



CITY OF LAWRENCE

THE FISCAL YEAR 2024 TAX CLASSIFICATION PUBLIC HEARING PRESENTATION

Tuesday, November 21, 2023

PRESENTED BY THE
BOARD OF ASSESSORS
Alexcy Vega, MAA-Chief Assessor



INTRODUCTION

These materials have been prepared by the Board of Assessors (BOA) to assist City Councilors in planning and carrying out the Classification Hearing necessary for certification of the Fiscal Year 2024 (FY24) tax rates.

The BOA will provide information and data relevant to making a logical determination of the Classification Factor.

The Commissioner of the Department of Revenue (DOR) supervises the implementation of the property tax classification. Municipalities that are certified by the DOR as assessing property at full and fair cash value may elect to shift the tax burden among the major property classes within certain limits established by law.

There are 110 communities in Massachusetts with split tax rates. The City of Lawrence has had split tax rates since fiscal year 1982.



Purpose

The purpose of the Tax Classification Public Hearing is for the City Council to determine the allocation of the Fiscal Year 2024 tax levy to be paid by Residential property taxpayers; the difference is shifted to Commercial, Industrial, and Personal Property (C.I.P.) taxpayers.

In order to determine the allocation, the City Council must adopt a residential factor. This factor is used by the Board of Assessors to determine the percentage of the tax levy to apply to the individual property class.

The adopted factor affects the property class of taxpayers that will pay their share of the total amount of the property tax levy.

The maximum allowable tax shift is 1.75.



The Classification does not raise additional dollars from the property tax.

Assessment Date and Assessed Value Adjustments



An interim year reassessment of all taxable property was recently conducted in the City of Lawrence. A statistical analysis of all sales transactions during the calendar year 2022 was the basis for the reassessment of all properties. Based on the reassessment results, the total taxable property valuation for the City of Lawrence is \$7,629,261,062 an overall increase of 11.1% from last year's total taxable valuation of \$6,864,844,122.

The assessed values increased for each class of property as follows: Residential 10.5%, Commercial 15.3%, Industrial 20.2%, and Personal Property 7.2%.

The average single-family assessed value in FY24 is \$405,800; this is a 8.1% increase from the average single-family assessment of \$375,300 in FY23. In FY2022 the average value was \$319,000.

The median sales price for all residential properties continued to rise in FY24.



3 Year Property Value Comparison Report (FY22 to FY24)			
		Assessed Value %	
Fiscal Year and Description	Assessed Values	Difference	
Residential Property Value FY22	\$ 4,774,078,671	13.5 %	
Residential Property Value FY23	\$ 5,664,580,302	18.6 %	
Residential Property Value FY24	\$ 6,257,217,779	10.5 %	
Commercial Property Value FY22	\$ 476,772,165	11.2 %	
Commercial Property Value FY23	\$ 514,146,379	7.8 %	
Commercial Property Value FY24	\$ 592,804,029	15.3 %	
Industrial Property Value FY22	\$ 286,076,096	3.6%	
Industrial Property Value FY23	\$ 336,377,951	17.6%	
Industrial Property Value FY24	\$404,273,524	20.2%	
Personal Property Value FY22	\$ 337,526,690	-1.2%	
Personal Property Value FY23	\$ 349,910,790	3.7 %	
Personal Property Value FY24	\$ 374,965,730	7.2 %	
			Tax Levy \$
TOTAL TAXABLE VALUE FY22	\$ 5,874,453,622	11.9%	\$81,255,537
TOTAL TAXABLE VALUE FY23	\$ 6,865,015,422	16.9 %	\$82,927,360
TOTAL TAXABLE VALUE FY24	\$ 7,629,261,062	11.1 %	\$84,412,265



WHAT ARE THE LEVY, LEVY LIMIT AND PROPOSITION 2 1/2?

The tax **levy** is the amount the City raises each year through property taxes. The levy amount is determined by the budget. The total amount of the approved budget less revenues from other sources like motor vehicle excise, municipal fees, and state aid is the amount to be raised by property taxation. The **levy limit** is the maximum amount the City can levy in any given year. The levy limit can grow each year by 2 ½ percent of the prior year's levy limit plus new growth revenue. **Proposition 2 ½** was adopted by MA voters in 1980. Its primary feature relates to the amount of property taxes the city can raise each year. **It does not apply to an individual tax bill.** The FY2024, prop. 2 ½ tax levy limitation is **\$2,344,175**. Levy Limit calculation is referenced on page 10.

WHAT IS ALLOWABLE NEW GROWTH?

