



Lincoln Finance Committee

Tax Analysis Handouts

Town Meeting

March 29, 2014

Tax Data 2014

Comparisons to Neighboring Towns

| Municipality | Single Family Parcels | Single Family Average Value (\$) | Residential Tax Rate (\$ per \$1,000 AV) | Average Single Family Tax Bill (\$) |
|--------------|--------------------------|--|--|---|
| Weston | 3,352 | 1,400,790 | 12.73 | 17,832 |
| Lincoln | 1,511 | 953,673 | 14.41 | 13,742 |
| Concord | 4,591 | 847,682 | 14.45 | 12,249 |
| Lexington | 8,996 | 740,204 | 15.51 | 11,481 |
| Bedford | 3,429 | 538,585 | 15.71 | 8,461 |
| Sudbury | 5,397 | 640,277 | 18.03 | 11,544 |
| Wayland | 4,053 | 598,679 | 18.33 | 10,974 |
| Carlisle | 1,664 | 683,051 | 18.64 | 12,732 |

Single Family Residential Taxes

Comparisons Across 8 Neighboring Towns

| <i>Lincoln's ranking</i> | Level in 2014 | Growth Rate 1999-2014 |
|--------------------------------------|-------------------------|-------------------------|
| Average Single Family Tax Bill | 2 nd highest | 2 nd lowest |
| Single Family Average Assessed Value | 2 nd highest | lowest |
| Single Family Tax Rate | 2 nd lowest | 3 rd highest |

Average Single Family Tax Bill

Towns Ranked in Order of 2014 Residential Tax Rate
from lowest to highest

| | 1988 | 1994 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 |
|---------------------------------|----------|----------|----------|----------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Weston | \$ 4,477 | \$ 6,136 | \$ 7,753 | \$ 8,064 | \$ 8,862 | \$ 9,893 | \$ 10,783 | \$ 11,238 | \$ 11,767 | \$ 12,865 | \$ 13,739 | \$ 14,537 | \$ 15,293 | \$ 15,542 | \$ 15,835 | \$ 16,643 | \$ 16,921 | \$ 17,832 |
| Lincoln | \$ 3,624 | \$ 5,740 | \$ 7,127 | \$ 7,475 | \$ 7,527 | \$ 8,163 | \$ 8,739 | \$ 9,394 | \$ 9,730 | \$ 10,498 | \$ 10,790 | \$ 10,870 | \$ 11,466 | \$ 11,684 | \$ 12,378 | \$ 13,322 | \$ 13,254 | \$ 13,742 |
| Concord | \$ 2,992 | \$ 4,421 | \$ 5,513 | \$ 5,655 | \$ 5,921 | \$ 6,633 | \$ 7,270 | \$ 7,987 | \$ 8,805 | \$ 9,271 | \$ 9,740 | \$ 10,125 | \$ 10,708 | \$ 10,939 | \$ 11,074 | \$ 11,564 | \$ 11,802 | \$ 12,249 |
| Lexington | \$ 2,430 | \$ 3,869 | \$ 4,604 | \$ 4,689 | \$ 5,175 | \$ 5,389 | \$ 5,775 | \$ 6,428 | \$ 7,248 | \$ 7,739 | \$ 8,266 | \$ 8,788 | \$ 9,109 | \$ 9,584 | \$ 10,032 | \$ 10,441 | \$ 10,906 | \$ 11,481 |
| Bedford | \$ 2,051 | \$ 2,547 | \$ 3,521 | \$ 3,726 | \$ 4,016 | \$ 4,089 | \$ 4,582 | \$ 5,031 | \$ 5,440 | \$ 5,861 | \$ 5,969 | \$ 6,086 | \$ 6,416 | \$ 6,627 | \$ 7,358 | \$ 7,883 | \$ 7,963 | \$ 8,461 |
| Sudbury | \$ 2,803 | \$ 4,195 | \$ 5,459 | \$ 5,987 | \$ 6,636 | \$ 7,399 | \$ 8,052 | \$ 8,025 | \$ 8,101 | \$ 8,956 | \$ 9,221 | \$ 9,758 | \$ 10,123 | \$ 10,460 | \$ 10,695 | \$ 10,937 | \$ 11,205 | \$ 11,544 |
| Wayland | \$ 3,092 | \$ 4,615 | \$ 5,800 | \$ 5,917 | \$ 6,190 | \$ 6,505 | \$ 7,190 | \$ 7,595 | \$ 7,904 | \$ 8,693 | \$ 9,548 | \$ 9,772 | \$ 10,603 | \$ 10,982 | \$ 11,471 | \$ 11,274 | \$ 10,529 | \$ 10,974 |
| Carlisle | \$ 3,287 | \$ 5,043 | \$ 6,034 | \$ 7,023 | \$ 7,367 | \$ 7,913 | \$ 8,565 | \$ 9,016 | \$ 9,224 | \$ 9,588 | \$ 9,833 | \$ 10,610 | \$ 10,913 | \$ 11,276 | \$ 11,650 | \$ 11,900 | \$ 11,960 | \$ 12,732 |
| 8 Town Average (unwgted) | \$ 3,095 | \$ 3,860 | \$ 4,810 | \$ 5,050 | \$ 5,374 | \$ 5,807 | \$ 6,276 | \$ 6,754 | \$ 7,097 | \$ 7,596 | \$ 7,974 | \$ 8,307 | \$ 8,701 | \$ 8,976 | \$ 9,314 | \$ 9,694 | \$ 9,914 | \$ 10,286 |

