

FY2026

Tax Classification Public Hearing Revisit
*Annual adoption of the Residential Factor and
other options per MGL Chapter 40 s.56*

presented by

Edward O'Neil, MAA - Chief Assessor

Board of Assessors

Kathryn Peirce, Chair

Elizabeth Fekete, Vice Chair

December 9, 2025



Fiscal Year 2026 – Interim Year

Value Assessment date for Fiscal Year 2026 is *January 1, 2025*

All values are analyzed by reviewing the following:

- **RESIDENTIAL VALUES** - Real estate sales from *Calendar Year 2024*, and if necessary, sales from *Calendar Year 2023 with a review of the 2025 real estate market activity.*
- **COMMERCIAL & INDUSTRIAL VALUES** – Industry sources and use of written returns of information for real property, from *Calendar Year 2024* property income and expenses.
- **PERSONAL PROPERTY VALUES** – Cost tables and use of written returns of information on business assets from *Calendar Year 2024.*

City Wide Value Change - FY 2025 vs. FY 2026

	FY2025		FY2026		OVERALL CHANGE	
PROPERTY CLASS	ASSESSED VALUATION	PERCENT OF TOTAL VALUATION	ASSESSED VALUATION	PERCENT OF TOTAL VALUATION	ASSESSED VALUATION	PERCENT CHANGE
RESIDENTIAL	12,568,817,087	80.3%	13,287,429,032	80.6%	718,611,945	5.7%
OPEN SPACE	-	-	-	-	-	-
TOTAL RES. & OS	12,568,817,087	80.3%	13,287,429,032	80.6%	718,611,945	5.7%
COMMERCIAL	2,091,401,624	13.4%	2,165,911,269	13.1%	74,509,645	3.6%
INDUSTRIAL	486,688,490	3.1%	505,107,241	3.1%	18,418,751	3.8%
PERSONAL	500,953,570	3.2%	522,957,060	3.2%	22,003,490	4.4%
TOTAL CIP	3,079,043,684	19.7%	3,193,975,570	19.4%	114,931,886	3.7%
TOTALS	15,647,860,771	100.0%	16,481,404,602	100.0%	833,543,831	5.3%
<i>RE EXEMPT VALUE</i>	1,816,924,160	-	1,898,043,478	-	-	4.5%

FY2026 Value Summary by Class

Overall Percent Adjustments

- RESIDENTIAL Class: Value Increased by 5.7%
Class 1 Residential (**19,019** total parcels; **13,542** single family homes, **3,303** residential condominiums)
- COMMERCIAL Class: Value Increased by 3.6%
Class 3 Commercial (819 parcels)
- INDUSTRIAL Class: Value Increased by 3.8%
Class 4 Industrial (108 parcels)
- PERSONAL Class: Value Increased by 4.4%
Class 5 Personal (Business assets, **1679** accounts)

Value Trends/Comments

Residential

- Single family – parcel increase (+3) & value increase.
- Condominiums – parcel decrease (-21) but value increase, including the Baiting Brook Farm project.
- Apartment complexes – rental market remains strong with more approved projects in the pipeline.

Commercial & Industrial

- Values stabilized in the commercial and industrial class, although office properties are still mixed.

Personal Property Two Areas (*State valued and locally valued*):

- First area is state valued business assets in Framingham, 14 accounts, 15.19% + or - of total personal property value. Landline Telephone Accounts such as Verizon New England and AT&T and Tennessee Gas Pipeline Account.
- Second area is other taxable business assets from various offices, local businesses, restaurants, retail, gas stations, and utilities, at 1,665 accounts, 84.81% + or - of total value.

Taxable Value Summary: Current Year and Previous Years

YEAR TYPE	FISCAL YEAR	TOTAL TAXABLE VALUE	PERCENT CHANGE FROM PREVIOUS YEAR
<i>Interim</i>	2026	16,481,404,602	5.33%
Interim	2025	15,647,860,771	8.70%
<u>Certification</u>	2024	14,395,542,914	11.07%
Interim	2023	12,960,325,640	9.84%
Interim	2022	11,799,020,365	5.54%
Interim	2021	11,179,606,052	7.04%
Interim	2020	10,444,516,950	6.71%
<u>Certification</u>	2019	9,787,816,255	8.11%
Interim	2018	9,053,348,365	6.61%
Interim	2017	8,491,991,206	6.88%
Interim	2016	7,945,015,743	4.41%
<u>Certification</u>	2015	7,609,478,571	5.08%
Interim	2014	7,241,593,787	-0.37%
Interim	2013	7,268,634,368	-3.47%
<u>Certification</u>	2012	7,529,736,477	0.94%
Interim	2011	7,459,613,764	-

Tax Levy New Growth

The tax levy new growth is essentially the value increase from new construction and the value increase from real or personal property items not previously assessed. This value increase is then converted to a tax amount as part of the Proposition 2.5% calculation.

