

Property Tax Update

October 2, 2017

“In FY18, 68.9% of residential taxpayers will receive a property tax bill that is lower, the same as, or only slightly higher (less than \$100) than the previous year.”

Louis A. DePasquale, City Manager • Lisa C. Peterson, Deputy City Manager • David J. Kale, Finance Director

Dear Residents and Taxpayers of Cambridge:

On October 2, 2017, the City Council voted to adopt the following FY18 tax rates:

- FY18 Residential tax rate: \$6.29 per thousand dollars of value – a decrease of \$0.20 (-3.1%) from last year.
- FY18 Commercial tax rate: \$14.81 per thousand dollars of value – a decrease of \$1.31 (-8.1%) from last year. These rates have been approved by the Massachusetts Department of Revenue (DOR).

The City has been able to provide stability in your tax bills by controlling budget growth, prudently using reserves, and controlling the tax rate.

For the thirteenth year in a row, 68.9% of residential taxpayers will see a reduction, no change, or an increase of less than \$100, with an additional 22.6% of residential taxpayers seeing an average increase of less than \$250.

Over the past ten years, an average of 72.6% of residential taxpayers have seen a reduction, no increase, or an increase of less than \$100 to their residential tax bill, and 73.9% over the past five years.

We have been able to consistently achieve these results while maintaining and expanding City and school services that residents have come to expect and while providing a robust capital improvement program and new initiatives.

This newsletter explains your FY18 tax bill in detail and answers some frequently asked questions. I encourage you to read this publication and to seek out City staff from the departments listed on the back cover with any questions or comments.

I will be writing to you again at the end of this month to explain the abatements and exemptions that are available to help reduce your bill. First half bills will be dated October 27, and due on November 27, 2017. The Assessing Department is offering neighborhood taxpayer assistance meetings in addition to its normal office hours. Please see the back cover of this brochure for dates, times, and locations.

Very truly yours,

Louis A. DePasquale
City Manager

Property Tax Highlights:

- The Property Tax Levy of \$389.1 million reflects a 4.4% increase from FY17, and is below the ten-year average annual increase of 4.85%.
- The FY18 Adopted Budget increased by 4.97% over the FY17 Adjusted Budget.
- \$12.2 million in Free Cash was used to lower the FY18 Property Tax Levy.
- Another \$8 million in Free Cash was appropriated to the City's Debt Stabilization Fund to help offset future debt service costs. The current five-year debt schedule is projected to be over \$449.2 million. This is comprised of \$338.6 million in tax supported debt, and \$110.6 million of sewer enterprise debt. The multi-year school reconstruction program makes up \$206.6 million of this total.
- Commercial property owners will pay 65.4% of the property tax levy, while residential owners will pay 34.6%, the same percentage as last year.
- The 30% residential exemption reduces your assessed value by \$338,983, resulting in tax savings of \$2,132.



Assessment Update

FY18 assessed values are established as of January 1, 2017 based upon market activity that occurred during calendar year 2016, which is the basis for the property assessment calculation. Overall, the total assessed value of taxable property in the City equals \$43.5 billion:

- Residential Property Values – \$26.4 billion
- Commercial Property Values – \$15.7 billion
- Personal Property Values – \$1.4 billion

The increase in total property value reflects both the robust real estate market in Cambridge and the continuation of new residential and commercial construction.

The property tax classification shift is similar to prior years, with residential owners paying approximately 35% of the property tax levy and commercial property owners paying 65%.

Increases in the residential class—which do not match, or outpace, the commercial class—could result in a shift in the amount of taxes paid by each. If the growth in the residential class outpaces growth in the commercial class, residential owners would end up bearing a higher portion of any increases in the property tax levy.

Therefore, continuation of new commercial development helps to balance the new residential development, allowing the City to maintain one of the lowest residential tax rates in the Commonwealth as well as a favorable commercial tax rate compared to surrounding communities. As values continue to grow, the City’s ability to control the tax rate becomes more important in keeping tax bills stable.