Average Single Family Tax Bill

| Average Annual Growth Rates | | | | | | Decades | | 15 year Period | 26 Year Period | Growth rate ranking: high growth = 1 | | | | | Decades | | 15 year Period | 26 Year Period |
|-----------------------------|---------|---------|---------|---------|---------|---------|---------|----------------|----------------|--------------------------------------|---------|---------|---------|---------|---------|---------|----------------|----------------|
| | 1988-94 | 1994-99 | 1999-04 | 2004-09 | 2009-14 | 1994-04 | 2004-14 | 1999-2014 | 1988-2014 | 1988-94 | 1994-99 | 1999-04 | 2004-09 | 2009-14 | 1994-04 | 2004-14 | 1999-2014 | 1988-2014 |
| | Weston | 5.4% | 4.8% | 7.7% | 6.4% | 3.1% | 6.2% | 4.7% | 5.7% | 5.5% | 7 | 3 | 3 | 3 | 5 | 3 | 3 | 3 |
| Lincoln | 8.0% | 4.4% | 5.7% | 4.1% | 3.7% | 5.0% | 3.9% | 4.5% | 5.3% | 2 | 6 | 7 | 7 | 3 | 8 | 5 | 7 | 7 |
| Concord | 6.7% | 4.5% | 7.7% | 6.0% | 2.7% | 6.1% | 4.4% | 5.5% | 5.6% | 6 | 5 | 4 | 4 | 6 | 4 | 4 | 4 | 4 |
| Lexington | 8.1% | 3.5% | 6.9% | 7.2% | 4.7% | 5.2% | 6.0% | 6.3% | 6.2% | 1 | 8 | 6 | 1 | 2 | 6 | 1 | 1 | 1 |
| Bedford | 3.7% | 6.7% | 7.4% | 5.0% | 5.7% | 7.0% | 5.3% | 6.0% | 5.6% | 8 | 1 | 5 | 5 | 1 | 1 | 2 | 2 | 2 |
| Sudbury | 7.0% | 5.4% | 8.0% | 4.8% | 2.7% | 6.7% | 3.7% | 5.1% | 5.6% | 4 | 2 | 2 | 6 | 7 | 2 | 7 | 5 | 3 |
| Wayland | 6.9% | 4.7% | 5.5% | 6.9% | 0.7% | 5.1% | 3.7% | 4.3% | 5.0% | 5 | 4 | 8 | 2 | 8 | 7 | 6 | 8 | 8 |
| Carlisle | 7.4% | 3.7% | 8.4% | 3.9% | 3.1% | 6.0% | 3.5% | 5.1% | 5.3% | 3 | 7 | 1 | 8 | 4 | 5 | 8 | 6 | 6 |

