



TOWN OF BELMONT
ASSESSORS' OFFICE
Homer Municipal Building
19 Moore Street
Belmont, Massachusetts 02478-0900
(617) 993-2630

ROBERT P. REARDON, CAE, CHAIRMAN
CHARLES R. LAVERTY, III, ESQ.
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DANIEL A. DARGON, JR., MAA
ASSESSING ADMINISTRATOR

December 4, 2023

Mr. Roy Epstein, Chair
Select Board
Town of Belmont
Belmont, MA 02478

Dear Chair Epstein:

Enclosed please find information concerning the Town of Belmont Fiscal Year 2024 Tax Classification Hearing. The proposed tax rate of \$10.57 per thousand for Fiscal Year 2024 is based upon an assessed value of \$11,304,706,676 and a tax levy to be raised currently at \$119,462,242. This amount includes all Debt Exclusions currently in effect for Fiscal Year 2024. The proposed tax rate is a decrease from a rate \$11.24 to current proposed tax rate of \$10.57 per thousand which is a result of an increase in property values.

The tax rate and excess levy capacity may change slightly as the Department of Revenue completes its certification of the Fiscal Year 2024 Belmont submissions.

The actual tax levy increase between Fiscal Year 2023 and Fiscal Year 2024 maximum allowable levy went from \$102,870,712 to \$106,318,549 is be raised with additional debt exclusions to be added. This increase was due to the annual Proposition 2 ½ increase as well as a certified new growth total of \$876,069. The current debt exclusions total \$13,143,693 in additional tax revenue to be raised.

New growth collected for Fiscal Year 2024 remains strong. The Board of Assessors captures new growth through a mix of inspections conducted for permits, cyclical property inspections, property sales as well as personal property inspections. Of the current maximum allowable levy of \$106,318,549 allowed this year \$24,795,200, or 23.3%, is the result of New Growth collected since 2002 alone.

The debt service represents approximately 11.0% of the maximum allowable levy. The current debt service does not include the Library and Rink Debt Exclusions. These will be realized on the Fiscal Year 2025 Debt Exclusion List. The following chart shows the allocation of the tax rate to real estate and each debt exclusion item.

Real Estate - All Classes**Levy Impact****Tax Rate Impact****Percent**

Commercial, Residential, PP

\$	106,318,549	\$	9.40	89.0%
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Debt Exclusion**Levy Impact****Tax Rate Impact****Percent**

Senior Center

\$	200,214	\$	0.02	0.2%
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Fire Station Refunding

\$	461,107	\$	0.04	0.4%
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Underwood Pool

\$	218,300	\$	0.02	0.2%
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Wellington School

\$	1,507,612	\$	0.13	1.3%
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Fire Station Refunding

\$	102,594	\$	0.01	0.1%
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High School Phase 1

\$	5,315,025	\$	0.47	4.4%
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High School Phase 2

\$	4,583,366	\$	0.41	3.8%
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High School Phase 3

\$	755,475	\$	0.07	0.6%
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\$	119,462,242	\$	10.57	100.0%
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The average single-family home has an assessed value of \$1,615,200 up from Fiscal Year 2023 average value of \$1,436,500.

Respectfully,
Board of Assessors

Robert P. Reardon, CAE, Chairman
Charles R. Lavery, III, Esq.
Patrick Murphy, IV, Esq.

Select Board
Town of Belmont
Belmont, MA 02478

SUBJECT: FISCAL YEAR 2024 CLASSIFICATION HEARING

TOWN OF BELMONT - FISCAL YEAR 2024 TAX RATE			
CLASSIFICATION OF REAL AND PERSONAL PROPERTY BASED ON A TAX LEVY OF: \$ 119,462,242 AT A FACTOR OF 1			
CLASS	VALUATION	SHARE	TAX RATE
RESIDENTIAL	10,777,756,500	95.3386%	\$10.57
COMMERCIAL	387,995,566	3.4322%	\$10.57
INDUSTRIAL	29,530,500	0.2612%	\$10.57
PERSONAL PROP.	109,427,110	0.9680%	\$10.57
TOTAL	11,304,709,676	100%	
TOTAL CIP	526,953,176	4.6614%	

