

Information about your Fiscal Year 2022 Real Estate Tax Bill

This insert is intended to provide you with some information about your enclosed tax bill. The following questions are most commonly asked by residents about their tax bills.

Does Proposition 2 ½ limit a homeowner's tax bill increase to 2 ½%?

No. Proposition 2 ½ places limits on the total amount of taxes that can be raised by a city or town. It does not apply to an individual tax bill. While the total taxes collected by the Town including new growth increased by 3.5%, each individual tax bill is determined by the change in the tax rate and the change in valuation for that particular parcel.

How is the annual tax rate calculated?

The tax rate is based upon the value of the residential and commercial property in Town and the amount of money that was voted to be spent at the May 2021 Town Meeting. It also includes debt currently approved outside of Proposition 2 ½. The tax rate is certified annually by the Department of Revenue (DOR) after a review of values and Town Meeting action.

What are the new real estate tax rates for FY22?

The FY22 tax rates per \$1,000 of valuation are as follows:

Tax Rate	FY21	FY22	Rate Change FY21 to FY22	% Change in Rate FY21 to FY22
Residential	\$14.78	\$14.83	+.05	.34%
Commercial	\$28.59	\$28.99	+.40	1.4%

How is my individual tax bill calculated?

This certified tax rate is multiplied by the value of your house to arrive at your new FY22 annual tax bill.

Did overall property value in Westwood change from FY21 to FY22?

Yes. The value of all real estate in Town increased by 2.3%, with residential value increasing 1.2 % and commercial value increasing 8.8%.

Did my individual home value change?

Yes. Almost all of the residential homes in Town had a change in value for FY22. Values are required to be updated annually to reflect market conditions and sales activity. As always, values also change due to home renovation or improvements.

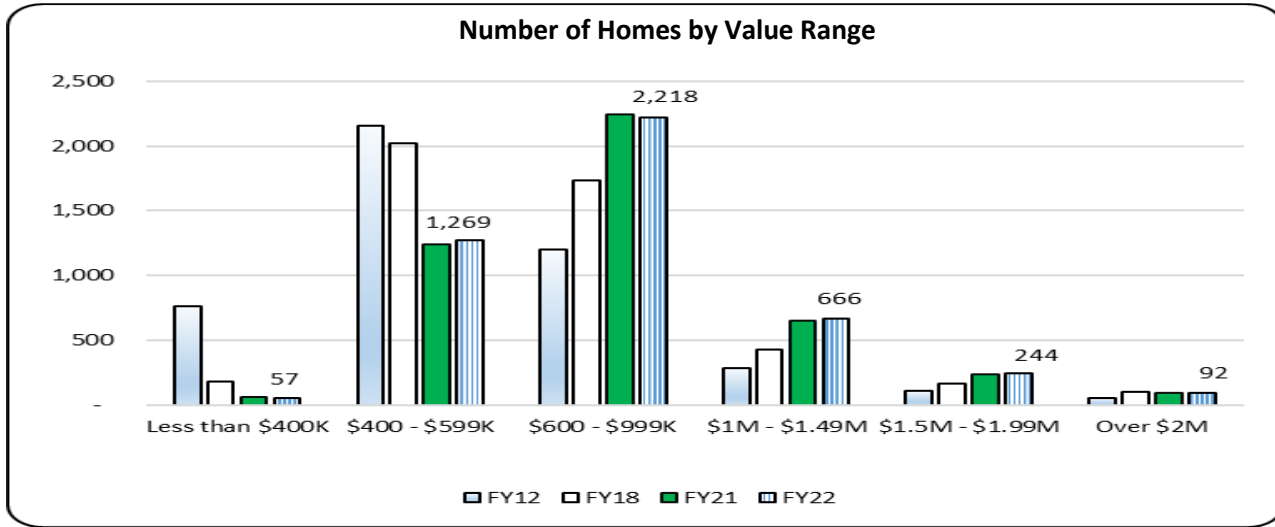
Approximately 67% of homes had a value change in the range of -2% to +2%. Homes with significant new construction experienced a higher value increase. The median home value increased to \$727,000, and the DOR calculated average home value is now \$838,710.

A report listing all home values for FY21 and FY22 can be found on the Town's web site at www.townhall.westwood.ma.us. From the Home page, click the link for "Tax Rates and Property Assessments". It is important to remember that state tax law dictates that your FY22 tax bill is based on the assessed value of your home as of **January 1, 2021** based on home sales that occurred during calendar year **2020**.

If you notice any data errors when viewing the on-line Assessors' database, please contact the Assessors' Office. The Board of Assessors is committed to ensuring that each property is fairly and accurately assessed.

What is the range of home values in Westwood?

The chart below depicts the number of single family residential homes in each value category and how this has changed over time.



Does every home experience the same change in their tax bill?