New Growth is a calculation of the net increase in property values due to construction activity, new buildings, additions, new personal property accounts, or new equipment on existing accounts and utility values. New growth can be added to the City's levy limit as defined by Proposition 2 1/2 thereby increasing the City's taxing capacity. Assessors must submit documentation of new growth to the Bureau of Local Assessment annually and receive approval prior to setting the tax rates.

FY 2024 CERTIFIED NEW GROWTH TOTALS

PROPERTY CLASS	NEW GROWTH VALUE	FY2023 TAX RATES	FY24 NEW GROWTH
RESIDENTIAL	\$54,828,300	\$10.16	\$557,056
COMM & INDUSTRIAL	\$11,016,800	\$21.14	\$232,895
PERSONAL PROPERTY	\$32,574,930	\$21.14	\$688,634
TOTAL REAL & PERSONAL	\$98,420,030		

\$ 1,478,585



FISCAL YEAR 2015-2024 – TAX BASE LEVY GROWTH COMPARISON

10 YEAR STATS	RESIDENTIAL NEW GROWTH	COMM & IND NEW GROWTH	PERSONAL PROPERTY NEW GROWTH	TAX LEVY GROWTH
FY2015	\$ 209,439	\$ 278,643	\$ 1,171,178	\$ 1,659,260
FY2016	\$ 408,766	\$ 363,099	\$ 870,767	\$ 1,642,632
FY2017	\$ 425,539	\$ 294,971	\$ 1,163,219	\$ 1,883,729
FY2018	\$ 408,753	\$ 371,976	\$ 968,487	\$ 1,749,216
FY2019	\$471,937	\$320,306	\$ 881,995	\$ 1,674,238
FY2020	\$ 666,165	\$ 552,481	\$ 3,062,563	\$ 4,281,209
FY2021	\$ 580,181	\$ 362,880	\$ 2,131,416	\$ 3,074,477
FY2022	\$ 486,204	\$ 709,666	\$ 1,030,886	\$ 2,226,756
FY2023	\$ 464,540	\$ 303,983	\$ 1,008,592	\$ 1,777,115
FY2024	\$ 557,056	\$ 232,895	\$ 688,634	\$ 1,478,585

SINGLE TAX RATE FISCAL YEAR 2017-2024



TAX YEAR	RESIDENTIAL VALUE	COMMERCIAL VALUE	INDUSTRIAL VALUE	PERSONAL PROP. VALUE	TOTAL VALUE	Single TAX RATE
FY2017	2,683,174,883	316,439,761	221,164,776	180,736,940	3,401,516,360	\$ 19.19
FY2018	3,048,638,916	340,704,119	233,750,985	184,600,610	3,807,694,630	\$ 17.61
FY2019	3,414,961,004	362,786,435	247,713,153	194,571,550	4,220,032,142	\$ 16.62
FY2020	3,870,441,611	413,588,010	273,411,912	284,846,550	4,842,021,083	\$ 15.31
FY2021	4,204,809,860	428,749,159	276,015,573	341,465,320	5,251,039,912	\$ 15.10
FY2022	4,774,078,671	476,772,165	286,076,096	337,526,690	5,874,463,622	\$ 13.87
FY2023	5,664,580,302	514,146,379	336,377,951	349,910,790	6,865,015,422	\$ 12.03
FY2024	6,257,217,779	592,804,029	404,273,524	374,965,730	7,629,261,062	\$ 11.06

