

**Town of Braintree
Tax Rate
Classification Booklet
December 3, 2024**



Version

12.03.2024

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Town of Braintree
One JFK Memorial Drive
Braintree, Massachusetts 02184
781-794-8000

To: Charles B. Ryan, President of the Council
Susan Cimino, Clerk of the Council
James Casey, Town Clerk

From: Erin V. Joyce, Mayor *evj*

CC: Kara Nyman, Chief of Staff and Director of Operations
Robert Cusack, Chairman of the Board of Assessors
Mike Esmond, Director of Municipal Finance
Paul Sullivan, Deputy Assessor
Mark Lin, Town Accountant
Kristina O'Connell, Treasurer/Collector

Date: November 18, 2024 – ~~REVISED~~ December 2, 2024

RE: Recommendations for the FY2025 Tax Rate - ~~REVISED~~

President Ryan, Clerk Cimino, Clerk Casey,

The following provides an overview of the recommended tax rates for the fiscal year 2025 (FY25) as well as important considerations and impacts on residential and commercial property owners.

There are several key factors determining annual tax rates, with key items identified below:

- Property Valuations for FY 2025
- Tax Classification Shift
- FY2025 Override

Property Valuations for FY 2025

Annually the Town's Assessor's Office publishes valuations held for each residential and commercial property located in Braintree. The valuations represent the estimated fair market value of the property, which are impacted by market changes annually. Additionally, the Assessor's Office accounts for the underlying cost estimated for the property, including any improvements made, as well as income considerations associated with the use of a specific property. The levy (or annual property tax) is set as a fixed dollar amount each year and is apportioned to residential and commercial properties (including commercial, industrial and personal property) based on each classification's share of the total valuation of all taxable properties. Consequently, annual changes in the values of the classifications in total and individual properties will play a key role in determining what amount a property owner owes in taxes.

To support its requirement to determine fair market value for all Town properties the Assessor's Office contracts with independent data and appraiser experts, who provide assistance in updating assessed property values based on market data and transactions. Permits are reviewed and properties are updated annually to reflect changes both positive (additions/improvements/upgrades) and negative (demo's, fires, etc.) Sales are reviewed, income and expense information is obtained and analyzed to determine values for commercial and industrial parcels. The Assessor continually reviews parcels and updates property record cards to ensure correct data. Finally, updated valuations are reviewed and approved annually by the Massachusetts Department of Revenue, including amounts for new construction and any property reclassifications.

The valuations of each property classification for fiscal years 2024 and 2025 are listed in the Table 1- Taxable Property Valuations, FY2024 and FY2025. All Taxable Property values increased by 5.2% in FY25. The most substantial contributor to this growth was from single family homes, which saw in aggregate valuations increase by 5.5%. This grouping makes up the overwhelming amount of the broader Residential (RES) classification, which grew at a comparable 5.4% rate. Overall, valuation growth was positive across all Residential groupings.

Growth in the Commercial, Industrial and Personal Property (CIP) classification's valuation equaled 4.6% in FY25. For tax purposes, personal property includes inventory, furniture, machinery and equipment used while conducting business. In FY25, there is notable growth in the valuation of Personal Property, which recorded a near 15% increase, primarily driven by an increase in recorded new growth. Excluding the growth in Personal Property, growth in the Commercial and Industrial groupings was 3.7% in FY25.

Given that both major classifications saw similar growth, the percent share of the taxable valuations only changed slightly with RES growing from 80.81% to 80.93%, or growth of 0.1%, as a percent of taxable valuation. Therefore, the assigned tax burden of the annual levy, based on % of taxable valuations, is largely unchanged from the prior year.



Table 1- Taxable Property Valuations, FY2024 and FY2024

	2024		2025		2025 v 2024 # / \$		2025 v 2024 %	
	Units (1)	Value	Units (1)	Value	Units (1)	Value	Units (1)	Value
Residential								
Single Family	9,107	\$ 6,085,097,500	9,111	\$ 6,416,758,000	4	\$ 331,660,500	0.0%	5.5%
Condominium	1,840	823,759,400	1,842	858,188,100	2	\$ 34,428,700	0.1%	4.2%
Misc Residential	30	28,960,480	30	30,052,710	-	\$ 1,092,230	0.0%	3.8%
Two Family	475	342,110,685	475	363,601,560	-	\$ 21,490,875	0.0%	6.3%
Three Family	70	60,801,000	70	71,106,700	-	\$ 10,305,700	0.0%	16.9%
Multi-Family	491	453,347,800	485	473,651,800	(6)	\$ 20,304,000	-1.2%	4.5%
Multi-Use Residential	66	27,959,666	65	29,039,570	(1)	\$ 1,079,904	-1.5%	3.9%
sub-total	12,079	\$ 7,822,036,531	12,078	\$ 8,242,398,440	(1)	\$ 420,361,909	0.0%	5.4%
Commercial / Industrial / Personal Property (CIP)								
Commercial	533	\$ 1,412,026,990	535	\$ 1,445,745,802	2	\$ 33,718,812	0.4%	2.4%
Industrial	197	307,252,060	198	337,486,420	1	\$ 30,234,360	0.5%	9.8%
Personal Property	---	138,619,590	---	159,254,040	---	\$ 20,634,450	---	14.9%
sub-total	730	\$ 1,857,898,640	733	\$ 1,942,486,262	3	\$ 526,333,435	0.4%	4.6%
All Taxable Property(2)	12,677	\$ 9,679,935,171	12,679	\$ 10,184,884,702	2	\$ 946,695,344	0.0%	5.2%
Total Levy Ceiling		\$ 241,998,379		\$ 254,622,118				
(1) Per annual reporting through MA Dept. of Revenue, "Units" refers to individual parcels.								
(2) All Taxable Property parcel counts are reduced to not double count multi-use parcels.								

eg.

Tax Classification Shift

Every year when setting its property tax rates a municipality has the option of “shifting” an excess portion of the tax burden onto the commercial properties in the town to alleviate some of the residential tax burden (please see Massachusetts General Law Chapter 40, Section 56). The Town of Braintree first adopted a shift in 1986 and has for many years elected to adopt the statutorily set maximum shift, signified in the attached as the 175% or 1.75 tax factor (Table 2, Residential Factor Shift, FY2025). The implementation of the 175% residential shift factor has an effect of reducing the Residential classification’s taxable burden, as defined as % of taxable valuation, from 80.93% to 66.62%, with the latter comparing to 66.41% in FY24.

Class	FY2025 Value	% Value	Shift	% Tax
Residential	\$ 8,242,389,940	80.93%	---	66.62%
Commercial	\$ 1,445,745,802	14.20%	175%	24.84%
Industrial	\$ 337,486,420	3.31%	175%	5.80%
Personal	\$ 159,254,040	1.56%	175%	2.74%
Total	\$ 10,184,876,202	100.00%		100.00%

FY 2025 Override

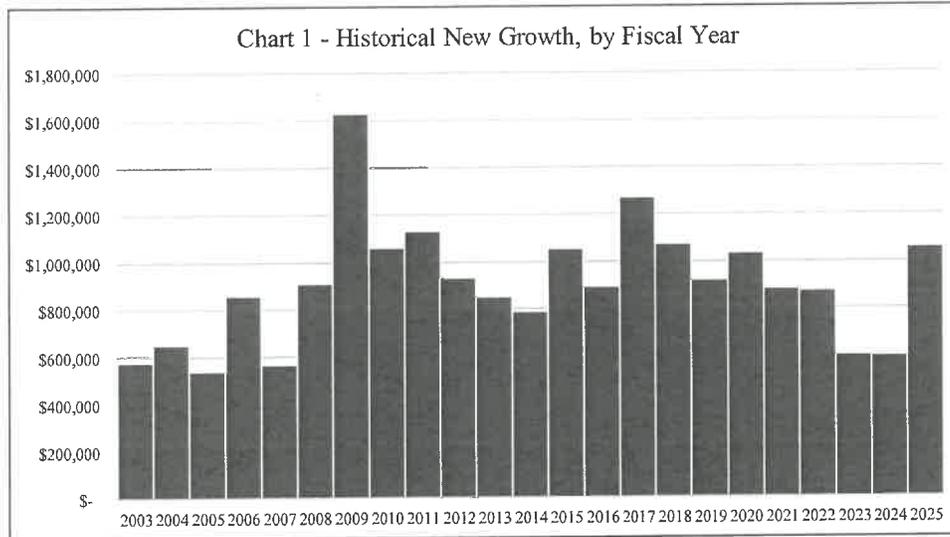
An additional important consideration is that the Town of Braintree’s residents on June 15, 2024 approved an override authorizing an additional \$8 million in the Town’s annual tax levy effective for FY25. Including the annual maximum growth of the Levy (2.5%), new growth, the override and the debt exclusion associated with the 2020 bonds issued with various school construction projects, the total FY25 levy to be raised is \$123.5 million, a 10.5% increase from the FY24 levy. The \$8 million override represents 70% of the annual growth, and tax rates in FY25 must be set at amounts sufficient to generate revenue for the Town assumed in the budget.