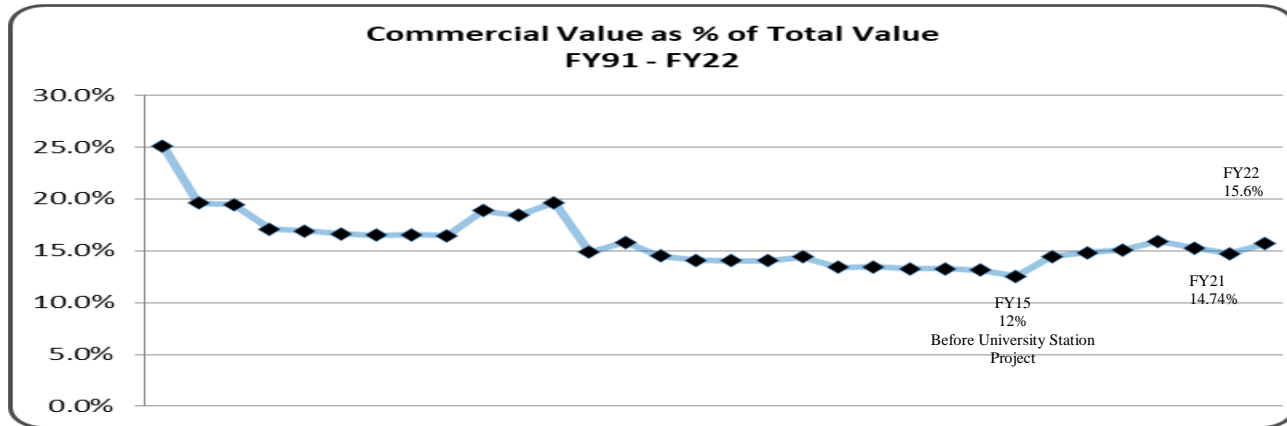
No. As stated above, every tax bill is based on the tax rate and home value. As the chart below depicts, there is a wide range of changes in home value and resulting tax impact.

Home Value			Tax Bill		
FY21	FY22	% Change	FY21	FY22	% Change
\$1,945,950	\$1,899,400	-2.4%	\$28,761	\$28,168	-2.1%
\$1,845,850	\$1,950,000	+5.64%	\$27,281	\$28,918	+6%
\$1,747,800	\$1,881,850	+7.67%	\$25,832	\$27,908	+8%
\$1,511,550	\$1,464,050	-3%	\$22,340	\$21,711	-3%
\$1,263,350	\$1,234,600	-2.3%	\$18,672	\$18,309	-1.9%
\$954,800	\$922,900	-3.3%	\$14,112	\$13,687	-3%
\$875,900	\$896,700	+2%	\$12,945	\$13,298	+3%
\$722,600	\$731,600	+1.25%	\$10,680	\$10,849	+1.6%
\$695,900	\$696,700	.1%	\$10,285	\$10,332	.5%
\$615,200	\$599,900	-2.5%	\$9,093	\$8,897	-2.2%
\$538,700	\$549,450	+2%	\$7,962	\$8,148	+2.3%
\$533,550	\$521,150	-2.3%	\$7,885	\$7,728	-2%

This chart lists a sampling of actual homes at varying value levels.

Did total commercial property value change for FY22?

Yes. The total commercial property saw an overall increase in value of approximately \$64.4 million or 8.8%.

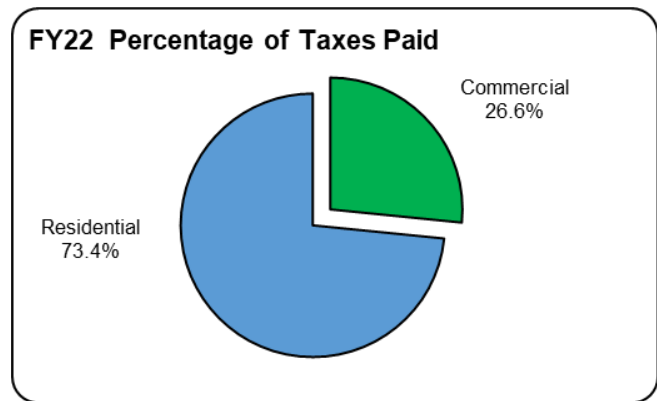
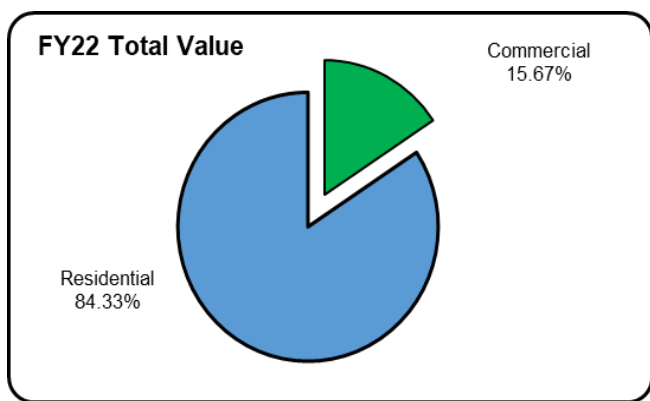


In FY22, commercial properties are 15.6% of the Town’s total value, an increase from 14.74% in FY21.

