ Chg
2014	0.966526	1.50	0.975899	1.36	\$5,383	3.28%	\$171
2015	0.968472	1.50	0.973516	1.42	\$5,549	3.08%	\$166
2016	0.955969	1.50	0.971820	1.48	\$5,746	3.55%	\$197
2017	0.958322	1.75	0.970826	1.52	\$5,909	2.84%	\$163
2018	0.960291	1.75	0.965587	1.65	\$6,096	3.16%	\$187
2019	0.961998	1.75	0.965545	1.68	\$6,273	2.90%	\$177
2020	0.963075	1.75	0.969000	1.63	\$7,015	11.83%	\$742
2021	0.960822	1.75	0.966100	1.65	\$7,195	2.57%	\$180
2022	0.961407	1.75	0.966600	1.65	\$7,435	3.33%	\$240
2023	0.960486	1.75	0.964174	1.68	\$7,643	2.80%	\$208

TAX RATE SHIFT VARIANCE

RES FACTOR OF 1
RES. RATE \$10.33
\$ CHG: \$559
% CHANGE: 7.32 %

FY24 AVERAGE SINGLE
FAMILY VALUE
\$794,037

1.75 MAX SHIFT
RES. RATE \$9.92
\$ CHG \$234
% CHANGE: 3.06 %

Average Single Family Tax Bill



RES FACTOR OF 1
CIP RATE: \$10.30
\$ CHG: **-\$5,229**
% CHANGE: **-64.39 %**

FY24 Average
COMMERCIAL VALUE
\$788,438

1.75 MAX SHIFT
CIP RATE \$18.03
\$ CHG: \$866
% CHANGE: 6.09%

Average Commercial Tax Bill

FY24 SHIFT OPTIONS



		AVG SINGLE FAMILY VALUE = \$794,037				AVG COMMERCIAL VALUE = \$788,438			
SHIFT	RES FACTOR	RES RATE	AVG SF TAX BILL	SF \$ CHG	SF % CHG	CIP RATE	AVG COM TAX BILL	COM \$ CHG	COM % CHG
1.60	0.9681	\$10.00	\$7,940	\$297	3.89%	\$16.48	\$12,993	-\$357	-2.74%
1.61	0.9676	\$9.99	\$7,932	\$289	3.79%	\$16.58	\$13,072	-\$278	-2.12%
1.62	0.9670	\$9.99	\$7,932	\$289	3.79%	\$16.69	\$13,159	-\$191	-1.45%
1.63	0.9665	\$9.98	\$7,924	\$281	3.68%	\$16.79	\$13,238	-\$112	-0.85%
1.64	0.9660	\$9.98	\$7,924	\$281	3.68%	\$16.89	\$13,317	-\$33	-0.25%
1.65	0.9654	\$9.97	\$7,917	\$274	3.58%	\$17.00	\$13,403	\$53	0.40%
1.66	0.9649	\$9.97	\$7,917	\$274	3.58%	\$17.10	\$13,482	\$132	0.98%
1.67	0.9644	\$9.96	\$7,909	\$266	3.48%	\$17.20	\$13,561	\$211	1.56%
1.68	0.9638	\$9.96	\$7,909	\$266	3.48%	\$17.31	\$13,648	\$298	2.18%
1.69	0.9633	\$9.95	\$7,901	\$258	3.37%	\$17.41	\$13,727	\$377	2.74%
1.70	0.9628	\$9.94	\$7,893	\$250	3.27%	\$17.51	\$13,806	\$456	3.30%
1.71	0.9622	\$9.94	\$7,893	\$250	3.27%	\$17.61	\$13,884	\$534	3.85%
1.72	0.9617	\$9.93	\$7,885	\$242	3.16%	\$17.72	\$13,971	\$621	4.45%
1.73	0.9612	\$9.93	\$7,885	\$242	3.16%	\$17.82	\$14,050	\$700	4.98%
1.74	0.9606	\$9.92	\$7,877	\$234	3.06%	\$17.92	\$14,129	\$779	5.51%
1.75	0.9601	\$9.92	\$7,877	\$234	3.06%	\$18.03	\$14,216	\$866	6.09%

Note: Final Tax Rates may change slightly when finalized with the Dept. Of Revenue. Excess Levy Capacity may change due to rounding.