City of Lawrence

Historical Tax Information



FISCAL YEAR	TOTAL VALUE	RESIDENTIAL VALUE	C.I.P VALUE	RESIDENTIAL SHARE	TOTAL TAX LEVY	TAX SHIFT	RE RATE	C.I.P. RATE
2004	2,116,036,620	1,661,731,335	454,305,285	62.42	32,046,335	1.75	\$12.04	\$26.50
2005	2,874,348,580	2,408,226,951	466,121,629	68.05	34,327,643	1.97	\$9.70	\$23.53
2006	3,385,768,450	2,845,514,908	540,253,542	69.68	36,183,811	1.90	\$8.86	\$20.31
2007	3,581,359,940	3,024,915,221	556,444,719	71.57	39,015,475	1.83	\$9.23	\$19.94
2008	3,653,177,420	3,054,331,722	598,845,698	71.31	42,874,151	1.75	\$10.01	\$20.54
2009	3,482,154,660	2,831,666,497	650,488,163	67.30	45,012,873	1.75	\$10.70	\$22.62
2010	2,979,929,390	2,331,181,389	648,748,001	61.91	47,338,144	1.75	\$12.57	\$27.80
2011	2,854,221,570	2,193,228,846	660,992,724	59.47	49,599,716	1.75	\$13.45	\$30.41
2012	2,841,966,060	2,177,269,713	664,696,347	59.53	52,257,175	1.73	\$14.29	\$31.81
2013	2,819,353,620	2,151,293,326	668,060,294	59.24	54,761,397	1.72	\$15.08	\$33.41
2014	2,915,720,930	2,255,448,267	660,272,663	61.28	57,458,736	1.71	\$15.61	\$33.70
2015	3,115,348,560	2,423,331,973	692,016,587	62.01	59,082,877	1.71	\$15.12	\$32.43
2016	3,191,934,330	2,492,054,181	699,340,149	62.07	62,272,715	1.73	\$15.51	\$33.75
2017	3,401,516,360	2,683,174,883	718,341,477	63.04	65,288,992	1.75	\$15.34	\$33.59
2018	3,807,694,630	3,048,638,916	759,055,714	65.11	67,050,606	1.75	\$14.32	\$30.82
2019	4,220,032,142	3,414,961,004	805,071,138	66.62	70,120,084	1.75	\$13.68	\$29.07
2020	4,840,037,513	3,868,950,211	971,579,472	64.88	74,116,190	1.75	\$12.43	\$26.80
2021	5,251,039,912	4,204,809,860	1,046,230,052	65.13	79,203,028	1.75	\$12.27	\$26.39
2022	5,874,453,622	4,774,078,671	1,100,374,951	67.22	81,502,349	1.75	\$11.48	\$24.28
2023	6,865,015,422	5,664,580,302	1,200,435,120	82.51	82,596,855	1.75	\$10.16	\$21.14
2024	7,629,261,062	6,257,217,779	1,372,043,283	82.01	84,713,940	1.75	\$9.24	\$19.36



THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF REVENUE
FISCAL 2024 TAX LEVY LIMITATION FOR
LAWRENCE
FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY2023 LEVY LIMIT

A. FY2022 Levy Limit	89,698,755	
A1. Amended FY2022 Growth	41,318	
B. ADD (IA + IA1) X 2.5%	2,243,502	
C. ADD FY2023 New Growth	1,777,115	
C1. ADD FY2023 New Growth Adjustment	0	
D. ADD FY2023 Override	0	
E. FY2023 Subtotal	93,760,690	I. \$ 93,760,690
F. FY2023 Levy Ceiling	171,621,103	FY 2023 Levy Limit

II. TO CALCULATE THE FY2024 LEVY LIMIT

A. FY2023 Levy Limit from I.	93,760,690	
A1. Amended FY2023 Growth	6,320	
B. ADD (IIA + IIA1) X 2.5%	2,344,175	
C. ADD FY2024 New Growth	1,478,585	
C1. ADD FY2024 New Growth Adjustment	0	
D. ADD FY2024 Override	0	
E. ADD FY2023 Subtotal	97,589,700	
F. FY2023 Levy Ceiling	\$190,731,527	II. \$ 97,589,770
		FY 2024 Levy Limit

FY2024 Levy Amount **\$84,412,265**

Excess Levy Capacity Various Years

	FY2024	\$ 13,177,505
FY2023		\$ 10,833,330
FY2022		\$ 8,443,217
FY2021		\$ 6,135,508
FY2020		\$ 6,133,660
FY2019		\$ 3,987,223
FY2018		\$ 3,610,771
FY2017		\$ 1,921,878
FY2016		\$1,439,059

How is levy limit calculated?
Total levy is calculated as follows:

Last Year's Levy Limit
+ Prop 2 ½ % allowed
+ Certified New Growth
= Current year levy limit
(beginning value for next year's calculation)
= Total Levy Limit