New Growth Valuation is **\$153,604,126** - which translates to tax levy growth of **\$2,453,667 for Fiscal Year 2026. This is an increase from FY2025.**

The Tax levy for FY2026 is \$ 233,723,910

TAX LEVY NEW GROWTH – current year and previous years

Fiscal Year		NEW GROWTH VALUATION	PRIOR YEAR TAX RATE	TAX LEVY GROWTH	TOTAL TAX LEVY GROWTH
2026	RES	\$103,390,636	0.01194	\$ 1,234,484	
2026	CIP	\$50,213,490	0.02428	\$ 1,219,183	
2026		\$153,604,126			\$2,453,667
2025	RES	\$71,778,525	0.01246	\$ 894,360	
2025	CIP	\$59,051,340	0.02541	\$ 1,500,495	\$2,394,855
		\$130,829,865			
2024	RES	\$61,115,700	0.01309	\$ 800,005	
	CIP	\$54,816,810	0.02727	\$ 1,494,854	
	TOTAL	\$115,932,510		\$ 2,294,859	\$2,294,859
2023	Total	\$169,911,760			\$4,020,724
2022	Total	\$155,012,392			\$3,566,245
2021	Total	\$139,830,039			\$3,346,826
2020	Total	\$132,522,600			\$3,227,116
2019	Total	\$121,166,939	-	-	\$3,224,491
2018	Total	\$132,686,808	-	-	\$3,202,597
2017	Total	\$129,726,449	-	-	\$3,155,119
2016	Total	\$70,004,390	-	-	\$2,073,552

Converting Value to Tax

◆ Tax Rate Setting Process ◆

- Work throughout the fiscal year to adjust and refine personal & real property values.
- Submit and receive approvals from the Bureau of Local Assessment of the DOR's Division of Local Services on value and new growth.
- Along with Chief Financial Officer, City Accountant, and City Tax Collector, complete Tax Recap documents.
- Hold hearing where local officials choose tax burden for taxpayers.
- Submit City Council choices to state for tax rate approval.

Development of Tax Rate

STEP 1:

Establish Property Values

• Residential/Open Space	\$13,287,429,032 (80.62%)
• Comm/Ind/Per Property	<u>\$3,193,975,570 (19.38%)</u>
TOTAL TAXABLE VALUE	\$16,481,404,602

(Exempt real property value is \$1,898,043,478)

Development of Tax Rate

STEP 2:

Determine Single Tax Rate for All Property Classes

▪ Residential/Open Space	\$13,287,429,032
▪ Comm/Ind/PersProp	\$ <u>3,193,975,570</u>
▪ TOTAL TAXABLE VALUE	\$ 16,481,404,602

Tax Levy divided by Total Taxable Value (including Debt Exclusion)

$$\mathbf{\$233,723,910} / \$16,481,404,602 = \mathbf{0.1418}$$

OR

$$\mathbf{\$14.18} / 1000 \text{ value}$$

Average Single Family Value \$681,400 RE Tax Bill *would be* $\mathbf{\$9,662.25}$

Median Single Family Value \$627,900 RE Tax Bill *would be* $\mathbf{\$8,903.62}$

Development of Tax Rate

STEP 3:

Determine Split Tax Rate for Property Classes

- A residential factor of less than 1, reduces the share of the tax levy paid by the Residential & Open Space classes and increases the share paid by the Commercial and Industrial properties and Personal Property businesses.
- Commercial, Industrial and Personal Property taxpayers cannot pay more than 150% of full fair cash value; Residential and Open Space taxpayers must pay at least 65% of full and fair cash value.
- However, with Chapter 200, parameters can be expanded so Commercial, Industrial and Personal Property taxpayers pay a maximum of 175%, and Residential and Open Space taxpayers pay the greater of 50% of FFCV or lowest percentage share of the levy they have paid since classification began.
- Framingham meets this threshold, therefore the 175% shift is available.