ALL FY24 SHIFT OPTIONS

		AVG SINGLE FAMILY VALUE = \$794,037				AVG COMM VALUE = \$788,438						AVG SINGLE FAMILY VALUE = \$794,037				AVG COMM VALUE = \$788,438			
SHIFT	RES FACTOR	RES RATE	AVG SF TAX BILL	AVG SF \$ CHG	AVG SF % CHG	CIP RATE	AVG COM TAX BILL	AVG COM \$ CHG	AVG COM % CHG	SHIFT	RES FACTOR	RES RATE	AVG SF TAX BILL	AVG SF \$ CHG	AVG SF % CHG	CIP RATE	AVG COM TAX BILL	AVG COM \$ CHG	AVG COM % CHG
1.0000	1.0000	10.33	\$ 8,202	\$ 559	7.32%	10.30	\$ 8,121	\$ (5,229)	-64.39%	1.3800	0.9798	10.12	\$ 8,036	\$ 393	5.14%	14.22	\$ 11,212	\$ (2,138)	-19.07%
1.0100	0.9995	10.32	\$ 8,194	\$ 551	7.22%	10.40	\$ 8,200	\$ (5,150)	-62.81%	1.3900	0.9793	10.12	\$ 8,036	\$ 393	5.14%	14.32	\$ 11,290	\$ (2,060)	-18.24%
1.0200	0.9989	10.32	\$ 8,194	\$ 551	7.22%	10.51	\$ 8,286	\$ (5,064)	-61.11%	1.4000	0.9787	10.11	\$ 8,028	\$ 385	5.03%	14.42	\$ 11,369	\$ (1,981)	-17.42%
1.0300	0.9984	10.31	\$ 8,187	\$ 544	7.11%	10.61	\$ 8,365	\$ (4,985)	-59.59%	1.4100	0.9782	10.10	\$ 8,020	\$ 377	4.93%	14.52	\$ 11,448	\$ (1,902)	-16.61%
1.0400	0.9979	10.31	\$ 8,187	\$ 544	7.11%	10.71	\$ 8,444	\$ (4,906)	-58.10%	1.4200	0.9777	10.10	\$ 8,020	\$ 377	4.93%	14.63	\$ 11,535	\$ (1,815)	-15.74%
1.0500	0.9973	10.30	\$ 8,179	\$ 536	7.01%	10.82	\$ 8,531	\$ (4,819)	-56.49%	1.4300	0.9771	10.09	\$ 8,012	\$ 369	4.83%	14.73	\$ 11,614	\$ (1,736)	-14.95%
1.0600	0.9968	10.30	\$ 8,179	\$ 536	7.01%	10.92	\$ 8,610	\$ (4,740)	-55.06%	1.4400	0.9766	10.09	\$ 8,012	\$ 369	4.83%	14.83	\$ 11,693	\$ (1,657)	-14.18%
1.0700	0.9963	10.29	\$ 8,171	\$ 528	6.90%	11.02	\$ 8,689	\$ (4,661)	-53.65%	1.4500	0.9761	10.08	\$ 8,004	\$ 361	4.72%	14.94	\$ 11,779	\$ (1,571)	-13.33%
1.0800	0.9957	10.29	\$ 8,171	\$ 528	6.90%	11.12	\$ 8,767	\$ (4,583)	-52.27%	1.4600	0.9755	10.08	\$ 8,004	\$ 361	4.72%	15.04	\$ 11,858	\$ (1,492)	-12.58%
1.0900	0.9952	10.28	\$ 8,163	\$ 520	6.80%	11.23	\$ 8,854	\$ (4,496)	-50.78%	1.4700	0.9750	10.07	\$ 7,996	\$ 353	4.62%	15.14	\$ 11,937	\$ (1,413)	-11.84%
1.1000	0.9947	10.27	\$ 8,155	\$ 512	6.70%	11.33	\$ 8,933	\$ (4,417)	-49.45%	1.4800	0.9745	10.07	\$ 7,996	\$ 353	4.62%	15.25	\$ 12,024	\$ (1,326)	-11.03%
1.1100	0.9941	10.27	\$ 8,155	\$ 512	6.70%	11.43	\$ 9,012	\$ (4,338)	-48.14%	1.4900	0.9739	10.06	\$ 7,988	\$ 345	4.51%	15.35	\$ 12,103	\$ (1,247)	-10.31%
1.1200	0.9936	10.26	\$ 8,147	\$ 504	6.59%	11.54	\$ 9,099	\$ (4,251)	-46.73%	1.5000	0.9734	10.05	\$ 7,980	\$ 337	4.41%	15.45	\$ 12,181	\$ (1,169)	-9.59%
1.1300	0.9931	10.26	\$ 8,147	\$ 504	6.59%	11.64	\$ 9,177	\$ (4,173)	-45.47%	1.5100	0.9729	10.05	\$ 7,980	\$ 337	4.41%	15.55	\$ 12,260	\$ (1,090)	-8.89%
1.1400	0.9926	10.25	\$ 8,139	\$ 496	6.49%	11.74	\$ 9,256	\$ (4,094)	-44.23%	1.5200	0.9723	10.04	\$ 7,972	\$ 329	4.31%	15.66	\$ 12,347	\$ (1,003)	-8.12%
1.1500	0.9920	10.25	\$ 8,139	\$ 496	6.49%	11.85	\$ 9,343	\$ (4,007)	-42.89%	1.5300	0.9718	10.04	\$ 7,972	\$ 329	4.31%	15.76	\$ 12,426	\$ (924)	-7.44%
1.1600	0.9915	10.24	\$ 8,131	\$ 488	6.38%	11.95	\$ 9,422	\$ (3,928)	-41.69%	1.5400	0.9713	10.03	\$ 7,964	\$ 321	4.20%	15.86	\$ 12,505	\$ (845)	-6.76%