To view assessed values of homes in comparison to sales data, visit the City’s property database at cambridgema.gov/propertydatabase.

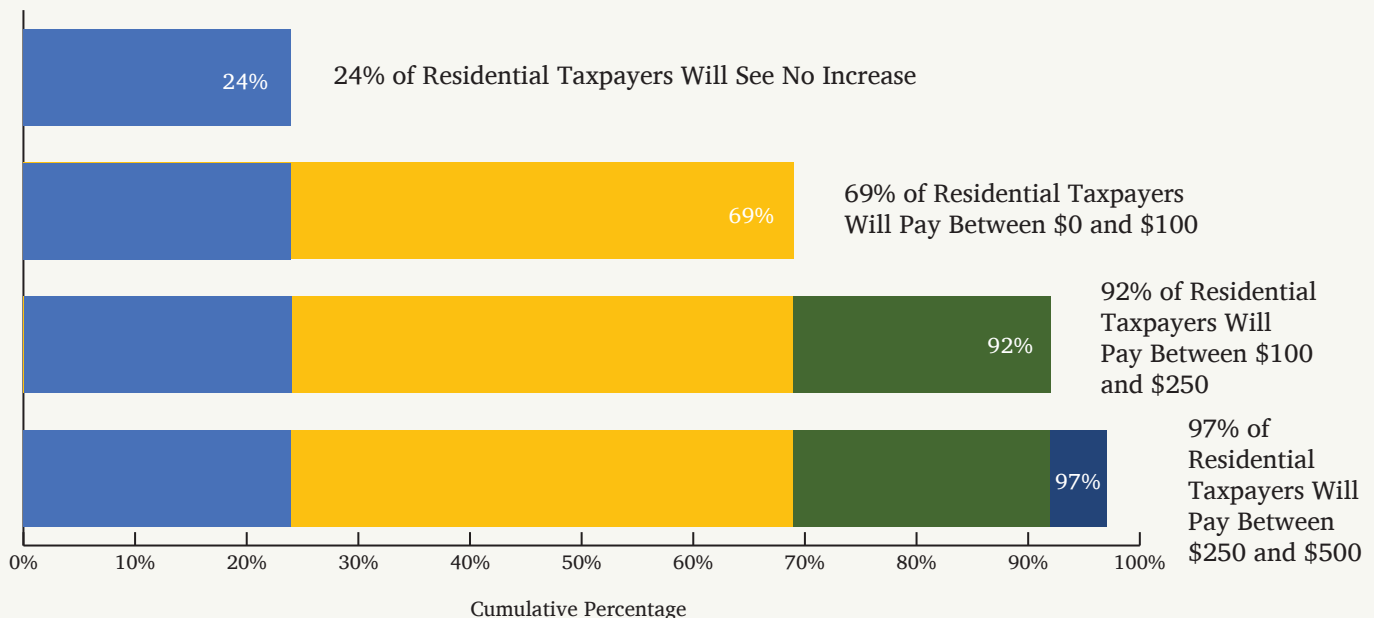
Did you know the City of Cambridge sells minibonds? For the second year, the City is planning to offer \$2.5 million in minibonds, with an individual purchase cap of \$25,000, and a minimum of \$1,000. Find out more information at minibonds.cambridgema.gov.

Changes in the Median Value and Tax Bills by Property Class*

	FY17 Value	FY17 Tax Bill	FY18 Value	FY18 Tax Bill	Tax Dollar Change	Percent Change
Condominium	\$540,900	\$1,465	\$583,900	\$1,541	\$76	5.2%
Single Family	\$1,055,700	\$4,806	\$1,124,700	\$4,942	\$136	2.8%
Two Family	\$1,031,500	\$4,649	\$1,083,400	\$4,682	\$33	0.7%
Three Family	\$1,177,100	\$5,594	\$1,238,100	\$5,655	\$61	1.1%