	FY2024	FY2025 Budget	FY2025 Current
Prior Year Tax Limit:	\$ 105,841,127	\$ 109,082,590	\$ 109,082,590
2.5% Increase:	\$ 2,646,028	\$ 2,727,065	\$ 2,727,065
New Growth:	\$ 595,435	\$ 595,435	\$ 1,057,413
Override:		\$ 8,000,000	\$ 8,000,000
Debt Exclusion Debt Service:	\$ 2,664,529	\$ 2,659,099	\$ 2,659,099
Fiscal Year Tax Limit:	\$ 111,747,119	\$ 123,064,189	\$ 123,526,167
Annual Change from FY24:		10.1%	10.5%

New Growth

Total taxes generated from new growth is an estimated \$1.05 million. Under state law this amount is outside of the annual cap on the growth of the Town’s levy. The FY25 budget assumed a level of \$595,000 in new growth-related tax revenues, equal to the amount generated in FY24. At \$1.05 million the current estimate is \$462,000 greater than the budget and reverses a trend since FY20 in which new growth-related taxes fell each year from the previous. Chart 1-Historical New Growth, by Fiscal Year is provided below showing new growth tax collections since FY03.





Small Business Exemption

Historically, the Town of Braintree has provided for a reduced property tax rate for commercial properties employing fewer than ten people and whose assessed value is less than \$1 million. This 10% exemption recognizes the role small businesses play for the community and Braintree’s economy and it provides a key tool to help their continued operations in Braintree. Roughly 100 businesses took advantage of this benefit in FY24, exempting \$5 million in property values from taxation. The adoption of this exemption causes a modest increase in the tax rate of the Commercial and Industrial groupings in order to offset the effect of the exemption for those eligible businesses.

The Board of Assessors requests that you renew the adoption of the small business exemption.

Open Space Discount

Under Massachusetts General Law, municipalities are allowed to discount the value of properties classified as open space by twenty-five percent (25%) of their value. The Town of Braintree has no property that falls under the open space classification. However, consistent with past Town practice, a motion is requested of Town Council to formally decline to adopt the open space discount for another year (FY25).

Residential Exemption

Enacted 1979, the residential exemption is an option under property tax classification MGL c. 59, sec. 5C that shifts the tax burden within the residential class from owners of moderately valued residential properties to the owners of vacation homes, higher valued homes and residential properties not occupied by the owner, including apartments and vacant lands. Communities may authorize a residential exemption to all Class One, Residential properties that are principal residences of taxpayers. Prior to the Municipal Modernization Act, the exemption could not top 20% of the average assessed valuation of residential parcels. Now, exemptions cannot exceed 35% of the average assessed value of all Class One, Residential properties. Adopting a residential exemption increases the residential tax rate. The amount of the tax levy paid by the residential class remains the same, but because of the exempted residential valuation, the levy is distributed over less assessed value. This higher rate creates a shift within the class that reduces the taxes paid by homeowners with moderately valued properties. Those taxes are then paid by owners of rental properties, vacation homes and higher valued homes. The overwhelming majority of the Commonwealth’s cities and towns have declined to adopt this exemption.

In agreement with the Board of Assessors, I recommend that Town Council decline to adopt the residential exemption.

Fiscal Year 2025 Tax Rates

Table 4 – Fiscal Year 2025 Tax Rates shows the tax rates estimated following the implementation of the Residential Factor shift of 1.75 and the Small Business Commercial tax exemption. As depicted, the average annual single-family house’s tax in FY25 will total \$7,032.06. This grouping receives particular focus since it represents 72% of the taxable units in the Town in FY25 and 63% of the taxable value.

Table 4 - FY2025 Tax Rate by Classification					
	Valuation	%Value	Res Shift	Levy Burden	Tax Rate
Residential	\$ 8,242,389,940	80.93%	66.62%	\$ 82,297,507	\$ 9.98
Commercial / Industrial	\$ 1,783,232,222	17.51%	30.64%	\$ 37,848,543	\$ 21.29
Personal Property	\$ 159,254,040	1.56%	2.74%	\$ 3,380,117	\$ 21.22
Total	\$ 10,184,876,202	100.00%	100.00%	\$ 123,526,167	

Single Family Tax⇒ \$7,032.06

Table 5 – Single Family Tax Impact, FY2024 vs FY2025 compares this year to the prior year for the average single family home in Braintree. In FY25, the average house’s valuation increased by 5.4%, up from \$668,000 to \$704,000. Additionally, the tax rate increase by 5.1% from \$9.48 per \$1,000 of taxable value to \$9.98, a 5.4% increase. The total annual tax from these changes is \$7,032.06, or a \$697.73 (11.0%) increase from the prior year.

Table 5 - Single Family Tax Impact, FY2024 vs FY2025				
	FY2024	FY2025	\$Change	%Change
Average Value	\$ 668,178	\$ 704,286	\$ 36,108	5.4%
Tax Rate	\$ 9.48	\$ 9.98	\$ 0.50	5.3%
Tax	\$ 6,334.33	\$ 7,032.06	\$ 697.73	11.0%



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Date: November 18, 2024

RE: FY2025 Tax Rate Classification Motions

President Ryan, Clerk Cimino, Clerk Casey,

Included in this memorandum are four motions for your consideration in determining the Town of Braintree's Fiscal Year 2025 (FY25) Tax Rate. These motions are essential to set the final municipal tax rates for the Town. In a separate memorandum, with today's date, I am including additional information on key factors contributing to the proposed FY25 tax rates. Accordingly, your review and consideration of the following motions is requested.

Motion #1: To Apply the Tax Rate Classification Shift

MOTION: Be it ordained that the Town of Braintree adopt the recommendation of the Mayor and the Board of Assessors to approve the Classification Tax Rate Shift of 175% to be applied to commercial, industrial and personal property for Fiscal Year 2025.

Motion #2: Small Business Exemption

MOTION: To approve the "Small Business Exemption" as recommended by the Mayor and the Board of Assessors in a memorandum to the Town Council dated November 18, 2024, and as filed with the Office of the Town Clerk for Fiscal Year 2025.

Motion #3: The Open Space Discount

MOTION: To continue to adopt the recommendation of the Mayor and the Board of Assessors, as outlined in a memorandum to the Town Council dated November 18, 2024, and as filed with the Office of the Town Clerk to decline the adoption of the Open Space discount for Fiscal Year 2025.

Motion #4: The Residential Exemption

MOTION: To continue to adopt the recommendation of the Mayor and the Board of Assessors, as outlined in a memorandum to the Town Council dated November 18, 2024, and as filed with the Office of the Town Clerk to decline the adoption of the Residential Exemption for Fiscal Year 2025.

2 – Common Questions and Answers

What is the Tax Classification Hearing?

The purpose of this hearing is to establish the proportion of the tax levy raised by the residential and commercial classes of property. This hearing is required under Massachusetts General Law, Chapter 40, Section 56.

How are property taxes set each year?

Property taxes are set each year with the adoption of the Town's annual budget, which sets the amount of annual tax revenue to be raised to support the Town's operations. Annual growth in property taxes are limited under state law, commonly known as Proposition 2 and ½. Broadly speaking, Prop 2 and ½ restricts the growth of taxes assessed on existing taxable properties cannot exceed 2.5% percent from the prior fiscal year. This growth does not account for any property taxes that would be assessed on "new growth" in taxable property identified for the fiscal year. Additionally, Prop 2 and ½ provides for the process by which a municipality's residents may vote to increase the tax levy in excess of 2.5% growth or "exclude" certain expenses (e.g., debt service) from the limits of Prop 2 and ½. In this case, the residents of a City or Town vote to temporarily raise property taxes above the limit of Prop 2 and ½ in order to fund a time-limited fixed cost.

Why do taxes increase each year?

Under Prop 2 and ½ the increase in the tax levy is capped annually at 2.5%. While no City or Town is required to increase property taxes the 2.5% increase was determined as a best fit measure at the time of the adoption of Prop 2 and ½ as the sustainable revenue increase required to support the annual increase in costs faced by a City or Town. The tax levy is set town-wide as a dollar amount, but it is allocated to each property classification and property owner based on the valuations determined annually.

What is the Town's Levy Ceiling?

Under Proposition 2 and ½ no City or Town can ever raise property taxes in any given year in excess of 2.5% of the total value of its taxable property. In Fiscal Year 2025, the Town of Braintree's total taxable property value is \$10,184,884,702 and 2.5% of this amount is \$254,622,118.

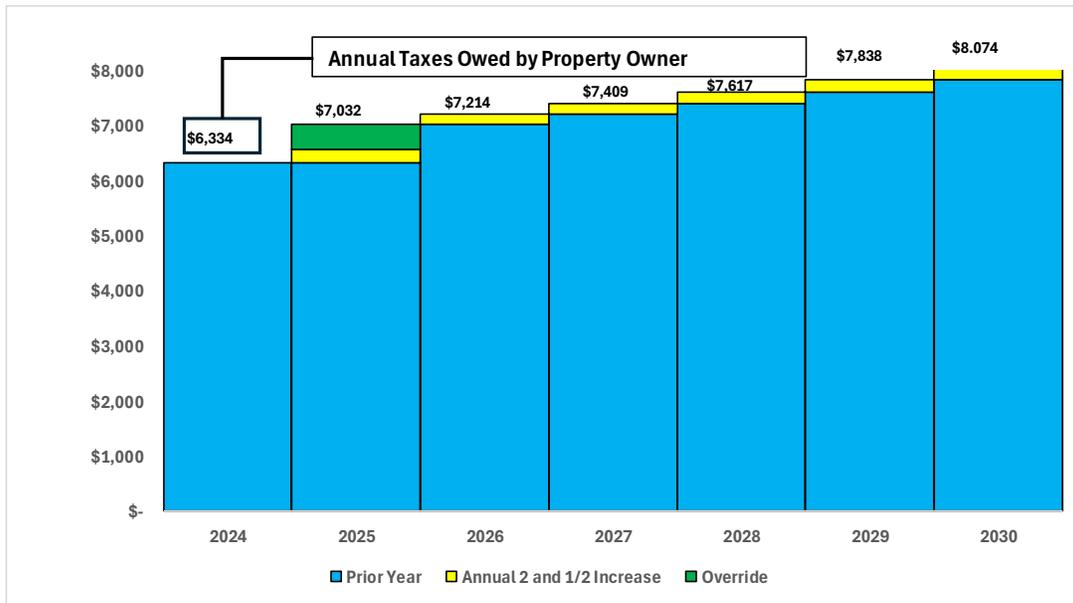
What is the Town's Levy Limit?