EFFECT ON THE TAX RATE WITH MAXIMUM FACTOR WITH THE SAME LEVY				
CLASS	VALUATION	SHARE	TAX RATE	SHIFT
RESIDENTIAL	10,777,756,500	93.0080%	\$10.31	-\$0.26
CIP	526,953,176	6.9920%	\$15.85	\$5.28
TOTAL	11,304,709,676	100%		
EACH 10% SHIFT INCREASES CIP RATE BY			1.06	
AND DECREASES RESIDENTIAL RATE			-0.05	

EFFECT ON THE AVERAGE TAX BILL WITH ASSESSED VALUE OF				\$ 1,615,200
CLASS	VALUATION	FACTOR OF 1	FACTOR 1.5	SHIFT
RESIDENTIAL	\$1,615,200.00	17,072.66	16,652.71	-419.95
CIP	\$1,615,200.00	17,072.66	25,600.92	8,528.26

Select Board

TOWN OF BELMONT				
EFFECT OF 10% RESIDENTIAL EXEMPTION				
AVERAGE ASSESSMENT		\$1,615,200.00		
RESIDENTIAL EXEMPTION		\$161,520.00		
ASSESSED VALUE WITHOUT EXEMPTION	TAX RATE \$10.57	ASSESSED VALUE WITH EXEMPTION	TAX RATE \$11.71	TAX BILL CHANGE
2,500,000.00	26,425.00	2,338,480.00	27,383.60	\$958.60
2,400,000.00	25,368.00	2,238,480.00	26,212.60	\$844.60
2,300,000.00	24,311.00	2,138,480.00	25,041.60	\$730.60
2,200,000.00	23,254.00	2,038,480.00	23,870.60	\$616.60
2,100,000.00	22,197.00	1,938,480.00	22,699.60	\$502.60
2,000,000.00	21,140.00	1,838,480.00	21,528.60	\$388.60
1,900,000.00	20,083.00	1,738,480.00	20,357.60	\$274.60
1,800,000.00	19,026.00	1,638,480.00	19,186.60	\$160.60
1,700,000.00	17,969.00	1,538,480.00	18,015.60	\$46.60
1,600,000.00	16,912.00	1,438,480.00	16,844.60	(\$67.40)
1,500,000.00	15,855.00	1,338,480.00	15,673.60	(\$181.40)
1,400,000.00	14,798.00	1,238,480.00	14,502.60	(\$295.40)
1,300,000.00	13,741.00	1,138,480.00	13,331.60	(\$409.40)
1,200,000.00	12,684.00	1,038,480.00	12,160.60	(\$523.40)
1,100,000.00	11,627.00	938,480.00	10,989.60	(\$637.40)
1,000,000.00	10,570.00	838,480.00	9,818.60	(\$751.40)
975,000.00	10,305.75	813,480.00	9,525.85	(\$779.90)
950,000.00	10,041.50	788,480.00	9,233.10	(\$808.40)
925,000.00	9,777.25	763,480.00	8,940.35	(\$836.90)
900,000.00	9,513.00	738,480.00	8,647.60	(\$865.40)
875,000.00	9,248.75	713,480.00	8,354.85	(\$893.90)
850,000.00	8,984.50	688,480.00	8,062.10	(\$922.40)
825,000.00	8,720.25	663,480.00	7,769.35	(\$950.90)
800,000.00	8,456.00	638,480.00	7,476.60	(\$979.40)
775,000.00	8,191.75	613,480.00	7,183.85	(\$1,007.90)
750,000.00	7,927.50	588,480.00	6,891.10	(\$1,036.40)
725,000.00	7,663.25	563,480.00	6,598.35	(\$1,064.90)
700,000.00	7,399.00	538,480.00	6,305.60	(\$1,093.40)
675,000.00	7,134.75	513,480.00	6,012.85	(\$1,121.90)