Development of Tax Rate

STEP 5:

Determine Split Tax Rate for Property Classes

Estimated Tax Rates

with a Tax Levy of \$233,723,910

CIP SHIFT	RES FACTOR	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PERSONAL PROPERTY	RES SHARE PERCENTAGE	CIP SHARE PERCENTAGE
1.6000	0.8558	12.14	22.69	22.69	22.69	68.9932	31.0068
1.6100	0.8534	12.10	22.83	22.83	22.83	68.7994	31.2006
1.6200	0.8510	12.07	22.97	22.97	22.97	68.6056	31.3944
1.6300	0.8486	12.03	23.12	23.12	23.12	68.4118	31.5882
1.6400	0.8462	12.00	23.26	23.26	23.26	68.2180	31.7820
1.6500	0.8438	11.97	23.40	23.40	23.40	68.0242	31.9758
1.6600	0.8414	11.93	23.54	23.54	23.54	67.8304	32.1696
1.6700	0.8389	11.90	23.68	23.68	23.68	67.6366	32.3634
1.6800	0.8365	11.86	23.82	23.82	23.82	67.4428	32.5572
1.6900	0.8341	11.83	23.97	23.97	23.97	67.2490	32.7510
1.7000	0.8317	11.79	24.11	24.11	24.11	67.0552	32.9448
1.7100	0.8293	11.76	24.25	24.25	24.25	66.8615	33.1385
1.7200	0.8269	11.73	24.39	24.39	24.39	66.6677	33.3323
1.7300	0.8245	11.69	24.53	24.53	24.53	66.4739	33.5261
1.7400	0.8221	11.66	24.68	24.68	24.68	66.2801	33.7199
1.7500	0.8197	11.62	24.82	24.82	24.82	66.0863	33.9137
1.00	1.00	\$14.18	\$14.18	\$14.18	\$14.18	80.6207	19.3793

SINGLE FAMILY: Average Value, Tax bill, and Percent increases from previous years

<i>FISCAL YEAR</i>	<i>TOTAL VALUE: SINGLE FAMILY PARCELS</i>	<i>NUMBER OF SINGLE FAMILY PARCELS</i>	<i>RES. TAX RATE</i>	<i>AVERAGE SINGLE FAMILY VALUE</i>	<i>AVG SF VALUE ADJUSTMENT FROM PREVIOUS YEAR</i>	<i>AVERAGE SF TAX BILL</i>	<i>DOLLAR AMOUNT CHANGE FROM PREVIOUS YEAR</i>	<i>TAX BILL AMOUNT PERCENT INCREASE FROM PREVIOUS YEAR</i>	<i>SHIFT</i>
2026	9,227,826,568	13,542	\$11.97	\$681,400	4.33%	\$8,156	\$358	4.60%	1.65%
2026	9,227,826,568	13,542	\$11.93	\$681,400	4.33%	\$8,129	\$331	4.25%	1.66%
2026	9,227,826,568	13,542	\$11.90	\$681,400	4.33%	\$8,109	\$311	3.98%	1.67%
2026	9,227,826,568	13,542	\$11.86	\$681,400	4.33%	\$8,081	\$283	3.63%	1.68%
2026	9,227,826,568	13,542	\$11.83	\$681,400	4.33%	\$8,061	\$263	3.37%	1.69%
2026	9,227,826,568	13,542	\$11.79	\$681,400	4.33%	\$8,034	\$236	3.02%	1.70%
2025	8,842,532,036	13,539	\$11.94	\$653,100	8.71%	\$7,798	\$312	4.17%	1.689%
2024	8,134,321,700	13,537	\$12.46	\$600,800	10.57%	\$7,486	\$373	5.25%	1.69%
2023	7,353,300,500	13,533	\$13.09	\$543,360	10.66%	\$7,113	\$366	5.43%	
2022	6,641,991,100	13,527	\$13.74	\$491,000	5.07%	\$6,746	\$6,746		
FY2026 tax levy of \$233,723,910 (tax levy increase + excluded debt + new growth)									FY2025