In addition to the Levy Ceiling the Town's annual levy is also limited to growth of no more than 2.5%, as noted above (excluding new growth in the Town's taxable value and adopted debt exclusions). In the Mayor's Budget for Fiscal Year 2025 this amount was \$112,405,090. Importantly, this amount did not account for a) the value of the annual debt service that was approved by Town residents in 2020 to be excluded from the annual levy limits and b) the \$8 million operating override that was approved by Town residents on June 15, 2024. With the addition of these items and the latest update to New Growth, the new FY25 levy limit is now estimated to be \$123,526,167.

Can the Mayor or Town Council increase taxes more than the Levy Limit?

No. The Levy limit cannot be increased without the approval of a majority of the Town’s voters. Prop 2 and ½ allows for residents to approve an increase of the levy by more than 2.5%, also known as an “override” of the limit. On June 15, 2024 the Town’s residents approved an \$8 million override which would increase the fiscal year 2025 tax levy limit by that amount.

Only for Fiscal Year 2025 will the Override increase the total amount of property taxes that can be raised by the Town above the maximum increase permitted under Proposition 2 1/2. In subsequent fiscal years, the Town will once again only be authorized to increase the tax levy by 2.5%. The illustration below serves to demonstrate this, where for 2025 an average Braintree single-family household would see an increase from 2024 of an estimated \$698 (from \$6,334 to \$7,032), with \$455 (green bar) associated with the Override and the remainder (yellow bar) associated with the annual authorized Proposition 2 and ½ increase*. In 2026, the annual change in the Levy would revert to the 2.5% ceiling allowed under Proposition 2 and ½. ***PLEASE NOTE: This example is for illustration only, and future amounts of taxation will be based on annual assessed values of taxed properties rates of taxation and subject to change based on this.***



What is the residential factor and what does it mean to adopt it?

The Town Council, with the mayor’s approval, must decide the percentages of the tax levy that each class of real property and personal property will bear. To do so, a residential factor is adopted. The residential factor governs the percentage of the tax levy to be paid by Class One, Residential and Class Two, Open Space (RO) properties. The difference is shifted to Class Three, Commercial, Class Four, Industrial and Personal properties (CIP). The adopted factor cannot be less than the minimum residential factor (MRF) calculated by DOR, which is now done through use of DLS Gateway. The MRF represents the maximum shift allowed in the tax levy for the year and establishes the parameters for local decision-making. The adopted factor cannot be less than the

minimum residential factor (MRF) calculated by DOR, which is now done through use of DLS Gateway. The MRF represents the maximum shift allowed in the tax levy for the year and establishes the parameters for local decision-making.

The Mayor and Board of Assessors recommend and Town Council approves how much of the tax levy the owners of residential properties will pay and how much of the tax levy the owners of commercial/industrial/personal property will pay. This is the decision that creates two tax rates (or split tax rates) in Braintree. The two tables below show the process with fiscal year 2025 numbers. If there was no “shift”, there would be a single tax rate and the following table would apply:

Class	FY2025 Value	% Value
Residential	\$ 8,242,389,940	80.93%
Commercial	\$ 1,445,745,802	14.20%
Industrial	\$ 337,486,420	3.31%
Personal	\$ 159,254,040	1.56%
Total	\$ 10,184,876,202	100.00%

This means the residential property makes up 80.93% of the overall value in Braintree and therefore would pay 80.93% of the overall tax levy. The commercial property makes up 14.20% of the overall value in the Town and therefore would pay 14.20% of the overall tax levy and so on for industrial and personal property classes. The classification hearing is when Town Council annually sets the shift of a portion of the tax levy onto the commercial/industrial/personal property owners and less onto the residential property owners. By law, the maximum allowable shift for Braintree is 175%. (In Fiscal Year 2024, the Town adopted the 175% residential factor). If the Town Council decides to shift 175% this year, the process would be to multiply the (%Value) of the commercial, industrial, and personal property classes by 175% (1.75) to determine the increased percentage of the tax levy that those various classes will pay. By increasing those percentages, the residential percentage is lowered to 66.62%. The table below illustrates this (percentages rounded to two digits).

Class	FY2025 Value	% Value	Shift	% Tax
Residential	\$ 8,242,389,940	80.93%	---	66.62%
Commercial	\$ 1,445,745,802	14.20%	175%	24.84%
Industrial	\$ 337,486,420	3.31%	175%	5.80%
Personal	\$ 159,254,040	1.56%	175%	2.74%
Total	\$ 10,184,876,202	100.00%		100.00%

What is personal property?

Personal property is the inventory, furniture, machinery, and equipment used while conducting business. This is assessed to business owners. If the business is incorporated, it is exempt from certain personal property taxes (furniture and inventory are exempt from corporations).

How are valuations determined annually?

Annually the Town's Assessor's Office publishes valuations held for each residential and commercial property located in Braintree. The valuations represent the estimated fair market value of the property, which are impacted by market changes annually. Additionally, the Assessor's Office accounts for the underlying cost estimated for the property, including any improvements made, as well as income considerations associated with the use of a specific property. The levy (or annual property tax) is set as a fixed dollar amount each year and is apportioned to residential and commercial properties (including commercial, industrial and personal property) based on each classification's share of the total valuation of all taxable properties. Consequently, annual changes in the values of the classifications in total and individual properties will play a key role in determining what amount a property owner owes in taxes.

To support its requirement to determine fair market value for all Town properties the Assessor's Office contracts with independent data and appraiser experts, who provide assistance in updating assessed property values based on market data and transactions. Permits are reviewed and properties are updated annually to reflect changes both positive (additions/improvements/upgrades) and negative (demo's, fires, etc.) Sales are reviewed, income and expense information is obtained and analyzed to determine values for commercial and industrial parcels. The Assessor continually reviews parcels and updates property record cards to ensure correct data. Finally, updated valuations are reviewed and approved annually by the Massachusetts Department of Revenue, including amounts for new construction and any property reclassifications.

Why did my assessed property value increase this year?

The assessment is an estimate of market value. The definition of market value is the price a willing buyer would pay a willing seller in an open, competitive market, without any undue influences. The assessment represents the estimate of market value as of January 1, 2024 for Fiscal Year 2025. This estimate of market value is determined by examining sales of properties from calendar year 2023. Although the majority of properties are not for sale, Massachusetts General Laws requires an assessment, or an estimate of market value, on every property. Sales of similar or comparable properties within a neighborhood are the best indicator of market value. The real estate market changes constantly. The assessments change based upon these changes in the real estate market. The assessments do not automatically go up or down every year. The changes in the assessment reflect the real estate sales from the appropriate time period.

Why did my tax bill increase annually by more than 2.5%?

The 2.5% maximum growth in the levy is set town-wide. However, the amount of change for any single property owner is determined by the classification type of the property, changes in aggregate value of that property class, and any changes in value specific to that property (e.g., if there were any additions/improvements/upgrades to the property). Fiscal Year 2025 tax bills also must reflect the additional \$8 million that will be raised associated with the June 15, 2024 override.

Why is my Q3/Q4 bill more than my Q1/Q2 bill?

The Quarter 1 (Q1) and Quarter 2 (Q2) bills are sent to property owners typically by June 30 for the fiscal year that begins on the next day. Under state law the preliminary bills should reflect a 2.5% increase from the prior year's tax, since the Assessor's Office will not have updated data necessary to provide actuals bills for each quarter by that time. Following the finalization of the tax rate setting process, typically in the following fall, Q3 and Q4 bills are issued which reflect the final annual tax amount and "catch up" for any difference in cases where the Q1 and Q2 bills were less than 25% each of the total annual tax bill.

3 – Property Value Changes FY2024 to FY2025

The table on the following page provides the parcel unit count and valuation amounts by major tax classification, Residential (RES) and Commercial, Industrial, Personal Property (CIP) for both Fiscal Years 2024 and 2025.

All Taxable Property values increased by 5.2% in FY25. The most substantial contributor to this growth was from single family homes, which saw in aggregate valuations increase by 5.5%. This grouping makes up the overwhelming amount of the broader Residential (RES) classification, which grew at a comparable 5.4% rate. Overall, valuation growth was positive across all Residential groupings.

Growth in the Commercial, Industrial and Personal Property (CIP) classification's valuation equaled 4.6% in FY25. For tax purposes, personal property includes inventory, furniture, machinery and equipment used while conducting business. In FY25, there is notable growth in the valuation of Personal Property, which recorded a near 15% increase, primarily driven by an increase in recorded new growth. Excluding the growth in Personal Property, growth in the Commercial and Industrial groupings was 3.7% in FY25.

Given that both major classifications saw similar growth, the percent share of the taxable valuations only changed slightly with RES growing from 80.81% to 80.93%, or growth of 0.1%, as a percent of taxable valuation. Therefore, the assigned tax burden of the annual levy, based on % of taxable valuations, is largely unchanged from the prior year.