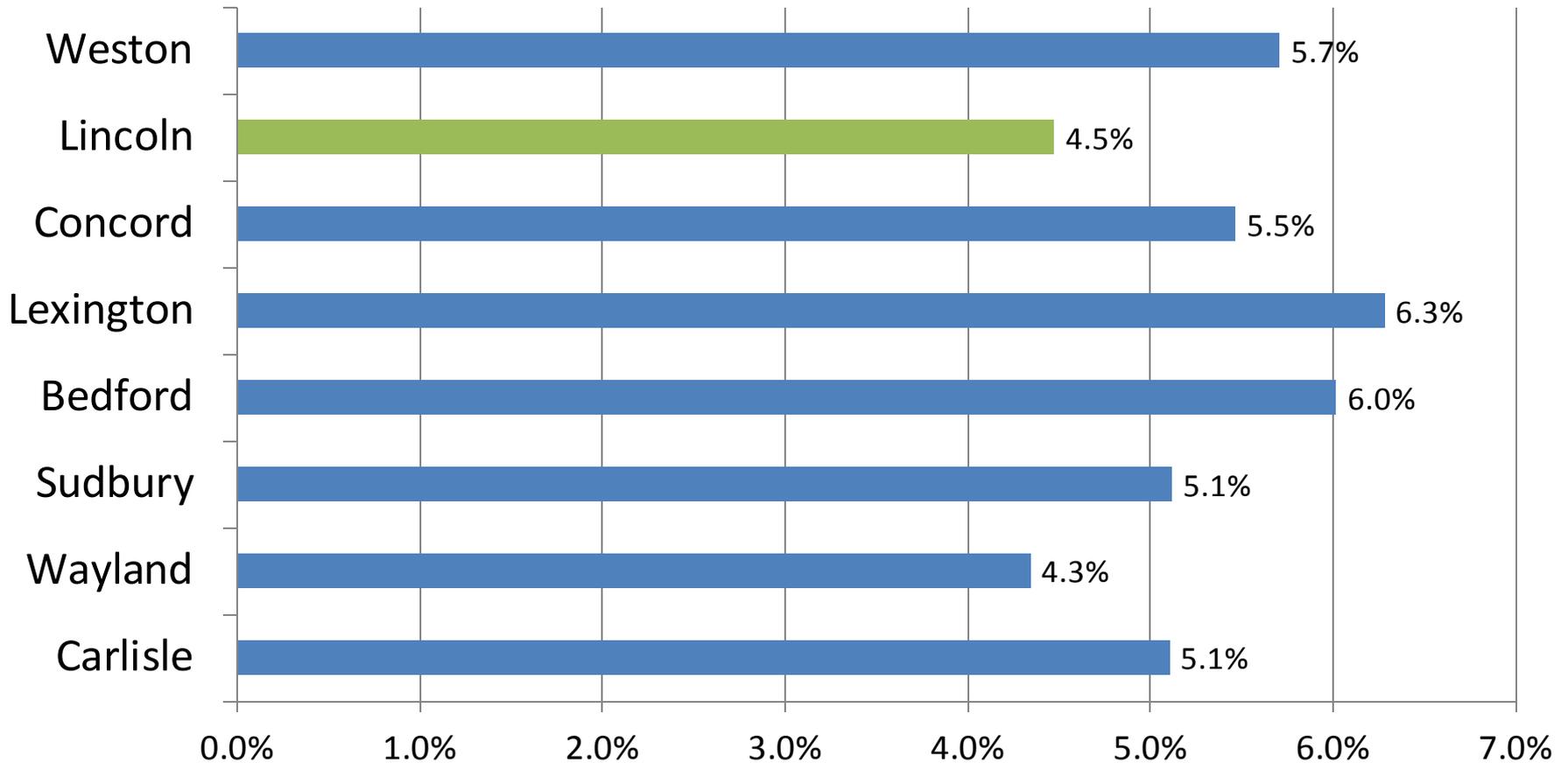
Compiled from data available at:

<http://www.mass.gov/dor/local-officials/municipal-data-and-financial-management/data-bank-reports/property-tax-information.html>