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

Select Board

TOWN OF BELMONT				
EFFECT OF 20% RESIDENTIAL EXEMPTION				
AVERAGE ASSESSMENT		\$1,615,200.00		
RESIDENTIAL EXEMPTION		\$323,040.00		
ASSESSED VALUE WITHOUT EXEMPTION	TAX RATE \$10.57	ASSESSED VALUE WITH EXEMPTION	TAX RATE \$13.13	TAX BILL CHANGE
2,500,000.00	26,425.00	2,176,960.00	28,583.48	\$2,158.48
2,400,000.00	25,368.00	2,076,960.00	27,270.48	\$1,902.48
2,300,000.00	24,311.00	1,976,960.00	25,957.48	\$1,646.48
2,200,000.00	23,254.00	1,876,960.00	24,644.48	\$1,390.48
2,100,000.00	22,197.00	1,776,960.00	23,331.48	\$1,134.48
2,000,000.00	21,140.00	1,676,960.00	22,018.48	\$878.48
1,900,000.00	20,083.00	1,576,960.00	20,705.48	\$622.48
1,800,000.00	19,026.00	1,476,960.00	19,392.48	\$366.48
1,700,000.00	17,969.00	1,376,960.00	18,079.48	\$110.48
1,600,000.00	16,912.00	1,276,960.00	16,766.48	(\$145.52)
1,500,000.00	15,855.00	1,176,960.00	15,453.48	(\$401.52)
1,400,000.00	14,798.00	1,076,960.00	14,140.48	(\$657.52)
1,300,000.00	13,741.00	976,960.00	12,827.48	(\$913.52)
1,200,000.00	12,684.00	876,960.00	11,514.48	(\$1,169.52)
1,100,000.00	11,627.00	776,960.00	10,201.48	(\$1,425.52)
1,000,000.00	10,570.00	676,960.00	8,888.48	(\$1,681.52)
975,000.00	10,305.75	651,960.00	8,560.23	(\$1,745.52)
950,000.00	10,041.50	626,960.00	8,231.98	(\$1,809.52)
925,000.00	9,777.25	601,960.00	7,903.73	(\$1,873.52)
900,000.00	9,513.00	576,960.00	7,575.48	(\$1,937.52)
875,000.00	9,248.75	551,960.00	7,247.23	(\$2,001.52)
850,000.00	8,984.50	526,960.00	6,918.98	(\$2,065.52)
825,000.00	8,720.25	501,960.00	6,590.73	(\$2,129.52)
800,000.00	8,456.00	476,960.00	6,262.48	(\$2,193.52)
775,000.00	8,191.75	451,960.00	5,934.23	(\$2,257.52)
750,000.00	7,927.50	426,960.00	5,605.98	(\$2,321.52)
725,000.00	7,663.25	401,960.00	5,277.73	(\$2,385.52)
700,000.00	7,399.00	376,960.00	4,949.48	(\$2,449.52)
675,000.00	7,134.75	351,960.00	4,621.23	(\$2,513.52)