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Misc Residential	30	28,960,480	30	30,052,710	-	\$ 1,092,230	0.0%	3.8%
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(2) All Taxable Property parcel counts are reduced to not double count multi-use parcels.								

4 – Property Values FY2025 by Land Use (Classification), % of Taxable Value

	2025		% of
	Units (1)	Value	Taxable Value
Residential			
Single Family	9,111	\$ 6,416,758,000	63.00%
Condominium	1,842	858,188,100	8.43%
Misc Residential	30	30,052,710	0.30%
Two Family	475	363,601,560	3.57%
Three Family	70	71,106,700	0.70%
Multi-Family	485	473,651,800	4.65%
Multi-Use Residential	65	29,039,570	0.29%
sub-total	12,078	\$ 8,242,398,440	80.93%
Commercial / Industrial / Personal Property (CIP)			
Commercial	535	\$ 1,445,745,802	14.20%
Industrial	198	337,486,420	3.31%
Personal Property	---	159,254,040	1.56%
sub-total	733	\$ 1,942,486,262	19.07%
All Taxable Property(2)	12,679	\$ 10,184,884,702	100.00%
(1) Per annual reporting through MA Dept. of Revenue, "Units" refers to individual parcels.			
(2) All Taxable Property parcel counts are reduced to not double count multi-use parcels.			

The table above provides a listing by major property classification (Residential vs. Commercial, Industrial, Personal Property) with the Fiscal Year 2025 unit/parcel count and \$ valuation. Additionally, the % of total town-wide taxable valuation is provided. Single family homes in the Town of Braintree represent, in aggregate, 63% of the Town's total taxable property value, by far the largest property group.

5 – Tax Rates and Impact by Class, with Residential Shift Factor

Residential Factor	Residential % of Levy	CIP % of Levy	Residential Rate	Commercial Rate
1.00	80.93%	19.07%	\$ 12.13	\$ 12.13
1.05	79.97%	20.03%	\$ 11.99	\$ 12.73
1.10	79.02%	20.98%	\$ 11.84	\$ 13.34
1.15	78.07%	21.93%	\$ 11.70	\$ 13.95
1.20	77.11%	22.89%	\$ 11.56	\$ 14.55
1.25	76.16%	23.84%	\$ 11.41	\$ 15.16
1.30	75.21%	24.79%	\$ 11.27	\$ 15.77
1.35	74.25%	25.75%	\$ 11.13	\$ 16.37
1.40	73.30%	26.70%	\$ 10.99	\$ 16.98
1.45	72.35%	27.65%	\$ 10.84	\$ 17.59
1.50	71.39%	28.61%	\$ 10.70	\$ 18.19
1.55	70.44%	29.56%	\$ 10.56	\$ 18.80
1.60	69.48%	30.52%	\$ 10.41	\$ 19.41
1.65	68.53%	31.47%	\$ 10.27	\$ 20.01
1.70	67.58%	32.42%	\$ 10.13	\$ 20.62
1.75	66.62%	33.38%	\$ 9.98	\$ 21.22

In Fiscal Year 2025, by adopting a Residential Factor of 1.75 the Town would lower the Residential Tax Rate by 18% from \$12.13 (at 1.00) to \$9.98. The table above lists different tax rates for both Residential and Commercial (includes Commercial, Industrial and Personal Property) at varying increments of the Residential Factor. Adopting an RF of 1.75 has the effect of providing the lowest residential property tax rates possible under law.

6 –Shift and Tax Rate Summary

	Amount	Change from Prior Year
FY2024 Levy (excl. Debt Exclusion)	\$ 109,082,590	
2.5% Increase	\$ 2,727,065	
New Growth	\$ 1,057,413	
Voter Approved Debt Exclusion	\$ 2,659,099	
Override	\$ 8,000,000	
FY2025 Levy	\$ 123,526,167	
FY2024 Levy (incl. Debt Exclusion)	\$ 111,747,119	
Change in Tax	\$ 11,779,048	10.5%
<u>FY 2025 Tax Rates (Estimated)</u>	<u>1.75 Res. Factor</u>	
Residential Tax Rate	\$ 9.98	5.3%
Commercial / Industrial Tax Rate	\$ 21.29	5.1%
Personal Property Tax Rate	\$ 21.22	5.1%
<u>FY 2024 Tax Rates (Estimated)</u>		
Residential Tax Rate	\$ 9.48	
Commercial / Industrial Tax Rate	\$ 20.25	
Personal Property Tax Rate	\$ 20.19	

7 – Historical Tax Rates by Property Class, FY2025 Estimated

Fiscal Year	Residential	Commercial	Industrial	Personal Property
2003	10.21	18.46	18.46	18.42
2004	9.55	20.39	20.39	20.35
2005	8.38	21.30	21.30	21.24
2006	7.65	19.17	19.17	19.11
2007	8.14	18.92	18.92	18.87
2008	8.67	18.97	18.97	18.91
2009	9.06	20.18	20.18	20.11
2010	9.67	21.72	21.72	21.65
2011	10.20	23.29	23.29	23.17
2012	10.45	23.65	23.65	23.53
2013	11.11	25.44	25.44	25.31
2014	11.42	26.06	26.06	25.93
2015	11.07	24.95	24.95	24.83
2016	10.98	24.66	24.66	24.53
2017	10.74	23.72	23.72	23.61
2018	10.54	23.37	23.37	23.26
2019	10.09	22.20	22.20	22.11
2020	9.86	21.81	21.81	21.73
2021	9.95	21.84	21.84	21.76
2022	9.95	21.63	21.63	21.55
2023	9.76	21.18	21.18	21.11
2024	9.48	20.25	20.25	20.19
2025*	9.98	21.29	21.29	21.22
*Subject to approval by MA DOR Source: MA DOR				

The Table above provides a history of Braintree’s adopted tax rates by fiscal year.

8 - Historical Levy Amounts

Fiscal Year	Residential Levy	Commercial Levy	Industrial Levy	Personal Property Levy	Total Levy	RO Levy as a % of Total	CIP Levy as a % of Total
2003	31,228,155	15,003,512	3,142,530	848,498	50,222,694	62.18	37.82
2004	30,891,770	16,734,419	3,450,482	1,056,237	52,132,908	59.26	40.74
2005	31,984,202	17,067,359	3,643,570	1,252,169	53,947,300	59.29	40.71
2006	33,646,738	17,458,711	3,692,078	1,208,921	56,006,448	60.08	39.92
2007	36,149,286	17,093,880	3,618,359	1,250,087	58,111,612	62.21	37.79
2008	38,458,704	17,143,603	3,602,627	1,332,431	60,537,365	63.53	36.47
2009	39,128,008	18,761,612	3,896,617	1,848,202	63,634,439	61.49	38.51
2010	40,144,103	20,171,314	4,187,444	1,798,591	66,301,452	60.55	39.45
2011	40,781,698	21,696,766	4,475,986	2,156,235	69,110,686	59.01	40.99
2012	42,527,851	21,925,560	4,282,173	2,236,964	70,972,549	59.92	40.08
2013	43,651,715	23,643,400	4,651,722	2,457,319	74,404,156	58.67	41.33
2014	45,489,049	24,407,049	4,677,150	2,490,531	77,063,779	59.03	40.97
2015	48,184,352	24,732,333	4,760,448	2,180,497	79,857,630	60.34	39.66
2016	50,363,299	25,284,798	4,931,552	2,314,058	82,893,707	60.76	39.24
2017	52,937,863	24,535,335	4,717,706	2,381,925	84,572,830	62.59	37.41
2018	54,909,423	26,304,741	4,833,038	2,307,025	88,354,226	62.15	37.85
2019	57,326,928	26,619,657	4,847,252	2,267,782	91,061,619	62.95	37.05
2020	59,828,671	28,649,395	5,227,266	2,328,138	96,033,471	62.30	37.70
2021	62,722,498	28,791,422	5,326,357	2,419,207	99,259,484	63.19	36.81
2022	67,723,888	29,184,313	5,848,367	2,554,972	105,311,540	64.31	35.69
2023	69,924,270	29,579,499	6,124,358	2,804,415	108,432,542	64.49	35.51
2024	74,152,906	28,593,547	6,221,854	2,798,730	111,747,119	66.35	33.65
2025	82,155,990	30,632,733	7,150,726	3,374,304	123,526,167	66.62	33.38

Source: MA Dept. of Revenue

The table above shows the annual Total Levy to be raised by the Town, broken out by property classification (Residential, Commercial, Industrial, Personal Property).

9 – Statewide Single-Family Tax Bills and Tax Rates FY2024

The listing provided in this section includes community-specific tax information for Fiscal Year 2024 (the latest year of statewide data available), including single family property valuations, average single family home values, average single family tax bill, tax bill as a % of home value, DOR income per capita, and average tax bill as a % of income.

	<u>Median</u>	<u>Braintree</u>	<u>Braintree % from Median</u>
Tax Bill	\$ 6,147	\$ 6,334	3.04%
Tax Bill as % of:			
Home Value:	1.28	0.95	-25.78%
Income:	14.39	13.06	-9.21%

For Fiscal Year 2024, Braintree ranked 168 out of 351 communities in annual tax bills for single family households. The median tax bill was \$6,147. In comparison, Braintree was 3% greater at \$6,334. When compared to median values for the Tax Bill both as a percent of Home Value and Income, Braintree is 26% and 9%, respectively, below the median amount.