Does the commercial property pay a higher tax rate than residential?

Yes. The Town has a split tax rate, charging commercial property a higher rate than residential. The Select Board, in consultation with the Board of Assessors, voted to set the FY22 shift factor, which sets the different rates, at 1.70.

In FY22, commercial property, while only representing 15.6% of the Town's value, will pay 26.6% of the total taxes, an increase from the 25% in FY21.



In FY22, commercial properties are 15.6% of the Town’s total value, but will pay 26.6% of total taxes.

Does the higher commercial rate help my residential tax bill?

Yes. Without this higher commercial split rate, the tax bill on the DOR calculated average home value of \$838,710 would increase an additional 15% or \$1,861. This is a significant savings to our residents.

What debt outside Proposition 2 ½ is included in this bill?

There are two components to the total taxes collected by the Town: 1) the general tax levy, and 2) the exempt debt, which is the principal and interest costs for the debt approved outside the limits of Proposition 2 ½.

The FY22 tax levy includes principal and interest payments that the Town will be making for the Proposition 2 ½ debt exclusion projects listed below.

Project/Bond Issued	Fiscal Year Debt Will Be Completed	FY22 Debt Payments	Net Amount of Debt in FY22 Levy
High School Construction - \$39.2 million	2023	19 th of 20	\$485,727
Library Construction - \$9.3 million	2031	11 th of 20	\$563,093

All other debt projects approved outside of Proposition 2 ½ have been completed, meaning the bond has been fully repaid and the cost removed from the tax levy. The 20 year library bond was refinanced in the Spring of 2021, reducing the net interest rate on the bond to 1.15%. This refinancing provides budget savings over the remaining bond of \$759K, reducing the exempt debt by approximately \$75K per year.

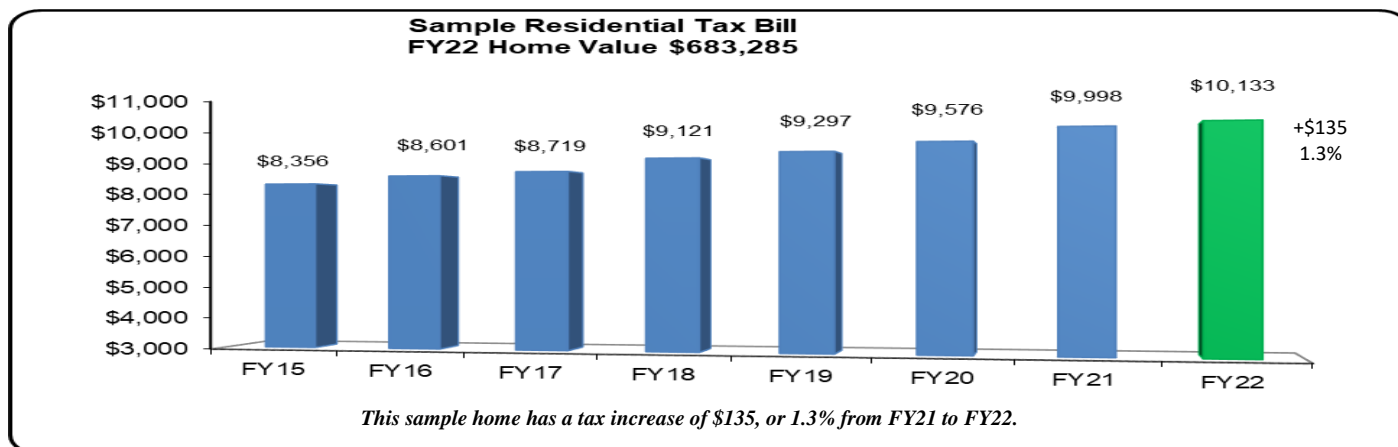
The FY22 tax levy does not yet include any taxes for the recently approved Hanlon/Deerfield School project.

All other Town debt is being funded within Proposition 2 ½.

What happened to my individual tax bill?

The tax rate on your bill is based upon the value of the residential and commercial property in the Town and the amount of money that was voted to be spent at the May 2021 Town Meeting. It also includes debt currently approved outside of Proposition 2 ½. This tax rate is then multiplied by the value of your house to arrive at your new tax amount.

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Are there resources available for assistance with my tax bill?

Yes. There are programs available to help with payment of your tax bill.

Town programs, including Senior Exemptions, Senior Tax Work Off, Tax Deferral, and the Aid to the Elderly program, have information available on the Town website, or by calling the Assessor’s Office (781) 326-1904, the Collector’s Office (781) 320-1015 or the Council on Aging (781) 329-8799.

Additionally, the Westwood Community Chest is a resource available to all residents. Westwood Community Chest provides emergency financial assistance to residents facing financial difficulties by awarding funds towards basic needs. Their website is: www.WestwoodCommunityChest.org/Request-Help/