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

Select Board

TOWN OF BELMONT				
EFFECT OF 35% RESIDENTIAL EXEMPTION				
AVERAGE ASSESSMENT		\$1,615,200.00		
RESIDENTIAL EXEMPTION		\$565,320.00		
ASSESSED VALUE WITHOUT EXEMPTION	TAX RATE \$10.57	ASSESSED VALUE WITH EXEMPTION	TAX RATE \$16.04	TAX BILL CHANGE
2,500,000.00	26,425.00	1,934,680.00	31,032.27	\$4,607.27
2,400,000.00	25,368.00	1,834,680.00	29,428.27	\$4,060.27
2,300,000.00	24,311.00	1,734,680.00	27,824.27	\$3,513.27
2,200,000.00	23,254.00	1,634,680.00	26,220.27	\$2,966.27
2,100,000.00	22,197.00	1,534,680.00	24,616.27	\$2,419.27
2,000,000.00	21,140.00	1,434,680.00	23,012.27	\$1,872.27
1,900,000.00	20,083.00	1,334,680.00	21,408.27	\$1,325.27
1,800,000.00	19,026.00	1,234,680.00	19,804.27	\$778.27
1,700,000.00	17,969.00	1,134,680.00	18,200.27	\$231.27
1,600,000.00	16,912.00	1,034,680.00	16,596.27	(\$315.73)
1,500,000.00	15,855.00	934,680.00	14,992.27	(\$862.73)
1,400,000.00	14,798.00	834,680.00	13,388.27	(\$1,409.73)
1,300,000.00	13,741.00	734,680.00	11,784.27	(\$1,956.73)
1,200,000.00	12,684.00	634,680.00	10,180.27	(\$2,503.73)
1,100,000.00	11,627.00	534,680.00	8,576.27	(\$3,050.73)
1,000,000.00	10,570.00	434,680.00	6,972.27	(\$3,597.73)
975,000.00	10,305.75	409,680.00	6,571.27	(\$3,734.48)
950,000.00	10,041.50	384,680.00	6,170.27	(\$3,871.23)
925,000.00	9,777.25	359,680.00	5,769.27	(\$4,007.98)
900,000.00	9,513.00	334,680.00	5,368.27	(\$4,144.73)
875,000.00	9,248.75	309,680.00	4,967.27	(\$4,281.48)
850,000.00	8,984.50	284,680.00	4,566.27	(\$4,418.23)
825,000.00	8,720.25	259,680.00	4,165.27	(\$4,554.98)
800,000.00	8,456.00	234,680.00	3,764.27	(\$4,691.73)
775,000.00	8,191.75	209,680.00	3,363.27	(\$4,828.48)
750,000.00	7,927.50	184,680.00	2,962.27	(\$4,965.23)
725,000.00	7,663.25	159,680.00	2,561.27	(\$5,101.98)
700,000.00	7,399.00	134,680.00	2,160.27	(\$5,238.73)
675,000.00	7,134.75	109,680.00	1,759.27	(\$5,375.48)

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

CLASSIFICATION TAX ALLOCATION

Fiscal Year 2024

	LA4 VALUES		FFCV PERCENTS		SHIFT OPTIONS
Residential	10,777,756,500	Residential	95.3386	Min Res Factor at 150%	97.5553
Open Space	0	Open Space	0.0000	Min Res Factor at 175%	0.0000
Commercial	387,995,566	Commercial	3.4322	Chapter 3	0.0000
Industrial	29,530,500	Industrial	0.2612	Lowest Historical Res%	90.4774
Pers Prop	109,427,110	Pers Prop	0.9680	Prior FY LA5 Res Shift%	95.1810
Total	11,304,709,676	Total %	100.0000	Lowest Res Factor	97.5553
			INPUT OPTIONS		OPEN SPACE DISCOUNT
Levy (Recap Page1 Ic)	119,454,875	Resid Factor Selected	1.000000	Open Space Discount %	0.0000
		Com/Ind/PP Shift	1.00000	Open Space Factor	1.00000
		Single Tax Rate	10.57		
	SHIFT PERCENTS		TAX RATES		
Residential %	95.3386	Residential	10.57		
Open Space %	0.0000	Open Space	0.00		
Commercial %	3.4322	Commercial	10.57		
Industrial %	0.2612	Industrial	10.57		
Pers Prop %	0.9680	Pers Prop	10.57		
Total %	100.0000				

RESIDENTIAL EXEMPTION OPTIONS & CALCULATIONS (Upload Exemption Calculation Worksheet)

Total Residential Value	10,777,756,500	/ Total Res Parcel Count	0	= Average Residential Value	0
Avg Residential Value	0	X Res Exemption%(max35)	0.0000	= Residential Exemption	0
No. Eligible Res Parcels	0.000000	Total Res Value Exempted	0		
Total Residential Value	10,777,756,500	- Total Res Value Exempted	0	= Tot Res Value After Exemption	0
Total Residential Value	10,777,756,500	/ # Eligible Res Parcels	0.000000	= Approx. Break-Even Value	0

SENIOR MEANS TESTED EXEMPTION OPTIONS & CALCULATION (Upload Exemption Calculation Worksheet)

No. Eligible Res Parcels	0	Total Res Value Exempted	0		
Total Residential Value	10,777,756,500	- Total Res Value Exempted	0	= Total Res Val After Exemption	10,777,756,500