1.1700	0.9910	10.24	\$ 8,131	\$ 488	6.38%	12.05	\$ 9,501	\$ (3,849)	-40.52%	1.5500	0.9707	10.03	\$ 7,964	\$ 321	4.20%	15.97	\$ 12,591	\$ (759)	-6.03%
1.1800	0.9904	10.23	\$ 8,123	\$ 480	6.28%	12.16	\$ 9,587	\$ (3,763)	-39.25%	1.5600	0.9702	10.02	\$ 7,956	\$ 313	4.10%	16.07	\$ 12,670	\$ (680)	-5.37%
1.1900	0.9899	10.22	\$ 8,115	\$ 472	6.18%	12.26	\$ 9,666	\$ (3,684)	-38.11%	1.5700	0.9697	10.02	\$ 7,956	\$ 313	4.10%	16.17	\$ 12,749	\$ (601)	-4.71%
1.2000	0.9894	10.22	\$ 8,115	\$ 472	6.18%	12.36	\$ 9,745	\$ (3,605)	-36.99%	1.5800	0.9692	10.01	\$ 7,948	\$ 305	3.99%	16.28	\$ 12,836	\$ (514)	-4.01%
1.2100	0.9888	10.21	\$ 8,107	\$ 464	6.07%	12.46	\$ 9,824	\$ (3,526)	-35.89%	1.5900	0.9686	10.01	\$ 7,948	\$ 305	3.99%	16.38	\$ 12,915	\$ (435)	-3.37%
1.2200	0.9883	10.21	\$ 8,107	\$ 464	6.07%	12.57	\$ 9,911	\$ (3,439)	-34.70%	1.6000	0.9681	10.00	\$ 7,940	\$ 297	3.89%	16.48	\$ 12,993	\$ (357)	-2.74%
1.2300	0.9878	10.20	\$ 8,099	\$ 456	5.97%	12.67	\$ 9,990	\$ (3,360)	-33.64%	1.6100	0.9676	9.99	\$ 7,932	\$ 289	3.79%	16.58	\$ 13,072	\$ (278)	-2.12%
1.2400	0.9872	10.20	\$ 8,099	\$ 456	5.97%	12.77	\$ 10,068	\$ (3,282)	-32.59%	1.6200	0.9670	9.99	\$ 7,932	\$ 289	3.79%	16.69	\$ 13,159	\$ (191)	-1.45%
1.2500	0.9867	10.19	\$ 8,091	\$ 448	5.86%	12.88	\$ 10,155	\$ (3,195)	-31.46%	1.6300	0.9665	9.98	\$ 7,924	\$ 281	3.68%	16.79	\$ 13,238	\$ (112)	-0.85%
1.2600	0.9862	10.19	\$ 8,091	\$ 448	5.86%	12.98	\$ 10,234	\$ (3,116)	-30.45%	1.6400	0.9660	9.98	\$ 7,924	\$ 281	3.68%	16.89	\$ 13,317	\$ (33)	-0.25%
1.2700	0.9856	10.18	\$ 8,083	\$ 440	5.76%	13.08	\$ 10,313	\$ (3,037)	-29.45%	1.6500	0.9654	9.97	\$ 7,917	\$ 274	3.58%	17.00	\$ 13,403	\$ 53	0.40%
1.2800	0.9851	10.18	\$ 8,083	\$ 440	5.76%	13.19	\$ 10,399	\$ (2,951)	-28.37%	1.6600	0.9649	9.97	\$ 7,917	\$ 274	3.58%	17.10	\$ 13,482	\$ 132	0.98%
1.2900	0.9846	10.17	\$ 8,075	\$ 432	5.66%	13.29	\$ 10,478	\$ (2,872)	-27.41%	1.6700	0.9644	9.96	\$ 7,909	\$ 266	3.48%	17.20	\$ 13,561	\$ 211	1.56%
1.3000	0.9840	10.16	\$ 8,067	\$ 424	5.55%	13.39	\$ 10,557	\$ (2,793)	-26.45%	1.6800	0.9638	9.96	\$ 7,909	\$ 266	3.48%	17.31	\$ 13,648	\$ 298	2.18%
1.3100	0.9835	10.16	\$ 8,067	\$ 424	5.55%	13.49	\$ 10,636	\$ (2,714)	-25.52%	1.6900	0.9633	9.95	\$ 7,901	\$ 258	3.37%	17.41	\$ 13,727	\$ 377	2.74%
1.3200	0.9830	10.15	\$ 8,059	\$ 416	5.45%	13.60	\$ 10,723	\$ (2,627)	-24.50%	1.7000	0.9628	9.94	\$ 7,893	\$ 250	3.27%	17.51	\$ 13,806	\$ 456	3.30%
1.3300	0.9824	10.15	\$ 8,059	\$ 416	5.45%	13.70	\$ 10,802	\$ (2,548)	-23.59%	1.7100	0.9622	9.94	\$ 7,893	\$ 250	3.27%	17.61	\$ 13,884	\$ 534	3.85%
1.3400	0.9819	10.14	\$ 8,052	\$ 409	5.35%	13.80	\$ 10,880	\$ (2,470)	-22.70%	1.7200	0.9617	9.93	\$ 7,885	\$ 242	3.16%	17.72	\$ 13,971	\$ 621	4.45%
1.3500	0.9814	10.14	\$ 8,052	\$ 409	5.35%	13.91	\$ 10,967	\$ (2,383)	-21.73%	1.7300	0.9612	9.93	\$ 7,885	\$ 242	3.16%	17.82	\$ 14,050	\$ 700	4.98%
1.3600	0.9809	10.13	\$ 8,044	\$ 401	5.24%	14.01	\$ 11,046	\$ (2,304)	-20.86%	1.7400	0.9606	9.92	\$ 7,877	\$ 234	3.06%	17.92	\$ 14,129	\$ 779	5.51%
1.3700	0.9803	10.13	\$ 8,044	\$ 401	5.24%	14.11	\$ 11,125	\$ (2,225)	-20.00%	1.7500	0.9601	9.92	\$ 7,877	\$ 234	3.06%	18.03	\$ 14,216	\$ 866	6.09%