AVERAGE SINGLE FAMILY, CONDOMINIUM, COMMERCIAL AND INDUSTRIAL VALUE

<i>FISCAL YEAR</i>	<i>TOTAL VALUE</i>	<i>NUMBER OF PARCELS</i>	<i>TAX RATE</i>	<i>AVERAGE VALUE</i>	<i>AVERAGE TAX BILL</i>	<i>\$ CHANGE FROM PREVIOUS YEAR</i>	<i>TAX BILL PERCENT INCREASE FROM PREVIOUS YEAR</i>	<i>CIP Shift</i>
Single Family								
2026	\$9,227,826,568	13542	\$11.97	\$681,400	\$8,156.36	\$358	4.60%	1.65%
2026	\$9,227,826,568	13542	\$11.93	\$681,400	\$8,129.10	\$331	4.25%	1.66%
2026	\$9,227,826,568	13542	\$11.90	\$681,400	\$8,108.66	\$311	3.98%	1.67%
2026	\$9,227,826,568	13542	\$11.86	\$681,400	\$8,081.40	\$283	3.63%	1.68%
2026	\$9,227,826,568	13542	\$11.83	\$681,400	\$8,060.96	\$263	3.37%	1.69%
2026	\$9,227,826,568	13542	\$11.79	\$681,400	\$8,033.71	\$236	3.02%	1.70%
2025	\$8,842,532,036	13539	\$11.94	\$653,100	\$7,798.01	\$312	4.17%	1.689%
2024	\$8,134,321,700	13537	\$12.46	\$600,800	\$7,485.97			1.69%
Condo								
2026	\$1,265,164,600	3303	\$11.97	\$383,000	\$4,584.51	\$493	12.04%	1.65%
2026	\$1,265,164,600	3303	\$11.93	\$383,000	\$4,569.19	\$477	11.67%	1.66%
2026	\$1,265,164,600	3303	\$11.90	\$383,000	\$4,557.70	\$466	11.39%	1.67%
2026	\$1,265,164,600	3303	\$11.86	\$383,000	\$4,542.38	\$451	11.01%	1.68%
2026	\$1,265,164,600	3303	\$11.83	\$383,000	\$4,530.89	\$439	10.73%	1.69%
2026	\$1,265,164,600	3303	\$11.79	\$383,000	\$4,515.57	\$424	10.36%	1.70%
2025	\$1,139,099,100	3324	\$11.94	\$342,700	\$4,091.84	\$172	4.39%	1.689%
2024	\$1,045,202,700	3322	\$12.46	\$314,600	\$3,919.92			1.69%
Commercial								
2026	\$2,097,945,175	819	\$23.40	\$2,561,600	\$59,941.44	-\$15	-0.03%	1.65%
2026	\$2,097,945,175	819	\$23.54	\$2,561,600	\$60,300.06	\$344	0.57%	1.66%
2026	\$2,097,945,175	819	\$23.68	\$2,561,600	\$60,658.69	\$702	1.17%	1.67%
2026	\$2,097,945,175	819	\$23.82	\$2,561,600	\$61,017.31	\$1,061	1.77%	1.68%
2026	\$2,097,945,175	819	\$23.97	\$2,561,600	\$61,401.55	\$1,445	2.41%	1.69%
2026	\$2,097,945,175	819	\$24.11	\$2,561,600	\$61,760.18	\$1,804	3.01%	1.70%
2025	\$2,024,891,272	820	\$24.28	\$2,469,380	\$59,956.55	\$2,367	4.11%	1.689%
2024	\$1,856,202,264	819	\$25.41	\$2,266,400	\$57,589.22			1.69%
Industrial								
2026	\$497,213,301	104	\$23.40	\$4,780,900	\$111,873.06	\$441	0.40%	1.65%
2026	\$497,213,301	104	\$23.54	\$4,780,900	\$112,542.39	\$1,110	1.00%	1.66%
2026	\$497,213,301	104	\$23.68	\$4,780,900	\$113,211.71	\$1,780	1.60%	1.67%
2026	\$497,213,301	104	\$23.82	\$4,780,900	\$113,881.04	\$2,449	2.20%	1.68%
2026	\$497,213,301	104	\$23.97	\$4,780,900	\$114,598.17	\$3,166	2.84%	1.69%
2026	\$497,213,301	104	\$24.11	\$4,780,900	\$115,267.50	\$3,835	3.44%	1.70%
2025	\$477,303,900	104	\$24.28	\$4,589,460	\$111,432.09	-\$227	-0.20%	1.689%
2024	\$457,004,940	104	\$25.41	\$4,394,278	\$111,658.61			1.69%

