

The **Massachusetts Division of Local Services (DLS)** offers a helpful town-specific [tool](#) for residents and businesses to assess the impact of a Property 2 and ½ override. By simply selecting your Municipality and then entering an amount for the override, you can view existing residential and commercial tax rates and how they are estimated to increase from a proposed increase in the Tax Levy.

The table pasted below shows the estimated impact for the \$8 million override based on the latest data on Town of Braintree property assessed values:

- The average single-family house is valued at \$668,178, which equates to an annual tax bill of \$6,334.
- The same average single-family household would see its property taxes increase by \$454 next year as a result of the override being approved by Braintree voters.



Increase / Decrease Amount Selected **\$8,000,000**

Braintree						
		Residential & Open Space (RO)	Commercial, Industrial and Personal Property (CIP)	Total		
FY 2024 # of Parcels		12,079	1,764	13,843		
FY 2024 Assessed Value		7,822,036,531	1,857,898,640	9,679,935,171		
FY 2024 Tax Levy		74,152,906	37,614,130	111,767,037		
RO Tax Rate	CIP Tax Rate					
9.48	20.25					
			RO	CIP		
Proposed Increase/Decrease to Levy:			\$5,307,676	\$2,692,324		
Levy Share:			66.3460%	33.6540%		
Proposed Tax Rate Impact Per \$1,000:			\$0.68	\$1.45		
Proposed New Tax Rate Per \$1,000 (Estimated New):			\$10.16	\$21.70		
FY 2024 Average Single Family Assessed Value (Current):				\$ 668,178.00		
FY 2024 Average Single Family Tax Bill (Current):				\$6,334.00		
FY 2024 Average Single Family Tax Bill Impact (Estimated New):				\$ 454.36		
Assessed Value	Current Estimated RO Tax Bill	Proposed Estimated RO Tax Bill	Estimated RO Tax Bill Impact	Current Estimated CIP Tax Bill	Proposed Estimated CIP Tax Bill	Estimated CIP Tax Bill Impact
250,000	2,370.00	2,540.00	170.00	5,062.50	5,425.00	362.50
350,000	3,318.00	3,556.00	238.00	7,087.50	7,595.00	507.50
450,000	4,266.00	4,572.00	306.00	9,112.50	9,765.00	652.50
550,000	5,214.00	5,588.00	374.00	11,137.50	11,935.00	797.50
650,000	6,162.00	6,604.00	442.00	13,162.50	14,105.00	942.50
750,000	7,110.00	7,620.00	510.00	15,187.50	16,275.00	1,087.50
850,000	8,058.00	8,636.00	578.00	17,212.50	18,445.00	1,232.50
950,000	9,006.00	9,652.00	646.00	19,237.50	20,615.00	1,377.50
1,050,000	9,954.00	10,668.00	714.00	21,262.50	22,785.00	1,522.50
1,150,000	10,902.00	11,684.00	782.00	23,287.50	24,955.00	1,667.50
1,250,000	11,850.00	12,700.00	850.00	25,312.50	27,125.00	1,812.50
1,350,000	12,798.00	13,716.00	918.00	27,337.50	29,295.00	1,957.50
1,450,000	13,746.00	14,732.00	986.00	29,362.50	31,465.00	2,102.50
1,550,000	14,694.00	15,748.00	1,054.00	31,387.50	33,635.00	2,247.50

- Residents can view their property's assessed value [here](#), and can calculate the tax impact to them by dividing the Total Value by \$1,000 and then multiplying the result by the Proposed Tax Rate of \$0.68 that would result from the \$8 million override.
 - E.g., Jane Doe owns a house with a Total Value of \$650,000. To calculate the increase in the tax from the override, Ms. Doe divides the house value by \$1,000 (650) and then multiplies it by \$0.68 for a value of \$442.00.
- Please note that the values calculated from this tool are estimates based on the most recently available data.