Growth in Average Tax Bill 1999-2014

Lincoln is 2nd Lowest among Neighboring Towns

Average Single Family Tax Bill
Average Annual Growth Rates 1999-2014



Single Family Average Value

Towns Ranked in Order of 2014 Residential Tax Rate from lowest to highest

| | 1988 | 1994 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 |
|---------------------------------|------------|------------|------------|------------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Weston | \$ 396,212 | \$ 468,371 | \$ 660,958 | \$ 673,670 | \$ 685,949 | \$ 975,627 | \$ 1,062,321 | \$ 1,162,135 | \$ 1,243,898 | \$ 1,292,988 | \$ 1,339,054 | \$ 1,362,448 | \$ 1,387,707 | \$ 1,400,149 | \$ 1,390,240 | \$ 1,374,332 | \$ 1,364,557 | \$ 1,400,790 |
| Lincoln | \$ 399,158 | \$ 429,311 | \$ 599,420 | \$ 651,706 | \$ 732,927 | \$ 823,745 | \$ 934,634 | \$ 1,022,243 | \$ 1,070,359 | \$ 1,128,780 | \$ 1,094,354 | \$ 1,053,265 | \$ 1,059,665 | \$ 1,018,661 | \$ 1,000,638 | \$ 964,655 | \$ 931,439 | \$ 953,673 |
| Concord | \$ 251,651 | \$ 316,248 | \$ 463,297 | \$ 467,344 | \$ 472,140 | \$ 674,799 | \$ 754,153 | \$ 754,200 | \$ 898,455 | \$ 906,265 | \$ 922,372 | \$ 944,487 | \$ 899,866 | \$ 835,697 | \$ 839,569 | \$ 851,550 | \$ 838,804 | \$ 847,682 |
| Lexington | \$ 235,500 | \$ 273,255 | \$ 359,954 | \$ 382,739 | \$ 427,359 | \$ 477,709 | \$ 527,430 | \$ 613,954 | \$ 639,120 | \$ 696,540 | \$ 728,903 | \$ 701,925 | \$ 702,346 | \$ 691,470 | \$ 696,677 | \$ 697,450 | \$ 717,526 | \$ 740,204 |
| Bedford | \$ 198,151 | \$ 219,548 | \$ 294,154 | \$ 306,163 | \$ 340,642 | \$ 384,332 | \$ 425,429 | \$ 444,397 | \$ 486,567 | \$ 510,982 | \$ 528,677 | \$ 534,795 | \$ 516,168 | \$ 506,620 | \$ 513,497 | \$ 518,274 | \$ 518,113 | \$ 538,585 |
| Sudbury | \$ 162,418 | \$ 259,772 | \$ 334,879 | \$ 359,388 | \$ 426,486 | \$ 432,961 | \$ 479,865 | \$ 596,201 | \$ 601,849 | \$ 660,961 | \$ 702,816 | \$ 683,843 | \$ 662,080 | \$ 650,508 | \$ 627,988 | \$ 621,410 | \$ 622,862 | \$ 640,277 |
| Wayland | \$ 278,849 | \$ 281,408 | \$ 318,516 | \$ 393,911 | \$ 396,260 | \$ 402,031 | \$ 574,301 | \$ 578,474 | \$ 628,262 | \$ 693,259 | \$ 690,898 | \$ 652,315 | \$ 647,717 | \$ 617,648 | \$ 592,825 | \$ 593,050 | \$ 588,530 | \$ 598,679 |
| Carlisle | \$ 198,514 | \$ 315,379 | \$ 386,310 | \$ 394,578 | \$ 490,453 | \$ 501,450 | \$ 569,094 | \$ 723,044 | \$ 730,874 | \$ 738,114 | \$ 822,143 | \$ 825,035 | \$ 777,301 | \$ 771,254 | \$ 722,226 | \$ 694,276 | \$ 676,475 | \$ 683,051 |
| 8 Town Average (unwgted) | \$ 223,524 | \$ 284,857 | \$ 364,694 | \$ 391,492 | \$ 440,977 | \$ 512,824 | \$ 580,579 | \$ 652,225 | \$ 707,882 | \$ 755,030 | \$ 783,896 | \$ 774,632 | \$ 768,415 | \$ 753,528 | \$ 730,763 | \$ 728,511 | \$ 724,234 | \$ 737,282 |

