



**TOWN OF BELMONT**  
**ASSESSORS' OFFICE**  
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ROBERT P. REARDON, CAE, CHAIRMAN  
CHARLES R. LAVERTY, III, ESQ.  
CHARLES CLARK, MAI

DANIEL A. DARGON, JR., MAA  
ASSESSING ADMINISTRATOR

November 29, 2021

Mr. Adam Dash, Chairman  
Select Board

Town of Belmont  
Belmont, MA 02478

Dear Chairman Epstein:

Enclosed please find information concerning the Town of Belmont Fiscal Year 2022 Tax Classification Hearing. The proposed tax rate of \$11.56 per thousand for Fiscal Year 2022 is based upon an assessed value of \$9,664,354,519 and a tax levy of \$111,745,606. The proposed tax rate is an increase in the current tax rate of \$11.54 per thousand which is a result of a slight increase as property values. There were also no new debt exclusions for Fiscal Year 2022.

The actual tax levy increase between Fiscal Year 2021 and Fiscal Year 2022 maximum allowable levy was from \$96,008,913 to \$99,443,942 is be raised with debt exclusion to be added. This increase was due to the annual Proposition 2 ½ increase as well as a certified new growth total of \$1,034,806 after which the current debt exclusion of \$12,301,664 is added for a total of \$111,745,606 for the maximum allowable levy.

The debt service represents approximately 11.0% of the maximum allowable levy. The table below shows the allocation of the tax rate to real estate and each debt exclusion item.

<b>Real Estate - All Classes</b>	<b>Levy Impact</b>	<b>Tax Rate Impact</b>
Commercial, Residential, PP	\$ 99,443,942	\$ 10.29
<b>Debt Exclusion</b>	<b>Levy Impact</b>	<b>Tax Rate Impact</b>
Senior Center	\$ 215,800	\$ 0.02
Town Hall Complex Refunding	\$ 564,375	\$ 0.06
Fire Station Refunding	\$ 516,500	\$ 0.05
Underwood Pool	\$ 229,400	\$ 0.02
Wellington School	\$ 1,499,700	\$ 0.16
Fire Station Refunding	\$ 108,298	\$ 0.01
High School Phase 1	\$ 5,312,525	\$ 0.55
High School Phase 2	\$ 3,855,066	\$ 0.40
	<b>\$ 111,745,606</b>	<b>\$ 11.56</b>

Respectfully,  
Board of Assessors

Robert P. Reardon, CAE, Chairman  
Charles R. Lavery, III, Esq.  
Charles Clark, MAI

Adam Dash, Chairman  
 Select Board  
 Town of Belmont  
 Belmont, MA 02478

**SUBJECT: FISCAL YEAR 2022 CLASSIFICATION HEARING**

TOWN OF BELMONT - FISCAL YEAR 2022 TAX RATE			
CLASSIFICATION OF REAL AND PERSONAL PROPERTY BASED ON A TAX LEVY OF: 111,745,606 AT A FACTOR OF 1			
CLASS	VALUATION	SHARE	TAX RATE
RESIDENTIAL	9,157,742,150	94.7579%	\$11.56
COMMERCIAL	384,344,699	3.9769%	\$11.56
INDUSTRIAL	24,617,500	0.2547%	\$11.56
PERSONAL PROP	97,650,170	1.0104%	\$11.56
TOTAL	9,664,354,519	100%	
TOTAL CIP	506,612,369	5.2421%	

EFFECT ON THE TAX RATE WITH MAXIMUM FACTOR WITH THE SAME LEVY				
CLASS	VALUATION	SHARE	TAX RATE	SHIFT
RESIDENTIAL	9,157,742,150	92.1369%	\$11.24	-\$0.32
CIP	506,612,369	7.8631%	\$17.34	\$5.78
TOTAL	9,664,354,519	100%		
EACH 10% SHIFT INCREASES CIP RATE BY			1.16	
AND DECREASES RESIDENTIAL RATE			-0.06	

EFFECT ON THE AVERAGE TAX BILL WITH ASSESSED VALUE OF \$ 1,346,700				
CLASS	VALUATION	FACTOR OF 1	FACTOR 1.5	SHIFT
RESIDENTIAL	\$1,346,700.00	15,567.85	15,136.91	-430.94
CIP	\$1,346,700.00	15,567.85	23,351.78	7,783.93