Note: Final Tax Rates may change slightly when finalized with the Dept. Of Revenue. Excess Levy Capacity may change due to rounding.

OPEN SPACE DISCOUNT

- There are no parcels in Melrose currently classified as Open Space.
- Open Space is defined in Massachusetts General Law as:
“Land which is not otherwise classified and which is not taxable under the provisions of 61, 61A or 61B, or taxable under a permanent conservation restriction, and land not held for the production of income but is maintained in an open or natural condition, which contributes significantly to the benefit and enjoyment of the public”.

CLASSIFICATION HEARING TERMS

CIP - Commercial, Industrial, and Personal Property Classes

Levy - the revenue a community can raise through real and personal property taxes.

Levy Limit - The maximum amount a community can levy in a given year; equal to last year's levy plus 2.5% plus new growth plus debt exclusion / override if applicable.

Levy Ceiling - Equal to 2.5% of the total full and fair cash value of all taxable real and personal property in the community.

New Growth - Increase in the tax base due to new construction, parcel subdivisions, condo conversions and property renovations, but not due to revaluation. It is calculated by dividing the resulting increased assessed value by \$1,000 and multiplying by the prior year's tax rate for the property class.

Override - A permanent increase to a community's levy limit.

Override Capacity - The difference between the levy ceiling and the levy limit. It is the maximum amount by which a community may override its levy limit.

Debt Exclusion - A temporary increase to the levy limit for the payment of a specific debt service item over a specified period of time.

Capital Outlay Expenditure - A temporary exclusion for the purpose of raising funds for capital projects.

Excess Levy Capacity - The difference between the actual levy and the levy limit.