Single Family Average Value

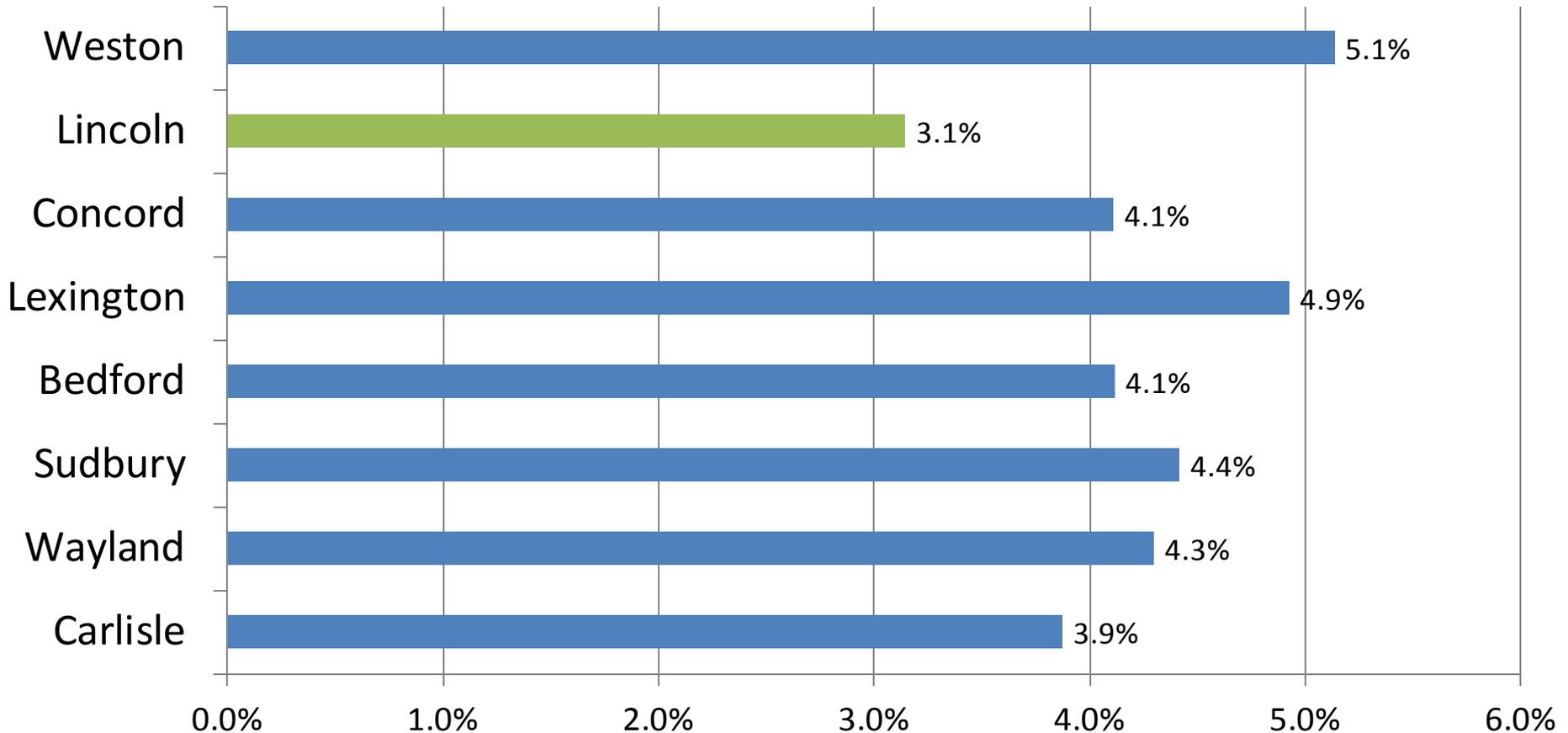
Average Annual Growth Rates

| | Decades | | | | | | | | | | 15 year Period | | 26 Year Period | | Growth rate ranking: high growth = 1 | | | | | | | | | | | | | | |
|-----------|---------|---------|---------|---------|---------|---------|---------|-----------|-----------|---------|----------------|---------|----------------|---------|--------------------------------------|---------|-----------|-----------|---------|---------|---------|---------|---------|---------|---------|-----------|-----------|-----------|--|
| | 1988-94 | | | | | 1994-99 | | | | | 1999-04 | | | | | 2004-09 | | | | | 2009-14 | | | | | 1988-2014 | | 1998-2014 | |
| | 1988-94 | 1994-99 | 1999-04 | 2004-09 | 2009-14 | 1994-04 | 2004-14 | 1999-2014 | 1988-2014 | 1988-94 | 1994-99 | 1999-04 | 2004-09 | 2009-14 | 1994-04 | 2004-14 | 1999-2014 | 1988-2014 | 1988-94 | 1994-99 | 1999-04 | 2004-09 | 2009-14 | 1994-04 | 2004-14 | 1999-2014 | 1988-2014 | | |
| Weston | 2.8% | 7.1% | 11.9% | 3.6% | 0.2% | 9.5% | 1.9% | 5.1% | 5.0% | 4 | 2 | 4 | 1 | 3 | 1 | 3 | 1 | 4 | 2 | 4 | 1 | 3 | 1 | 3 | 1 | 2 | | | |
| Lincoln | 1.2% | 6.9% | 11.3% | 0.7% | -2.1% | 9.1% | -0.7% | 3.1% | 3.4% | 7 | 3 | 6 | 8 | 7 | 3 | 8 | 8 | 7 | 3 | 6 | 8 | 7 | 3 | 8 | 8 | 7 | | | |
| Concord | 3.9% | 7.9% | 10.2% | 3.6% | -1.2% | 9.1% | 1.2% | 4.1% | 4.8% | 3 | 1 | 7 | 2 | 5 | 2 | 4 | 6 | 3 | 1 | 7 | 2 | 5 | 2 | 4 | 6 | 4 | | | |