* Includes residential exemption

Cumulative Change in Residential FY18 Tax Bills



				Fiscal Year 2018 Real Estate Tax Bill	
City of Cambridge		Fiscal Year	Assessed Owner		Bill #
795 Massachusetts Avenue Cambridge, MA 02139		2018	Smith, Jane		21845031
Collector of Taxes: David J. Kale			Real Estate Taxes and Charges		
Based on Assessments as of January 1, 2017 your REAL ESTATE tax for the Fiscal Year beginning July 1, 2017 and ending June 30, 2018 on the parcel of real estate described below is as follows:			Residential	\$ 506,970	RES TAX \$ 3,188.84
			Commercial		COMM TAX
			Total Taxable Value		CPA \$ 76.80
			Residential Exemption	\$ 338,983	
			Special Assessments		Betterment/Liens
Tax Rate	Residential	Commercial	Industrial		Exemptions/Deferrals/Abatements \$ (2,196.17)
Per \$1000	\$ 6.29	\$ 14.81	\$	14.81	Total Due FY2018 \$ 1,069.47
Property Description and Location					
Parcel ID	40-84	Book Page	14998/502		
Area	3250 sq. ft	Class	101		
Location	123 MAIN ST				
					1st Payment Due 11/27/2017 \$ 534.73
					2nd Payment Due 5/1/2018 \$ 534.73
					Amount Due 11/27/2017 \$ 534.73

How to Read Your Tax Bills

Parcel ID: This identifies your property on the Assessor's map. When making a payment, please reference the parcel ID on your check.

Book/Page: South Middlesex Registry of Deeds' recording reference.

Location: The legal address of the assessed property.

Class: The state code that identifies the type of property.

Area: Square footage of the parcel.

Real Estate Values

Residential/Commercial: The value of your property as of January 1, 2017.

Total Taxable Value: The sum of residential and commercial value.

Residential Exemption: An exemption granted to property owners who occupy their property as their primary residence. The FY18 exemption is \$338,983. This results in a tax savings of \$2,132.20.

Assessed Owner

Assessed Owner: Person who owned the property as of January 1, 2017.

Real Estate Taxes and Charges

RES TAX: Taxes due on residential property. It is calculated by dividing the Total Taxable Value by 1,000 and then multiplying by the residential tax rate.

COMM TAX: Taxes due on commercial property.

CPA: Community Preservation Act Surcharge.

The City's surcharge is 3%, with a \$100,000 exemption for residential property. In the example above the calculation would be:

$$(A) \$506,970 - \$100,000 = \$406,970$$

$$(B) (\$406,970 / 1,000) 6.29 \times 3\% = \$76.80$$

Betterment/Liens: Water and sewer charges more than 90 days overdue are added to your tax bill.

Full amount is due with first half payment.

Exemptions/Abatements: Tax deduction due to abatements and exemptions. The full residential exemption reduces a homeowner's taxes by \$2,132.20 and the CPA by \$63.97. Therefore, the total reduction is \$2,196.17.

Abatement applications are due November 27, 2017.

Download an application at: cambridgema.gov/abatementsforms

Questions about your tax bill or assessment?

Email us at:

Treasurer@cambridgema.gov

Assessor@cambridgema.gov



Frequently Asked Questions

About Your Bill

When should I expect to receive my real estate tax bill?

Real estate tax bills are issued semi-annually. Bills are typically issued and mailed to taxpayers during the months of October and April of each year. Payment of these bills is due 30 days from the date of issue, generally in November and May. First half FY18 bills will be dated October 27, 2017. If you do not receive a tax bill by November 1 and April 2, contact the Finance Department.

What will happen if I do not pay my bill by the due date?

If your real estate tax bill is not paid by the bill due date, interest will immediately begin accruing on your real estate tax bill at a rate of 14%, according to Massachusetts State Law.

I live on a limited income, what options are available to reduce my taxes?