HISTORIC - CIP SHIFT, RES FACTOR AND TAX LEVY

FISCAL YEAR	RES TAX RATE	CIP TAX RATE	CIP SHIFT	TAX LEVY	RES FACTOR	RES SHARES	CIP SHARES
2025	11.94	24.28	1.689	224,830,856	0.8310	66.748	33.252
2024	12.32	25.36	1.70	214,730,458	0.8260	66.157	33.843
2023	13.09	27.27	1.699	207,909,726	0.8160	64.612	35.387
2022	13.74	29.00	1.71	200,061,160	0.8104	63.962	36.038
2021	14.05	30.09	1.72	195,576,600	0.8029	63.029	36.971
2020	14.98	32.30	1.72	196,153,144	0.7976	62.258	37.742
2019	15.38	33.61	1.72	191,224,337	0.7873	60.777	39.223
2018	16.32	35.39	1.71	188,453,913	0.7810	59.921	40.079
2017	16.71	36.52	1.70	182,403,844	0.7780	59.070	40.930
2016	17.38	37.98	1.71	176,466,162	0.7825	59.899	40.101
2015	17.82	38.99	1.71	173,512,298	0.7815	59.757	40.243
2014	18.29	40.92	1.74	170,290,441	0.7778	59.821	40.179
2013	17.84	39.98	1.74	167,025,508	0.7763	59.613	40.387
2012	16.94	38.05	1.75	163,723,467	0.7791	60.179	39.821
2011	16.04	37.12	1.75	158,229,056	0.7560	57.050	42.950
2010	14.53	33.68	1.75	152,705,218	0.7551	56.927	43.073
2009	12.83	29.46	1.75	147,026,696	0.7622	57.876	42.124
2008	12.53	28.09	1.75	141,278,352	0.7805	60.391	39.609
2007	11.85	28.41	1.83	135,707,757	0.7633	59.393	40.608
2006	11.34	29.09	1.90	131,521,569	0.7408	57.518	42.482
2005	11.79	31.21	1.93	125,542,766	0.7289	56.443	43.558
2004	13.31	29.68	1.69	120,629,117	0.7580	56.118	43.882
2003	12.68	29.20	1.73	114,871,058	0.7514	56.059	43.942
2002	16.95	31.27	1.47	102,602,969	0.7970	55.654	44.347

ANNUAL OPTIONS (1 of 2)

▪ ***Open Space Discount***

Class 2 property is property which is not otherwise classified and which is not taxable under the provisions of Chapter 61, 61A, or 61B, or taxable under a permanent conservation restriction, and which land is not held for the production of income but is maintained in an open or natural condition and which contributes significantly to the benefit and enjoyment of the public.

The Open Space Discount allows for designated land to receive up to 25% reduction or 75% of the residential factor. This discount increases the Residential Tax Rate.

THIS OPTION HAS LESS BENEFIT THAN CHAPTER LAND DESIGNATION AND IT IS NOT USUALLY ENACTED BY COMMUNITIES

ANNUAL OPTIONS (2 of 2)

▪ ***Small Commercial Exemption***

*The Small Commercial Exemption grants an exemption amount **up to 10% of Class Three**, Commercial properties that are occupied by businesses with an average annual employment of no more than 10 people and an assessed valuation of less than 1,000,000.*

TAX RATE IMPACT: *Adopting a Small Commercial exemption **increases the commercial and industrial tax rates**. The amount of the tax levy paid by those two classes remains the same, but because of the exempted valuation, it is distributed over less assessed value. This higher rate creates a shift that reduces the taxes paid by owners of properties occupied by small businesses and shifts them to larger commercial and industrial taxpayers.*

Some communities that have previously adopted this: Auburn, Avon, Bellingham, Berlin, Braintree, Chelmsford, Dartmouth, Erving, New Ashford, North Attleborough, Seekonk, Swampscott, Westford, Wrentham

Hearing Protocol

- *Tax burden choices and options made by City Council; majority vote*
- *Mayor has power to veto the city council's chosen percentages within 10 days, or decline sooner.*
- *City Council may override Mayor's veto with a 2/3 vote*

Required Hearing Decisions by City Council

REQUIRED to choose

Choose Residential Factor/CIP shift for FY2026 (amount of tax burden shift)

OPTIONS:

- Open Space Discount; if yes, percentage amount, **up to 25%**
- Small Commercial Exemption; if yes, percentage amount, **up to 10%**



Thank You