FY2024 Single Family Values, Tax and % of Value and Income, by Community

Municipality	Single Family Values	Single Family Parcels	Average Single Family Value	Single Family Tax Bill	Single Family Tax Bill as % of Value	DOR Income Per Capita	Average Tax Bill as a % of Income	Rank
Weston	7,418,080,100	3,374	2,198,601	24,448	1.11	430,522	5.68	1
Brookline	10,998,892,910	4,583	2,399,933	23,447	0.98	91,400	25.65	2
Lincoln	2,387,926,700	1,536	1,554,640	20,039	1.29	160,933	12.45	3
Concord	6,726,280,708	4,623	1,454,960	19,104	1.31	166,197	11.49	4
Sherborn	1,468,813,900	1,331	1,103,542	18,705	1.70	236,034	7.92	5
Wellesley	13,131,342,000	7,314	1,795,371	18,690	1.04	229,263	8.15	6
Lexington	13,682,230,000	9,059	1,510,347	18,502	1.23	139,581	13.26	7
Dover	2,954,999,800	1,848	1,599,026	17,525	1.10	271,550	6.45	8
Belmont	7,339,563,000	4,544	1,615,221	17,057	1.06	116,207	14.68	9
Winchester	8,551,728,328	5,685	1,504,262	17,043	1.13	136,891	12.45	10
Wayland	4,424,761,197	4,075	1,085,831	16,852	1.55	177,727	9.48	11
Carlisle	2,145,820,100	1,755	1,222,690	16,298	1.33	229,125	7.11	12
Sudbury	5,873,350,690	5,451	1,077,481	15,742	1.46	120,396	13.08	13
Cohasset	3,131,759,200	2,431	1,288,260	15,678	1.22	147,522	10.63	14
Newton	27,146,581,000	16,938	1,602,703	15,642	0.98	163,628	9.56	15
Wenham	1,080,775,844	1,119	965,841	15,125	1.57	82,356	18.37	16
Manchester By The Sea	2,592,457,700	1,614	1,606,232	15,018	0.93	158,051	9.50	17
Needham	10,079,991,200	8,417	1,197,575	14,994	1.25	131,986	11.36	18
Westwood	5,310,374,758	4,555	1,165,834	14,934	1.28	133,029	11.23	19
Acton	4,213,518,100	5,020	839,346	13,992	1.67	81,081	17.26	20
Medfield	3,196,279,700	3,539	903,159	13,222	1.46	108,657	12.17	21
Sharon	4,009,179,400	5,345	750,080	13,186	1.76	83,474	15.80	22
Harvard	1,493,842,648	1,707	875,128	13,039	1.49	73,389	17.77	23
Bolton	1,390,483,100	1,747	795,926	12,942	1.63	84,611	15.30	24
Hingham	7,389,707,400	6,245	1,183,300	12,839	1.09	140,318	9.15	25
Norwell	3,288,105,063	3,455	951,695	12,810	1.35	108,943	11.76	26
Topsfield	1,640,144,300	1,888	868,720	12,762	1.47	79,613	16.03	27
Boxborough	1,029,087,600	1,218	844,900	12,665	1.50	73,599	17.21	28
Stow	1,562,908,600	2,122	736,526	12,499	1.70	83,990	14.88	29
Hopkinton	3,829,589,463	4,495	851,967	12,447	1.46	94,319	13.20	30
Boxford	2,526,484,700	2,653	952,312	12,428	1.31	114,859	10.82	31
Southborough	2,596,999,600	2,907	893,361	12,427	1.39	122,554	10.14	32
Andover	8,359,975,583	8,733	957,286	12,330	1.29	91,198	13.52	33
Duxbury	6,009,658,925	4,963	1,210,892	12,182	1.01	100,256	12.15	34
Hamilton	1,904,491,600	2,387	797,860	12,056	1.51	94,639	12.74	35
Westborough	2,801,408,209	3,936	711,740	11,680	1.64	62,154	18.79	36
Tisbury	3,123,310,387	2,141	1,458,809	11,641	0.80	26,541	43.86	37
Cambridge	7,535,816,700	3,913	1,925,841	11,401	0.59	74,061	15.39	38
Aquinnah	708,790,691	399	1,776,418	11,369	0.64	50,593	22.47	39
Bedford	3,223,367,117	3,458	932,148	11,074	1.19	82,483	13.43	40
Essex	833,380,000	1,003	830,887	11,067	1.33	73,034	15.15	41
Middleton	1,983,187,800	2,120	935,466	11,029	1.18	64,329	17.14	42
Milton	7,280,409,500	7,222	1,008,088	11,008	1.09	82,782	13.30	43
Marblehead	7,506,291,917	6,240	1,202,931	10,778	0.90	100,752	10.70	44
Arlington	8,129,420,100	8,008	1,015,162	10,751	1.06	74,842	14.36	45
North Reading	3,502,530,136	4,314	811,899	10,725	1.32	72,066	14.88	46
Norfolk	2,185,484,142	3,178	687,692	10,707	1.56	67,473	15.87	47
Groton	2,264,790,200	3,259	694,934	10,487	1.51	86,514	12.12	48
Westford	4,900,706,300	6,478	756,515	10,417	1.38	72,500	14.37	49
Longmeadow	2,735,529,600	5,444	502,485	10,391	2.07	87,417	11.89	50
Lynnfield	3,827,488,200	3,886	984,943	10,352	1.05	93,034	11.13	51
Swampscott	3,106,885,100	3,465	896,648	10,302	1.15	76,318	13.50	52
Natick	6,984,552,200	8,545	817,385	10,021	1.23	69,429	14.43	53
Reading	5,635,262,884	6,592	854,864	10,019	1.17	73,100	13.71	54
Littleton	2,088,905,600	3,108	672,106	9,974	1.48	64,359	15.50	55
Holliston	2,949,045,995	4,544	648,998	9,774	1.51	65,547	14.91	56
Walpole	4,867,813,200	6,626	734,653	9,712	1.32	61,804	15.71	57
Scituate	6,313,946,200	6,854	921,206	9,544	1.04	79,111	12.06	58
West Newbury	1,220,004,900	1,400	871,432	9,429	1.08	77,798	12.12	59
Amherst	2,094,881,352	4,118	508,713	9,416	1.85	20,969	44.90	60
Hanover	3,095,546,538	4,221	733,368	9,416	1.28	63,650	14.79	61
Newburyport	4,202,902,000	4,453	943,836	9,410	1.00	74,538	12.62	62
Millis	1,286,322,333	2,251	571,445	9,383	1.64	50,912	18.43	63
Provincetown	1,457,583,524	875	1,665,810	9,295	0.56	70,869	13.12	64
Dedham	4,910,322,700	6,640	739,506	9,244	1.25	68,317	13.53	65