← EXCESS



AVERAGE SINGLE FAMILY TAX BILL FY2005-2024

Fiscal Year	Total Single Assessed Valuation	Parcel Count	Average Value	Tax Rate	Average Single Family Tax Bill
2005	\$ 807,225,200	4,194	192,471	\$9.70	\$ 1,867
2006	\$ 925,134,000	4,221	219,174	\$8.86	\$ 1,942
2007	\$ 978,909,200	4,235	231,147	\$9.23	\$ 2,133
2008	\$ 997,594,400	4,246	234,949	\$10.01	\$ 2,352
2009	\$ 902,548,500	4,257	212,015	\$10.70	\$ 2,268
2010	\$ 805,496,100	4,265	188,862	\$12.57	\$ 2,374
2011	\$ 760,054,400	4,264	178,249	\$13.15	\$ 2,397
2012	\$ 753,497,400	4,261	176,836	\$14.29	\$ 2,527
2013	\$ 713,528,400	4,253	167,771	\$15.08	\$ 2,530
2014	\$ 715,598,200	4,254	168,218	\$15.61	\$ 2,626
2015	\$ 757,741,320	4,263	177,700	\$15.12	\$ 2,687
2016	\$ 766,625,420	4,258	180,000	\$15.51	\$ 2,792
2017	\$819,913,420	4,268	192,100	\$15.34	\$ 2,946
2018	\$910,805,720	4,277	\$212,954	\$14.32	\$3,050
2019	\$1,027,435,720	4,276	\$240,300	\$13.68	\$3,287
2020	\$1,133,841,000	4,280	\$264,900	\$12.43	\$3,293
2021	\$1,207,006,100	4,284	\$281,800	\$12.27	\$3,458
2022	\$1,368,169,500	4,288	\$319,000	\$11.44	\$3,649
2023	\$1,611,886,600	4,295	\$375,300	\$10.16	\$3,813
2024	\$1,741,562,900	4,292	\$405,800	\$9.24	\$3,750



Tax Shift Impact

Residential Factor 1.70

	FY2023 TAX RATES		FY2024 TAX RATES		Decrease R/O (\$.79) CIP (\$2.33)
	RESIDENTIAL \$10.16 CIP \$21.14		RESIDENTIAL \$9.37 CIP \$18.81		
Property Type	Average Value	2023 Tax Bill	Average Value	2024 Tax Bill	Tax Bill Dif.
Single Family	375,300	\$3,813	405,800	\$3,802	(\$11)
Condominiums	194,600	\$1,977	225,000	\$2,108	\$131
Two Family	512,400	\$5,206	555,300	\$5,203	(\$3)
Three Family	588,700	\$5,981	650,300	\$6,093	\$112
Commercial	589,000	\$12,451	673,900	\$12,676	\$225
Industrial	1,692,400	\$35,777	2,080,400	\$39,132	\$3,355



Tax Shift Impact

Residential Factor 1.71

	FY2023 TAX RATES		FY2024 TAX RATES		Decrease R/O (\$0.82) CIP (\$2.22)
	RESIDENTIAL \$10.16 CIP \$21.14		RESIDENTIAL \$9.34 CIP \$18.92		
Property Type	Average Value	2023 Tax Bill	Average Value	2024 Tax Bill	Tax Bill Dif.
Single Family	375,300	\$3,813	405,800	\$3,790	(\$23)
Condominiums	194,600	\$1,977	225,000	\$2,101	\$124
Two Family	512,400	\$5,206	555,300	\$5,186	(\$20)
Three Family	588,700	\$5,981	650,300	\$6,074	\$93
Commercial	589,000	\$12,451	673,900	\$12,750	\$299
Industrial	1,692,400	\$35,777	2,080,400	\$39,361	\$3,584



Tax Shift Impact

Residential Factor 1.72

	FY2023 TAX RATES		FY2024 TAX RATES		Decrease R/O (\$0.84) CIP (\$2.11)
	RESIDENTIAL \$10.16 CIP \$21.14		RESIDENTIAL \$9.32 CIP \$19.03		
Property Type	Average Value	2023 Tax Bill	Average Value	2024 Tax Bill	Tax Bill Dif.
Single Family	375,300	\$3,813	405,800	\$3,782	(\$31)
Condominiums	194,600	\$1,977	225,000	\$2,097	\$120
Two Family	512,400	\$5,206	555,300	\$5,175	(\$31)
Three Family	588,700	\$5,981	650,300	\$6,061	\$80
Commercial	589,000	\$12,451	673,900	\$12,824	\$373
Industrial	1,692,400	\$35,777	2,080,400	\$39,590	\$3,813



Tax Shift Impact

Residential Factor 1.73

	FY2023 TAX RATES		FY2024 TAX RATES		Decrease R/O (\$0.87) CIP (\$2.00)
	RESIDENTIAL \$10.16 CIP \$21.14		RESIDENTIAL \$9.29 CIP \$19.14		
Property Type	Average Value	2023 Tax Bill	Average Value	2024 Tax Bill	Tax Bill Dif.
Single Family	375,300	\$3,813	405,800	\$3,770	(\$43)
Condominiums	194,600	\$1,977	225,000	\$2,090	\$113
Two Family	512,400	\$5,206	555,300	\$5,159	(\$47)
Three Family	588,700	\$5,981	650,300	\$6,041	\$60
Commercial	589,000	\$12,451	673,900	\$12,898	\$447
Industrial	1,692,400	\$35,777	2,080,400	\$39,819	\$4,042