TOWN OF BELMONT				
EFFECT OF 10% RESIDENTIAL EXEMPTION				
AVERAGE ASSESSMENT		\$1,346,700.00		
RESIDENTIAL EXEMPTION		\$134,670.00		
ASSESSED VALUE WITHOUT EXEMPTION	TAX RATE \$11.56	ASSESSED VALUE WITH EXEMPTION	TAX RATE \$12.78	TAX BILL CHANGE
2,000,000.00	23,120.00	1,865,330.00	23,838.92	\$718.92
1,900,000.00	21,964.00	1,765,330.00	22,560.92	\$596.92
1,800,000.00	20,808.00	1,665,330.00	21,282.92	\$474.92
1,700,000.00	19,652.00	1,565,330.00	20,004.92	\$352.92
1,600,000.00	18,496.00	1,465,330.00	18,726.92	\$230.92
1,500,000.00	17,340.00	1,365,330.00	17,448.92	\$108.92
1,400,000.00	16,184.00	1,265,330.00	16,170.92	(\$13.08)
1,300,000.00	15,028.00	1,165,330.00	14,892.92	(\$135.08)
1,200,000.00	13,872.00	1,065,330.00	13,614.92	(\$257.08)
1,100,000.00	12,716.00	965,330.00	12,336.92	(\$379.08)
1,000,000.00	11,560.00	865,330.00	11,058.92	(\$501.08)
900,000.00	10,404.00	765,330.00	9,780.92	(\$623.08)
800,000.00	9,248.00	665,330.00	8,502.92	(\$745.08)
700,000.00	8,092.00	565,330.00	7,224.92	(\$867.08)
600,000.00	6,936.00	465,330.00	5,946.92	(\$989.08)
500,000.00	5,780.00	365,330.00	4,668.92	(\$1,111.08)
475,000.00	5,491.00	340,330.00	4,349.42	(\$1,141.58)
450,000.00	5,202.00	315,330.00	4,029.92	(\$1,172.08)
425,000.00	4,913.00	290,330.00	3,710.42	(\$1,202.58)
400,000.00	4,624.00	265,330.00	3,390.92	(\$1,233.08)
375,000.00	4,335.00	240,330.00	3,071.42	(\$1,263.58)
350,000.00	4,046.00	215,330.00	2,751.92	(\$1,294.08)
325,000.00	3,757.00	190,330.00	2,432.42	(\$1,324.58)
300,000.00	3,468.00	165,330.00	2,112.92	(\$1,355.08)
275,000.00	3,179.00	140,330.00	1,793.42	(\$1,385.58)
250,000.00	2,890.00	115,330.00	1,473.92	(\$1,416.08)
225,000.00	2,601.00	90,330.00	1,154.42	(\$1,446.58)
200,000.00	2,312.00	65,330.00	834.92	(\$1,477.08)
175,000.00	2,023.00	40,330.00	515.42	(\$1,507.58)

The Residential Exemption Calculations are based upon the assumption that 6500 residences would qualify as owner occupied.

TOWN OF BELMONT				
EFFECT OF 20% RESIDENTIAL EXEMPTION				
AVERAGE ASSESSMENT		\$1,346,700.00		
RESIDENTIAL EXEMPTION		\$269,340.00		
ASSESSED VALUE WITHOUT EXEMPTION	TAX RATE \$11.56	ASSESSED VALUE WITH EXEMPTION	TAX RATE \$14.29	TAX BILL CHANGE
2,000,000.00	23,120.00	1,730,660.00	24,731.13	\$1,611.13
1,900,000.00	21,964.00	1,630,660.00	23,302.13	\$1,338.13
1,800,000.00	20,808.00	1,530,660.00	21,873.13	\$1,065.13
1,700,000.00	19,652.00	1,430,660.00	20,444.13	\$792.13
1,600,000.00	18,496.00	1,330,660.00	19,015.13	\$519.13
1,500,000.00	17,340.00	1,230,660.00	17,586.13	\$246.13
1,400,000.00	16,184.00	1,130,660.00	16,157.13	(\$26.87)
1,300,000.00	15,028.00	1,030,660.00	14,728.13	(\$299.87)
1,200,000.00	13,872.00	930,660.00	13,299.13	(\$572.87)
1,100,000.00	12,716.00	830,660.00	11,870.13	(\$845.87)
1,000,000.00	11,560.00	730,660.00	10,441.13	(\$1,118.87)
900,000.00	10,404.00	630,660.00	9,012.13	(\$1,391.87)
800,000.00	9,248.00	530,660.00	7,583.13	(\$1,664.87)
700,000.00	8,092.00	430,660.00	6,154.13	(\$1,937.87)
600,000.00	6,936.00	330,660.00	4,725.13	(\$2,210.87)
500,000.00	5,780.00	230,660.00	3,296.13	(\$2,483.87)
475,000.00	5,491.00	205,660.00	2,938.88	(\$2,552.12)
450,000.00	5,202.00	180,660.00	2,581.63	(\$2,620.37)
425,000.00	4,913.00	155,660.00	2,224.38	(\$2,688.62)
400,000.00	4,624.00	130,660.00	1,867.13	(\$2,756.87)
375,000.00	4,335.00	105,660.00	1,509.88	(\$2,825.12)
350,000.00	4,046.00	80,660.00	1,152.63	(\$2,893.37)
325,000.00	3,757.00	55,660.00	795.38	(\$2,961.62)
300,000.00	3,468.00	30,660.00	438.13	(\$3,029.87)
275,000.00	3,179.00	5,660.00	80.88	(\$3,098.12)
250,000.00	2,890.00	-19,340.00	-276.37	(\$3,166.37)
225,000.00	2,601.00	-44,340.00	-633.62	(\$3,234.62)
200,000.00	2,312.00	-69,340.00	-990.87	(\$3,302.87)
175,000.00	2,023.00	-94,340.00	-1,348.12	(\$3,371.12)