FY2024 Single Family Values, Tax and % of Value and Income, by Community

Municipality	Single Family Values	Single Family Parcels	Average Single Family Value	Single Family Tax Bill	Single Family Tax Bill as % of Value	DOR Income Per Capita	Average Tax Bill as a % of Income	Rank
Amesbury	2,055,111,028	3,528	582,514	9,111	1.56	42,503	21.44	66
Nahant	1,142,268,100	1,140	1,001,990	9,088	0.91	75,116	12.10	67
Maynard	1,364,993,300	2,699	505,740	9,043	1.79	46,985	19.25	68
Dunstable	713,848,300	1,113	641,373	8,954	1.40	78,539	11.40	69
Medway	2,321,284,100	3,740	620,664	8,938	1.44	65,475	13.65	70
Ashland	2,581,105,900	3,825	674,799	8,934	1.32	59,335	15.06	71
Gloucester	6,640,908,900	7,233	918,140	8,934	0.97	45,773	19.52	72
Ipswich	2,872,539,100	3,663	784,204	8,924	1.14	72,017	12.39	73
Northborough	2,545,954,550	4,077	624,468	8,917	1.43	64,398	13.85	74
Nantucket	15,981,643,251	5,635	2,836,139	8,877	0.31	70,084	12.67	75
North Andover	5,061,269,400	6,343	797,930	8,849	1.11	66,995	13.21	76
Easton	3,732,256,000	5,771	646,726	8,634	1.34	57,176	15.10	77
Chelmsford	5,699,375,304	9,064	628,793	8,564	1.36	61,805	13.86	78
Lancaster	1,031,299,200	2,110	488,767	8,534	1.75	40,295	21.18	79
Grafton	2,756,396,200	4,623	596,235	8,532	1.43	55,978	15.24	80
Wakefield	4,715,499,682	6,256	753,756	8,480	1.13	55,294	15.34	81
Upton	1,448,696,300	2,341	618,837	8,466	1.37	60,961	13.89	82
Merrimac	1,032,919,800	1,663	621,118	8,385	1.35	44,435	18.87	83
Marion	2,057,085,173	2,276	903,816	8,369	0.93	74,538	11.23	84
Mendon	1,208,948,408	1,985	609,042	8,350	1.37	61,823	13.51	85
Rowley	1,198,625,100	1,739	689,261	8,340	1.21	54,626	15.27	86
Berlin	552,087,980	845	653,359	8,330	1.28	54,143	15.39	87
Groveland	1,182,989,900	1,927	613,902	8,312	1.35	46,444	17.90	88
Mansfield	3,339,781,450	5,451	612,692	8,271	1.35	56,411	14.66	89
Shrewsbury	6,286,112,436	9,420	667,316	8,261	1.24	65,138	12.68	90
Foxborough	2,676,288,420	4,397	608,662	8,223	1.35	56,963	14.44	91
Somerville	1,774,780,306	2,303	770,638	8,107	1.05	52,596	15.41	92
Beverly	6,174,497,600	8,569	720,562	8,092	1.12	53,934	15.00	93
Plympton	478,954,300	931	514,451	8,082	1.57	50,068	16.14	94
Tewksbury	4,773,987,300	7,923	602,548	8,068	1.34	47,985	16.81	95
Orleans	4,821,848,200	3,840	1,255,690	8,049	0.64	58,150	13.84	96
Hopedale	715,795,060	1,477	484,628	8,045	1.66	46,973	17.13	97
Boylston	867,643,400	1,491	581,920	8,036	1.38	65,579	12.25	98
Canton	4,420,943,900	5,528	799,737	7,973	1.00	64,467	12.37	99
Georgetown	1,574,426,760	2,504	628,765	7,891	1.26	57,825	13.65	100
Melrose	5,051,403,746	6,384	791,260	7,857	0.99	60,541	12.98	101
Pelham	212,508,500	476	446,446	7,822	1.75	42,185	18.54	102
Wilmington	4,892,516,710	7,155	683,790	7,816	1.14	53,566	14.59	103
Wrentham	2,373,460,985	3,661	648,309	7,780	1.20	63,456	12.26	104
Hudson	2,482,298,700	4,468	555,573	7,778	1.40	44,478	17.49	105
West Tisbury	2,673,090,650	1,482	1,803,705	7,756	0.43	41,587	18.65	106
Mattapoisett	2,259,172,600	3,071	735,647	7,732	1.05	70,199	11.01	107
Rockport	2,231,747,600	2,433	917,282	7,724	0.84	55,748	13.86	108
Wilbraham	1,945,083,645	4,684	415,261	7,682	1.85	51,045	15.05	109
Franklin	5,048,879,400	7,763	650,377	7,668	1.18	58,842	13.03	110
Great Barrington	1,198,666,500	2,185	548,589	7,620	1.39	45,947	16.58	111
Kingston	2,437,913,874	4,122	591,440	7,517	1.27	47,566	15.80	112
Stoneham	3,640,817,400	5,132	709,434	7,513	1.06	52,421	14.33	113
Framingham	8,134,321,700	13,537	600,895	7,487	1.25	41,182	18.18	114
Williamstown	922,923,100	1,871	493,278	7,473	1.52	37,710	19.82	115
Danvers	4,137,279,000	6,176	669,896	7,443	1.11	53,419	13.93	116
Tyngsborough	1,875,172,500	3,211	583,984	7,428	1.27	49,058	15.14	117
Paxton	710,104,103	1,547	459,020	7,376	1.61	42,698	17.27	118
Abington	2,120,165,400	3,848	550,979	7,372	1.34	40,313	18.29	119
Princeton	659,168,900	1,256	524,816	7,363	1.40	69,905	10.53	120
Truro	2,610,681,617	2,137	1,221,657	7,318	0.60	49,165	14.88	121
Quincy	8,832,055,156	13,678	645,712	7,277	1.13	39,487	18.43	122
Marshfield	6,453,431,100	9,231	699,104	7,264	1.04	57,220	12.69	123
Northampton	2,741,941,983	5,740	477,690	7,256	1.52	43,997	16.49	124
Hull	2,358,427,700	3,805	619,823	7,221	1.17	51,670	13.98	125
Sturbridge	1,355,899,050	3,100	437,387	7,213	1.65	50,826	14.19	126
Sandwich	5,738,402,500	8,600	667,256	7,206	1.08	57,581	12.51	127
Winthrop	1,581,728,343	2,295	689,206	7,182	1.04	42,618	16.85	128
Sutton	1,679,485,574	3,005	558,897	7,087	1.27	59,022	12.01	129
Halifax	1,095,927,100	2,231	491,227	7,074	1.44	39,416	17.95	130

FY2024 Single Family Values, Tax and % of Value and Income, by Community

Municipality	Single Family Values	Single Family Parcels	Average Single Family Value	Single Family Tax Bill	Single Family Tax Bill as % of Value	DOR Income Per Capita	Average Tax Bill as a % of Income	Rank
Plymouth	10,897,072,400	19,868	548,474	7,059	1.29	44,583	15.83	131
Pembroke	3,126,936,300	5,344	585,130	7,039	1.20	47,620	14.78	132
Watertown	1,709,775,918	2,849	600,132	7,022	1.17	54,414	12.90	133
Sterling	1,344,498,900	2,559	525,400	6,993	1.33	51,644	13.54	134
East Bridgewater	1,953,571,000	3,872	504,538	6,983	1.38	40,119	17.41	135
Raynham	2,201,037,500	3,918	561,776	6,977	1.24	44,685	15.61	136
Pepperell	1,570,853,700	3,232	486,031	6,975	1.44	45,071	15.48	137
West Bridgewater	1,052,541,100	2,145	490,695	6,953	1.42	40,491	17.17	138
Holden	2,978,824,000	6,075	490,341	6,938	1.42	48,972	14.17	139
East Longmeadow	2,065,269,700	5,543	372,591	6,908	1.85	48,438	14.26	140
West Boylston	935,617,931	2,002	467,342	6,907	1.48	39,325	17.56	141
Norwood	3,854,290,195	5,850	658,853	6,898	1.05	47,686	14.47	142
Rockland	1,862,411,200	3,812	488,565	6,869	1.41	35,238	19.49	143
Bridgewater	3,215,774,650	5,734	560,826	6,808	1.21	36,036	18.89	144
Carver	1,524,346,700	3,173	480,412	6,807	1.42	36,643	18.58	145
Wellfleet	3,117,683,660	3,128	996,702	6,807	0.68	52,453	12.98	146
Leverett	283,308,200	655	432,532	6,799	1.57	55,550	12.24	147
Chilmark	3,521,997,400	1,100	3,201,816	6,788	0.21	104,706	6.48	148
Lunenburg	1,745,136,700	3,625	481,417	6,788	1.41	44,044	15.41	149
Billerica	6,611,000,800	11,018	600,018	6,774	1.13	46,050	14.71	150
Salem	2,908,145,809	5,012	580,237	6,742	1.16	35,787	18.84	151
Oak Bluffs	4,418,855,452	3,429	1,288,672	6,740	0.52	27,860	24.19	152
Newbury	2,111,466,300	2,419	872,867	6,704	0.77	77,926	8.60	153
Westhampton	212,366,300	656	323,729	6,698	2.07	51,424	13.03	154
Hanson	1,594,596,100	3,190	499,873	6,688	1.34	42,195	15.85	155
Stoughton	3,495,254,400	6,703	521,446	6,638	1.27	38,538	17.22	156
Norton	2,287,333,510	4,478	510,794	6,615	1.30	42,227	15.67	157
Saugus	4,470,546,200	7,235	617,905	6,581	1.07	40,834	16.12	158
North Attleborough	3,957,393,400	6,955	569,000	6,566	1.15	45,856	14.32	159
Medford	6,041,616,000	7,858	768,849	6,551	0.85	44,898	14.59	160
Middleborough	2,773,248,900	5,772	480,466	6,506	1.35	35,248	18.46	161
Burlington	4,775,646,400	6,580	725,782	6,488	0.89	59,089	10.98	162
Rochester	1,068,534,600	1,832	583,261	6,451	1.11	49,982	12.91	163
Milford	2,866,914,900	5,920	484,276	6,436	1.33	37,137	17.33	164
Blackstone	867,558,800	2,203	393,808	6,431	1.63	37,751	17.04	165
Plainville	1,080,681,900	2,027	533,144	6,398	1.20	45,269	14.13	166
Rutland	1,221,985,475	2,860	427,268	6,336	1.48	41,837	15.14	167
Braintree	6,085,097,500	9,107	668,178	6,334	0.95	48,491	13.06	168
Avon	581,720,800	1,294	449,552	6,307	1.40	39,809	15.84	169
Berkley	1,085,503,300	2,155	503,714	6,271	1.25	44,901	13.97	170
Richmond	479,797,200	748	641,440	6,241	0.97	52,093	11.98	171
West Stockbridge	465,622,700	716	650,311	6,230	0.96	65,286	9.54	172
Dighton	1,135,279,600	2,494	455,204	6,227	1.37	39,879	15.61	173
Rehoboth	2,275,056,700	4,156	547,415	6,219	1.14	51,083	12.17	174
Holbrook	1,473,833,600	3,220	457,712	6,152	1.34	35,211	17.47	175
Boston	17,150,819,267	30,439	563,449	6,142	1.09	61,801	9.94	176
Conway	221,511,800	593	373,544	6,126	1.64	43,459	14.10	177
Shutesbury	254,241,498	740	343,570	6,126	1.78	34,018	18.01	178
Hatfield	409,040,300	1,023	399,844	6,122	1.53	39,779	15.39	179
Seekonk	2,513,123,400	5,079	494,807	6,111	1.24	44,931	13.60	180
Townsend	1,235,581,700	2,920	423,144	6,098	1.44	40,552	15.04	181
Granby	820,844,925	2,074	395,779	6,067	1.53	40,285	15.06	182
Douglas	1,268,336,600	2,828	448,492	6,064	1.35	42,470	14.28	183
Shirley	706,058,870	1,581	446,590	6,060	1.36	35,497	17.07	184
Uxbridge	1,637,768,986	3,503	467,533	6,041	1.29	43,667	13.83	185
Williamsburg	243,511,460	731	333,121	6,029	1.81	30,381	19.84	186
Leominster	3,439,340,156	8,298	414,478	6,014	1.45	32,707	18.39	187
Auburn	2,059,510,700	5,121	402,170	6,004	1.49	40,005	15.01	188
Southampton	914,037,500	2,172	420,828	5,997	1.43	48,600	12.34	189
Whitman	1,597,704,000	3,398	470,190	5,990	1.27	36,269	16.52	190
Ayer	837,808,600	1,727	485,124	5,943	1.23	40,320	14.74	191
Randolph	3,761,933,990	7,260	518,173	5,933	1.15	32,345	18.34	192
Brewster	4,924,075,140	5,658	870,285	5,927	0.68	45,494	13.03	193
Ashby	430,851,500	1,131	380,947	5,916	1.55	38,719	15.28	194
Hampden	668,453,100	1,771	377,444	5,911	1.57	46,559	12.70	195