Unfortunately, regardless of age or income, all property owners must pay taxes. If you or your spouse are age 65 or older, you may qualify for a tax exemption of up to \$2,000. Exemptions are also available for disabled veterans, persons who are legally blind, and for active duty Massachusetts military members. In cases of extreme hardship, the City may grant a full or partial exemption of taxes. Hardship exemptions are granted on a case-by-case basis and are usually a one-time exemption. Deferral of taxes may also be an option, depending on your age and income. Information about specific exemptions will be mailed to all taxpayers soon after the tax bills are mailed.

I am a new owner, will the tax bill be sent to me?

Not necessarily. The assessment date is January 1, 2017. The property is legally assessed and billed to the owner as of January 1. The City makes every effort to get new owner address changes into its system. However, sometimes it is several months before the City receives a copy of the new deed. If you do not receive a bill by November 1, please contact the Finance Department to request a duplicate bill. You are responsible for paying the bill whether you receive it or not.

Am I eligible for a residential exemption?

You are eligible for a residential exemption if you owned and occupied your property as your principal residence as of January 1, 2017. An individual owner may qualify for a residential exemption on only one parcel.

If you do not see this exemption on your bill, an

application form must be submitted within 90 days of the first half bill date. You may obtain the form by calling the Assessing Department or downloading the form from the City's website. You do not need to reapply each year.

The FY18 residential exemption of 30% equates to \$338,983 and will reduce the tax bill for owner occupied homes by \$2,132.

My mailing address has changed. How do I notify the City so that my tax bill is sent to the correct address?

The City's Assessing Department requires a mailing address change form. You may obtain the form by calling the Assessing Department or downloading the form from the City's website.

What is the CPA Surcharge? What is this money used for?

Cambridge residents voted to adopt the Community Preservation Act (CPA) in 2001, which resulted in a property tax surcharge of 3%. The adoption of the CPA had an essentially neutral effect on tax bills, and enabled the City to qualify for matching funds from the State. Money raised through the CPA must be used to acquire and maintain open space, preserve historic buildings, and create and maintain affordable housing. The State provides matching funds to communities that have enacted the CPA legislation. To date, the City has appropriated/reserved a total of \$180.5 million in CPA funds, of which \$50.2 million can be attributed to the State match.

Is tax bill and payment information available online?

Yes. You may view your real estate tax, personal property tax, motor excise tax, and water bills online at the City's website. The City also accepts online payments via credit card, debit card, or electronic check (ACH), subject to a convenience fee.

I recently bought a new condominium. The FY18 tax bill is for the entire property. How do I pay only my share?

Your portion of the tax bill is based on your share of the common interest, which can be found on your unit deed. Speak with the developers to see if they intend to pay the first half and will be collecting payments from the individual unit owners. If not, and your mortgage company is collecting an escrow payment for real estate taxes, contact their escrow department to give them the percentage of your common interest. Otherwise, you may request an apportionment letter from the Board of Assessors to determine your portion of real estate taxes owed.

Frequently Asked Questions

About Your Assessment

How does the City determine the value of my house?

The State requires that the City establish the full and fair cash value of all real estate as of January 1 of each year. To determine FY18 values, the Assessing Department reviewed all valid sales that occurred between January 1, 2016 and December 31, 2016. A computer model is used to calculate property values based on this market activity, as well as certain property-specific attributes such as location, size, type, and condition. This is known as the “mass appraisal method.”

What if I own a two or three-family house and it has some vacant units. Does that impact my property assessment?

Two and three-family homes are traditionally purchased as primary residences not as investment real estate; therefore, the comparable sales approach is the most appropriate method to value the property. The sales comparison approach uses similar sales to determine the market value as of January 1 and does not use the income the property generates to determine the assessed value.

Who verifies that the assessing model used by the City and the resulting property values are accurate?

Every January 1, the City of Cambridge must meet Massachusetts Department of Revenue (DOR) requirements to certify that property values represent full and fair market value. The DOR performs a statistical validation of the City’s property values annually, as well as a comprehensive review every three years. This year the City successfully completed the DOR’s interim statistical validation.

Why should I let the City Assessing Department in my house for an inspection?