The Residential Exemption Calculations are based upon the assumption that 6500 residences would qualify as owner occupied.

TOWN OF BELMONT				
EFFECT OF 35% RESIDENTIAL EXEMPTION				
AVERAGE ASSESSMENT		\$1,346,700.00		
RESIDENTIAL EXEMPTION		\$471,345.00		
ASSESSED VALUE WITHOUT EXEMPTION	TAX RATE \$11.56	ASSESSED VALUE WITH EXEMPTION	TAX RATE \$17.37	TAX BILL CHANGE
2,000,000.00	23,120.00	1,528,655.00	26,552.74	\$3,432.74
1,900,000.00	21,964.00	1,428,655.00	24,815.74	\$2,851.74
1,800,000.00	20,808.00	1,328,655.00	23,078.74	\$2,270.74
1,700,000.00	19,652.00	1,228,655.00	21,341.74	\$1,689.74
1,600,000.00	18,496.00	1,128,655.00	19,604.74	\$1,108.74
1,500,000.00	17,340.00	1,028,655.00	17,867.74	\$527.74
1,400,000.00	16,184.00	928,655.00	16,130.74	(\$53.26)
1,300,000.00	15,028.00	828,655.00	14,393.74	(\$634.26)
1,200,000.00	13,872.00	728,655.00	12,656.74	(\$1,215.26)
1,100,000.00	12,716.00	628,655.00	10,919.74	(\$1,796.26)
1,000,000.00	11,560.00	528,655.00	9,182.74	(\$2,377.26)
900,000.00	10,404.00	428,655.00	7,445.74	(\$2,958.26)
800,000.00	9,248.00	328,655.00	5,708.74	(\$3,539.26)
700,000.00	8,092.00	228,655.00	3,971.74	(\$4,120.26)
600,000.00	6,936.00	128,655.00	2,234.74	(\$4,701.26)
500,000.00	5,780.00	28,655.00	497.74	(\$5,282.26)
475,000.00	5,491.00	3,655.00	63.49	(\$5,427.51)
450,000.00	5,202.00	-21,345.00	-370.76	(\$5,572.76)
425,000.00	4,913.00	-46,345.00	-805.01	(\$5,718.01)
400,000.00	4,624.00	-71,345.00	-1,239.26	(\$5,863.26)
375,000.00	4,335.00	-96,345.00	-1,673.51	(\$6,008.51)
350,000.00	4,046.00	-121,345.00	-2,107.76	(\$6,153.76)
325,000.00	3,757.00	-146,345.00	-2,542.01	(\$6,299.01)
300,000.00	3,468.00	-171,345.00	-2,976.26	(\$6,444.26)
275,000.00	3,179.00	-196,345.00	-3,410.51	(\$6,589.51)
250,000.00	2,890.00	-221,345.00	-3,844.76	(\$6,734.76)
225,000.00	2,601.00	-246,345.00	-4,279.01	(\$6,880.01)
200,000.00	2,312.00	-271,345.00	-4,713.26	(\$7,025.26)
175,000.00	2,023.00	-296,345.00	-5,147.51	(\$7,170.51)

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