FY2024 Single Family Values, Tax and % of Value and Income, by Community

Municipality	Single Family Values	Single Family Parcels	Average Single Family Value	Single Family Tax Bill	Single Family Tax Bill as % of Value	DOR Income Per Capita	Average Tax Bill as a % of Income	Rank
Ashburnham	918,838,874	2,475	371,248	5,847	1.58	39,153	14.93	196
Attleboro	4,567,628,100	9,958	458,689	5,839	1.27	36,760	15.88	197
Belchertown	1,749,837,000	4,591	381,145	5,839	1.53	39,345	14.84	198
Millbury	1,610,067,472	3,658	440,150	5,823	1.32	39,343	14.80	199
Edgartown	8,153,130,725	3,571	2,283,151	5,822	0.26	67,275	8.65	200
Lakeville	2,185,590,400	3,970	550,527	5,808	1.06	47,342	12.27	201
Salisbury	1,181,076,593	2,138	552,421	5,773	1.05	36,714	15.72	202
Weymouth	7,557,811,870	13,474	560,918	5,761	1.03	40,953	14.07	203
Southwick	1,175,648,868	3,165	371,453	5,746	1.55	45,086	12.74	204
Stockbridge	856,313,600	1,104	775,646	5,717	0.74	50,257	11.38	205
Bourne	5,581,252,030	7,838	712,076	5,711	0.80	43,619	13.09	206
New Braintree	115,632,200	296	390,649	5,680	1.45	40,846	13.91	207
Eastham	4,182,021,600	5,164	809,842	5,677	0.70	39,014	14.55	208
Marlborough	3,900,637,400	7,048	553,439	5,667	1.02	40,015	14.16	209
Deerfield	582,411,100	1,425	408,710	5,661	1.39	50,775	11.15	210
Methuen	5,680,810,496	10,910	520,698	5,655	1.09	35,187	16.07	211
Chatham	9,292,513,800	5,881	1,580,091	5,641	0.36	70,620	7.99	212
Greenfield	1,075,658,807	3,892	276,377	5,635	2.04	24,870	22.66	213
Somerset	2,671,496,600	6,072	439,970	5,627	1.28	35,430	15.88	214
Ludlow	1,897,407,000	6,101	310,999	5,626	1.81	33,454	16.82	215
Mashpee	6,463,431,512	7,257	890,648	5,593	0.63	48,640	11.50	216
Peabody	6,726,902,500	11,028	609,984	5,563	0.91	38,421	14.48	217
Falmouth	16,391,967,500	18,634	879,681	5,524	0.63	50,597	10.92	218
Northbridge	1,640,436,000	3,593	456,564	5,520	1.21	43,500	12.69	219
Westminster	1,297,450,600	2,886	449,567	5,512	1.23	43,466	12.68	220
Dracut	4,155,562,770	7,898	526,154	5,498	1.05	39,887	13.78	221
Lynn	6,076,981,700	11,655	521,406	5,490	1.05	24,358	22.54	222
Lenox	972,695,800	1,615	602,288	5,463	0.91	60,813	8.98	223
Russell	168,741,800	530	318,381	5,463	1.72	32,566	16.78	224
Whately	224,613,526	563	398,958	5,462	1.37	24,126	22.64	225
Bellingham	2,052,899,250	4,834	424,679	5,461	1.29	41,502	13.16	226
Harwich	7,833,986,100	8,660	904,617	5,455	0.60	46,127	11.83	228
Buckland	182,195,800	590	308,806	5,423	1.76	25,194	21.52	229
Lanesborough	390,852,600	1,226	318,803	5,423	1.70	30,599	17.72	230
Woburn	5,430,364,700	8,108	669,754	5,398	0.81	49,289	10.95	231
Westfield	3,193,748,755	9,462	337,534	5,390	1.60	32,840	16.41	232
Lowell	5,361,774,049	11,903	450,456	5,365	1.19	25,563	20.99	233
Chesterfield	190,979,700	533	358,311	5,364	1.50	22,602	23.73	234
South Hadley	1,639,317,800	4,406	372,065	5,361	1.44	35,076	15.28	235
Dalton	625,757,300	1,987	314,926	5,357	1.70	37,609	14.24	236
Sunderland	317,102,200	778	407,586	5,356	1.31	31,406	17.05	237
Haverhill	5,285,635,000	10,543	501,341	5,334	1.06	32,578	16.37	238
Sheffield	607,095,800	1,340	453,057	5,323	1.18	40,782	13.05	239
Clinton	983,613,870	2,439	403,286	5,299	1.31	33,412	15.86	240
Ashfield	217,467,800	604	360,046	5,260	1.46	29,593	17.77	241
Barnstable	16,672,062,777	21,127	789,135	5,248	0.66	44,786	11.72	242
Freetown	1,476,139,100	2,942	501,747	5,233	1.04	42,049	12.45	243
Swansea	2,908,027,229	6,158	472,236	5,213	1.10	38,064	13.70	244
Revere	2,565,702,300	4,493	571,044	5,202	0.91	28,282	18.39	245
Petersham	165,149,894	456	362,171	5,179	1.43	40,581	12.76	246
Brockton	7,217,846,200	16,782	430,095	5,170	1.20	24,130	21.43	247
Easthampton	1,543,814,200	4,052	381,001	5,166	1.36	33,894	15.24	248
Brookfield	314,045,420	928	338,411	5,144	1.52	31,924	16.11	249
Brimfield	461,497,400	1,319	349,884	5,115	1.46	40,907	12.50	250
Worcester	9,507,418,639	25,620	371,094	5,103	1.38	24,300	21.00	251
Charlemont	98,920,500	403	245,460	5,081	2.07	26,589	19.11	252
Monson	878,991,353	2,698	325,794	5,050	1.55	35,825	14.10	253
Oxford	1,398,930,314	3,743	373,746	5,038	1.35	35,696	14.11	254
Worthington	169,882,500	488	348,120	5,030	1.45	33,833	14.87	255
Hadley	743,851,000	1,692	439,628	5,007	1.14	38,484	13.01	256
Webster	1,597,998,400	3,903	409,428	4,987	1.22	31,254	15.96	257
Bernardston	229,106,200	751	305,068	4,985	1.63	33,016	15.10	258
Charlton	1,864,318,000	4,256	438,045	4,967	1.13	43,371	11.45	259
Pittsfield	3,034,932,100	11,328	267,914	4,943	1.85	29,180	16.94	260
Egremont	633,698,500	790	802,150	4,941	0.62	34,152	14.47	261