Interior inspections are an important part of the City’s assessment process. Just as a potential buyer of real estate inspects the interior of a home before making an offer, the City can make a better determination of value based upon accurate data using interior inspections. Often the results of the inspection can be beneficial to the taxpayer by correcting data. Examples of data reviewed include: dwelling type, condition, land area, size of the structure, number of bathrooms and fireplaces, and whether attics and basements are finished or unfinished.

Why can’t the City just lower property values in order to reduce tax bills?

State law requires the City to assess property at full and fair market value as of January 1 each year. However, lower property values do not necessarily result in lower tax bills. Since a fixed amount of revenue must be raised each year through property taxes in order to fund the budget, lower overall property values would result in a higher tax rate.

What if I disagree with my assessment?

You may file an application for abatement with the Assessing Department. Abatement applications are due on or before the first bill due date. You may obtain an application by calling the Assessing Department or downloading the form from the City’s website. Download an application at: cambridgema.gov/abatementsforms.

About the City Budget

What are property taxes used for?

Property taxes are used to fund the City’s operating and capital budgets. Approximately 66% of the City’s budget is funded through property taxes.

What is excess levy capacity?

Excess levy capacity is the difference between what the City actually levies and what it could levy under Proposition 2 ½. The City’s excess levy capacity in FY18 is \$181.4 million.

What is Free Cash and how is it used to lower the property tax levy?

Free Cash reflects the unassigned general fund balances that result when actual revenues collected are greater than budgeted, and actual expenditures are less than budgeted. Free Cash must be certified by the DOR before it can be appropriated. In FY18, the City used \$12.2 million of its certified FY17 Free Cash to reduce property taxes paid by residential and commercial property owners. An additional \$8 million was appropriated to the City’s Debt Stabilization Fund to help offset future debt service costs.

How can I find out more about Participatory Budgeting?

You can find out about Participatory Budgeting (PB) at pb.cambridgema.gov or by calling the City’s Budget Office at 617-349-4270. Don’t forget to vote for your favorite PB projects from December 2-8, 2017!



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795 Massachusetts Avenue • Cambridge, MA 02139
617-349-4300 • cambridgema.gov
Newsletter #2

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Taxpayer Assistance Schedule

November 1, 2017: 10am-12pm

Main Library, Beech Room, 449 Broadway

November 8, 2017: 2pm-4pm

O'Connell Branch Library, 48 Sixth Street

November 14, 2017: 10am-12pm

Citywide Senior Center, 806 Mass. Avenue

November 15, 2017: 2pm-4pm

North Cambridge Senior Center, 2050 Mass. Avenue

November 16, 2017: 10am-12pm

West Cambridge Youth Center, 680 Huron Avenue

Tax Related Questions or Need More Information

Property Value Information: Assessing Department
617-349-4343, cambridgema.gov/assess

Tax Bill Information: Finance Department
617-349-4220, cambridgema.gov/finance

Expenditure/Revenue Information: Budget Office
617-349-4270, cambridgema.gov/budget

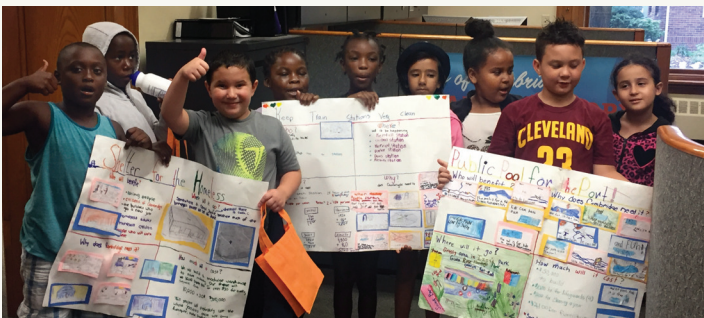
General Information: City Manager's Office
617-349-4300, cambridgema.gov/citymanager

Important Dates

October 27, 2017: Tax Bills Mailed

November 27, 2017: Tax Bills & Abatement Applications Due

April 2, 2017: Exemption Applications Due



Participatory Budgeting in action!