COMBINED IMPACT OF SENIOR MEANS TESTED AND RESIDENTIAL EXEMPTIONS

Residential Exemption	0	+ Senior Means Tested Exemption	0	= Combined Res Value Exempted	0
Total Residential Value	10,777,756,500	- Combined Res Value Exempted	0	= Total Res Val After Exemptions	10,777,756,500
Net Value of 101 Parcels After Combined Exemptions			0		

SMALL COMMERCIAL EXEMPTION OPTIONS & CALCULATION

CLASSIFICATION TAX ALLOCATION

Fiscal Year 2024

No. Eligible Com Parcels	0				
Com Exemp % (max 10%)	0.0000	X Total Value of Eligible Parcel	0	= Total Com Value Exempted	0
Tot Com & Indus Value	417,526,066	- Total Com Value Exempted	0	= Com & Ind Val after Exemption	417,526,066

LA5 Certification

Public Hearing Held on: Date 12/04/2023 Time 7:00 PM at Select Board Hearing Room and Zoom Adopted on Date 12/04/2023

The LA-5 excess capacity for the current fiscal year is calculated as 7,367.00

The LA-5 excess capacity for the prior fiscal year is calculated as 84,218.85

If adopting a residential or senior means tested exemption, the Exemption Calculation Worksheet must be uploaded to submit the LA - 5.

Signatures

No signatures to display.

Documents

No documents have been uploaded.

FY 2024 Classification Hearing
Votes and Motions to be made by the Select Board

Classification Hearing Background & Prior Actions

Historically, during prior Classification Hearings, the Belmont Board of Selectmen has made two motions. The first is the Levy Allocation, or the minimum residential factor, and the second is the Residential Exemption. Both are summarized below with prior motions noted on the second page.

Levy Allocation (Tax Rate)

The Selectmen 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, and Class Four, Industrial and Personal, properties (CIP).

Single Tax Rate - A residential factor of "1" results in the taxation of all property at the same rate. Each property class pays its full and fair cash valuation share of the tax levy, *e.g.*, if the value of all residential properties makes up 95 percent of the total assessed valuation; residential taxpayers will pay 95 percent of the tax levy.

Split Tax Rate - A residential factor of less than "1" reduces the share of the tax levy paid by the RO classes and increases the share paid by the CIP classes. The result is two tax rates: one for RO properties and a second, higher rate, for CIP properties. A factor greater than "1" may be adopted, which would have the opposite effect.

The Board of Selectmen have adopted to maintain a single tax rate, with a residential minimum factor of 1, as the commercial base of Belmont is approximately 4% of the total tax base.

FY 2024 Classification Hearing
Votes and Motions to be made by the Select Board

Residential Exemption

The selectmen may grant a residential exemption to all Class One, Residential, properties that are the principal residence of the taxpayer on January 1, 2023.

The exemption may not exceed 30 percent of the average assessed value of all Class One, Residential, properties. To calculate the exemption, the assessors first determine the average assessed value of all residential parcels (see attached). The adopted percentage is applied to this amount. The assessed valuation of each residential parcel that is the domicile of the taxpayer is then reduced by that amount.

Tax Rate Impact

Adopting a residential exemption increases the residential tax rate. The amount of the tax levy paid by the class remains the same, but because of the exempted valuation, it 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.

Historically the Board of Selectmen has not adopted the Residential Exemption.

FY 2024 Classification Hearing
Votes and Motions to be made by the Select Board

Motions Summary for the purpose of Classification

The two motions listed below were made in prior years classification hearings.

Motion one for maintaining a single rate tax rate.

“The Board of Selectmen have adopted to maintain a single tax rate, with a residential minimum factor of 1, as the commercial base of Belmont is approximately 5% of the total tax base.”

Motion two for not adopting the residential exemption

“The Board of Selectmen will not adopt a residential exemption for Fiscal Year 2022.”

Upon completion of the motions and discussions, the Board of Assessors asks that you sign an Options & Certifications Form (DOR LA-5) that will record your votes with the Department of Revenue for final certification purposes. We will bring the form to the meeting.

At the conclusion of the Tax Classification Hearing the Select Board has on more step to do in order to complete the process.

Sign the DOR Form LA-5 (Attached) in order to submit the votes of the Select Board