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Washington	80,824,400	252	320,732	4,910	1.53	76,746	6.40	262
Gardner	1,315,963,900	4,032	326,380	4,892	1.50	24,122	20.28	263
Acushnet	1,464,664,600	3,423	427,889	4,882	1.14	38,638	12.64	264
Agawam	2,602,120,430	7,751	335,714	4,881	1.45	34,173	14.28	265
Fitchburg	2,184,524,000	6,640	328,995	4,872	1.48	23,651	20.60	266
Dartmouth	5,870,647,600	10,142	578,845	4,822	0.83	41,898	11.51	267
Barre	529,255,631	1,539	343,896	4,808	1.40	30,154	15.94	268
Everett	1,120,322,104	2,693	416,013	4,768	1.15	24,363	19.57	269
Hubbardston	589,928,639	1,463	403,232	4,754	1.18	40,903	11.62	270
Malden	2,305,889,700	5,677	406,181	4,748	1.17	32,422	14.64	271
Wendell	70,671,200	330	214,155	4,744	2.22	22,032	21.53	272
Plainfield	59,574,600	270	220,647	4,726	2.14	26,949	17.54	273
Taunton	4,595,781,399	10,926	420,628	4,707	1.12	29,258	16.09	274
West Springfield	2,065,440,400	6,507	317,418	4,701	1.48	32,640	14.40	275
Monterey	570,275,500	746	764,444	4,686	0.61	37,831	12.39	276
Southbridge	843,442,800	2,755	306,150	4,672	1.53	23,718	19.70	277
Alford	296,288,400	314	943,594	4,671	0.50	38,213	12.22	278
Waltham	4,237,412,783	8,748	484,386	4,669	0.96	43,501	10.73	279
Holyoke	1,311,252,200	5,329	246,060	4,663	1.90	21,212	21.98	280
Goshen	156,638,500	496	315,803	4,655	1.47	17,533	26.55	281
Leyden	84,993,200	273	311,330	4,651	1.49	49,860	9.33	282
New Marlborough	545,708,700	880	620,124	4,626	0.75	36,247	12.76	283
Westport	3,642,528,500	6,110	596,159	4,608	0.77	49,149	9.38	284
Huntington	222,755,400	759	293,485	4,596	1.57	37,464	12.27	285
Middlefield	42,902,200	187	229,424	4,552	1.98	25,010	18.20	286
Palmer	852,137,900	3,211	265,381	4,551	1.72	28,908	15.74	287
Granville	191,628,000	558	343,419	4,540	1.32	38,723	11.72	288
Hawley	38,597,900	143	269,915	4,535	1.68	22,046	20.57	289
Leicester	1,156,784,900	3,206	360,819	4,528	1.26	35,514	12.75	290
Yarmouth	7,916,884,412	12,907	613,379	4,527	0.74	37,034	12.22	291
Heath	75,600,500	342	221,054	4,516	2.04	15,631	28.89	292
Montgomery	117,095,400	332	352,697	4,493	1.27	38,802	11.58	293
New Salem	132,063,984	425	310,739	4,465	1.44	29,547	15.11	294
Shelburne	167,790,300	499	336,253	4,459	1.33	25,154	17.73	295
Orange	544,469,600	2,135	255,021	4,448	1.74	22,828	19.48	296
Ware	709,138,400	2,609	271,805	4,439	1.63	26,022	17.06	297
Gill	128,857,800	452	285,084	4,413	1.55	25,636	17.21	298
East Brookfield	286,161,500	829	345,189	4,408	1.28	36,816	11.97	299
Warwick	91,689,894	346	265,000	4,386	1.66	24,501	17.90	300
Holland	442,131,958	1,367	323,432	4,383	1.36	36,504	12.01	301
North Brookfield	451,701,200	1,366	330,674	4,342	1.31	32,378	13.41	302
Templeton	866,861,700	2,518	344,266	4,338	1.26	31,122	13.94	303
Peru	91,627,800	349	262,544	4,335	1.65	30,516	14.21	304
Wales	211,974,100	726	291,975	4,312	1.48	27,752	15.54	305
Lee	710,781,400	1,853	383,584	4,311	1.12	36,446	11.83	306
Hardwick	238,898,300	700	341,283	4,307	1.26	29,421	14.64	307
Oakham	262,709,400	676	388,623	4,306	1.11	38,769	11.11	308
Spencer	1,185,612,800	3,158	375,432	4,295	1.14	32,393	13.26	309
Phillipston	281,902,500	788	357,744	4,286	1.20	35,381	12.11	310
New Bedford	4,504,645,000	12,619	356,973	4,284	1.20	20,894	20.50	311
Warren	377,508,900	1,333	283,202	4,268	1.51	23,046	18.52	312
Montague	562,409,800	2,097	268,197	4,211	1.57	25,969	16.22	313
Northfield	337,190,400	1,093	308,500	4,189	1.36	35,093	11.94	314
Colrain	131,201,100	595	220,506	4,185	1.90	29,984	13.96	315
West Brookfield	483,567,974	1,315	367,732	4,130	1.12	40,530	10.19	316
Dudley	1,267,296,300	3,222	393,326	4,122	1.05	31,914	12.92	317
Fall River	3,363,371,200	9,418	357,122	4,103	1.15	20,697	19.82	318
Chicopee	3,097,705,900	11,196	276,680	4,084	1.48	23,956	17.05	319
Chester	117,350,600	492	238,517	4,074	1.71	29,093	14.00	320
Fairhaven	2,394,567,900	5,457	438,807	4,050	0.92	34,968	11.58	321
Chelsea	279,607,442	832	336,067	3,999	1.19	23,243	17.21	322
Hinsdale	309,858,500	854	362,832	3,988	1.10	42,067	9.48	323
Cummington	99,409,200	337	294,983	3,982	1.35	57,245	6.96	324
Blandford	175,427,400	515	340,636	3,941	1.16	35,472	11.11	325
Wareham	4,023,338,491	9,493	423,822	3,912	0.92	28,897	13.54	326

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Winchendon	902,696,610	2,907	310,525	3,894	1.25	26,821	14.52	327
Tyringham	154,591,400	251	615,902	3,856	0.63	21,043	18.32	328
Springfield	6,324,519,800	26,498	238,679	3,833	1.61	18,687	20.51	329
Adams	482,424,400	2,212	218,094	3,825	1.75	25,288	15.13	330
Sandisfield	225,784,100	595	379,469	3,791	1.00	23,596	16.07	331
Lawrence	1,741,562,900	4,292	405,770	3,753	0.93	20,035	18.73	332
Athol	977,724,600	3,452	283,234	3,634	1.28	23,504	15.46	333
Dennis	9,659,875,000	11,747	822,327	3,610	0.44	42,683	8.46	334
North Adams	546,143,700	2,641	206,794	3,544	1.71	19,293	18.37	335
Mount Washington	86,110,600	154	559,160	3,534	0.63	38,887	9.09	336
Becket	600,179,600	1,701	352,839	3,447	0.98	31,490	10.95	337
Cheshire	337,758,600	1,143	295,502	3,419	1.16	32,228	10.61	338
Clarksburg	136,178,600	613	222,151	3,410	1.54	27,477	12.41	339
New Ashford	36,863,600	92	400,691	3,398	0.85	31,629	10.74	340
Tolland	192,564,800	504	382,073	3,057	0.80	29,095	10.51	341
Windsor	118,935,900	453	262,552	3,030	1.15	32,240	9.40	342
Otis	711,877,500	1,544	461,061	2,988	0.65	41,157	7.26	343
Royalston	165,380,100	526	314,411	2,977	0.95	26,525	11.22	344
Gosnold	108,440,000	122	888,852	2,853	0.32	1,229	232.14	345
Savoy	65,187,300	307	212,336	2,811	1.32	33,253	8.45	346
Erving	129,310,700	518	249,635	2,302	0.92	27,367	8.41	347
Monroe	9,388,200	65	144,434	1,641	1.14	6,345	25.86	348
Florida	64,421,500	300	214,738	1,630	0.76	23,828	6.84	349
Rowe	57,087,700	211	270,558	1,355	0.50	35,299	3.84	350
Hancock	106,762,600	323	330,534	922	0.28	16,835	5.48	351

10 – Tax Assistance Programs

As approved by state law, the Town’s Assessor’s Office administers tax assistance programs for various eligible taxpayers. These programs are summarized below. Additional information can be obtained by contacting the Assessor’s Office at 781-794-8050 or email@braintree.ma.gov. Applications for fiscal year 2025 will be available July 15, 2024 or downloaded below. Applications for exemptions must be filed each year. Exemptions are granted on an annual basis. Applications are due on or before April 1, 2025.

For Older Citizens (Clause 41C)*

To qualify, a taxpayer:

1. must be over 65 years of age as of July 1, 2024 and
2. must have primary residence in Massachusetts for ten years and owned property in the state for five years and must have occupied the property as of July 1, 2024 and
3. must have a whole estate (the value of personal property excluding domicile) of less than \$55,332 if single, \$76,080 if married and
4. must have an income less than \$27,664 if single, \$41,499 if married, after subtracting an allowable exclusion.

Upon Approval, Taxpayer Is Entitled To A \$1,500.00 Exemption.

Elderly Surviving Spouse, Minor Child (Clause 17D)*

To qualify, a taxpayer:

1. must be over 70 years of age as of July 1, 2024 or must be a surviving spouse or surviving minor child
2. must have owned and occupied the property for five years and
3. must have a whole estate (the value of personal property less domicile) of less than \$55,332.

Upon Approval, Taxpayer is Entitled To a \$262.50 Exemption.

Disabled Veteran (Clause 22)

To qualify, a taxpayer:

1. must be a veteran or spouse of a veteran and
2. must have a service-connected disability of 10% or more or

3. have been awarded the Purple Heart or
4. be a veteran of the Spanish, Philippine or Chinese Expedition or
5. have been awarded the Congressional Medal of Honor, Distinguished Service Cross, Air Force Cross or Navy Cross

N.B. The parents of a veteran who lost his/her life in service are also entitled to apply for this exemption. Amount of Exemption Varies According to Degree of Disability.

Age & Infirmary & Financial Hardship (Clause 18)*

Any property owner who cannot meet his/her real estate tax obligation due to AGE and INFIRMITY and POVERTY may apply for this exemption. To qualify, the applicant must present evidence to the Board of Assessors that corroborates the individual's inability to pay the assessed tax as well as documentation on the individual's infirmity and the individual's age. Home equity, household income, assets, and ability to defer taxes are some of the factors considered when determining poverty or financial hardship.

Upon approval, the amount granted varies according to need.

Blind Persons (Clause 37A)

To qualify, a taxpayer:

1. must be a legal resident of the Commonwealth of Massachusetts,
2. own and occupy the property as his/her domicile,
3. and must annually provide a current blindness certification (Massachusetts Commission for the Blind) **certifying date of registration** as of July 1, 2024.

Upon Approval, The Taxpayer Is Entitled To A \$1,000.00 Exemption.

Senior Property Tax Work-Off Program

To qualify, a taxpayer:

1. must be sixty (60) years of age or older as of July 1, 2024.
2. must own and occupy, as principal place of residence, as of July 1, 2024, the property in Braintree to which the tax work-off credit will be applied.

With prior approval, qualifying proxy may perform the volunteer service for a qualifying senior who is physically unable to volunteer.

Upon Approval, Taxpayer is eligible to earn up to \$1,500.00, which will be credited to the property owner's real estate tax bill.*

* Federal Tax and other deductions will be withheld.

Trash Collection Discount

In addition to tax programs, seniors are entitled to receive a discount on their annual Braintree trash bill. For FY 2025, the annual senior trash bill discount is \$55 off of the annual \$200 fee.