Tax Shift Impact

Residential Factor 1.74

	FY2023 TAX RATES		FY2024 TAX RATES		Decrease R/O (\$0.89) CIP (\$1.89)
	RESIDENTIAL \$10.16 CIP \$21.14		RESIDENTIAL \$9.27 CIP \$19.25		
Property Type	Average Value	2023 Tax Bill	Average Value	2024 Tax Bill	Tax Bill Dif.
Single Family	375,300	\$3,813	405,800	\$3,762	(\$51)
Condominiums	194,600	\$1,977	225,000	\$2,086	\$109
Two Family	512,400	\$5,206	555,300	\$5,148	(\$58)
Three Family	588,700	\$5,981	650,300	\$6,028	\$47
Commercial	589,000	\$12,451	673,900	\$12,972	\$521
Industrial	1,692,400	\$35,777	2,080,400	\$40,048	\$4,271



Tax Shift Impact

Residential Factor 1.75

	FY2023 TAX RATES		FY2024 TAX RATES		Rate Decrease R/O (\$0.92) CIP (\$1.78)
	RESIDENTIAL \$10.16 CIP \$21.14		RESIDENTIAL \$9.24 CIP \$19.36		
Property Type	Average Value	2023 Tax Bill	Average Value	2024 Tax Bill	Tax Bill Dif.
Single Family	375,300	\$3,813	405,800	\$3,750	(\$63)
Condominiums	194,600	\$1,977	225,000	\$2,079	\$102
Two Family	512,400	\$5,206	555,300	\$5,131	(\$75)
Three Family	588,700	\$5,981	650,300	\$6,009	\$28
Commercial	589,000	\$12,451	673,900	\$13,047	\$596
Industrial	1,692,400	\$35,777	2,080,400	\$40,277	\$4,500

TAX BILL DIFFERENCE ROUNDED



TAX CLASSIFICATION SHIFT RANGE 1.70 TO 1.75 SINGLE FAMILY AND COMMERCIAL TAX BILL FISCAL YEAR 2024

Factor	Res. Rate	Avg. SFH Tax Bill	Delta in FY2024
1.75	\$9.24	\$3,750	(\$63)
1.74	\$9.27	\$3,762	(\$51)
1.73	\$9.29	\$3,770	(\$43)
1.72	\$9.32	\$3,782	(\$31)
1.71	\$9.34	\$3,790	(\$23)
1.70	\$9.37	\$3,802	(\$11)

Factor	Comm. Tax Rate	Avg. Comm. Tax Bill	Delta in FY2024
1.75	\$19.36	\$13,047	\$596
1.74	\$19.25	\$12,972	\$521
1.73	\$19.14	\$12,898	\$447
1.72	\$19.03	\$12,824	\$373
1.71	\$18.92	\$12,750	\$299
1.70	\$18.81	\$12,676	\$225

AVERAGE SINGLE-FAMILY TAX BILLS COMPARISON



MUNICIPALITY	SINGLE FAMILY PARCELS	AVERAGE SINGLE FAMILY VALUE	SINGLE FAMILY TAX BILL	DELTA \$
SPRINGFIELD	26,461	\$ 215,652	\$ 3,677	(\$136)
CHELSEA	834	\$ 294,145	\$ 3,642	(\$171)
LAWRENCE	4,295	\$ 375,294	\$ 3,813	
HOLYOKE	5,328	\$ 236,262	\$ 4,432	\$619
FITCHBURG	6,637	\$ 294,199	\$ 4,713	\$900
LOWELL	11,899	\$ 409,690	\$ 5,088	\$1,275
HAVERHILL	10,541	\$ 462,309	\$ 5,155	\$1,342
LYNN	11,657	\$ 477,670	\$ 5,326	\$1,513
METHUEN	10,892	\$ 459,925	\$ 5,381	\$1,568
NO. ANDOVER	6,341	\$ 692,928	\$ 8,481	\$4,668
ANDOVER	8,752	\$859,026	\$11,734	\$7,921
STATE AVG.			\$ 7,056	\$3,243

Timeline Tax Rate Certification



October

- 17th -City Councilors refers item to Budget and Finance.
- 25TH -Budget & Finance Tax Classification Presentation.

November

- 8th - City Council orders Tax Classification Public Hearing
- 10th - Public Hearing advertised on CITY WEB & LOCAL PAPER
- **21ST - City Council Tax Classification Public Hearing Vote**

December

- 1st -DOR Certifies Fiscal Year 2024 Tax Rate Recap
- 31st -Deadline for mailing 3rd Quarter “Actual” Tax Bills



Questions?

Contacting the Assessors Office

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