| Lexington | 2.5% | 5.7% | 11.3% | 2.7% | 1.1% | 8.4% | 1.9% | 4.9% | 4.5% | 5 | 5 | 5 | 4 | 1 | 6 | 2 | 2 | 5 | 5 | 5 | 4 | 1 | 6 | 2 | 2 | 5 | | | |
| Bedford | 1.7% | 6.0% | 8.6% | 3.0% | 0.9% | 7.3% | 1.9% | 4.1% | 3.9% | 6 | 4 | 8 | 3 | 2 | 8 | 1 | 5 | 6 | 4 | 8 | 3 | 2 | 8 | 1 | 5 | 6 | | | |
| Sudbury | 8.1% | 5.2% | 12.2% | 2.1% | -0.7% | 8.7% | 0.7% | 4.4% | 5.4% | 1 | 6 | 3 | 6 | 4 | 4 | 5 | 3 | 1 | 6 | 3 | 6 | 4 | 4 | 5 | 3 | 1 | | | |
| Wayland | 0.2% | 2.5% | 12.7% | 2.3% | -1.6% | 7.5% | 0.3% | 4.3% | 3.0% | 8 | 8 | 2 | 5 | 6 | 7 | 6 | 4 | 8 | 8 | 2 | 5 | 6 | 7 | 6 | 4 | 8 | | | |
| Carlisle | 8.0% | 4.1% | 13.4% | 1.5% | -2.6% | 8.7% | -0.6% | 3.9% | 4.9% | 2 | 7 | 1 | 7 | 8 | 5 | 7 | 7 | 2 | 7 | 1 | 7 | 8 | 5 | 7 | 7 | 3 | | | |

Growth in Average Assessed Value 1999-2014

Lincoln is Lowest among Neighboring Towns

**Single Family Average Assessed Value
Average Annual Growth Rates 1999-2014**



Residential Tax Rate

Towns Ranked in Order of 2014 Residential Tax Rate
from lowest to highest

2014 Residential Tax Rate
ranking: highest rate = 1

| | 1988 | 1994 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 |
|---------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Weston | 11.3 | 13.1 | 11.7 | 12.0 | 12.9 | 10.1 | 10.2 | 9.7 | 9.5 | 10.0 | 10.3 | 10.7 | 11.0 | 11.1 | 11.4 | 12.1 | 12.4 | 12.7 |
| Lincoln | 9.1 | 13.4 | 11.9 | 11.5 | 10.3 | 9.9 | 9.4 | 9.2 | 9.1 | 9.3 | 9.9 | 10.3 | 10.8 | 11.5 | 12.4 | 13.8 | 14.2 | 14.4 |
| Concord | 11.9 | 14.0 | 11.9 | 12.1 | 12.5 | 9.8 | 9.6 | 10.6 | 9.8 | 10.2 | 10.6 | 10.7 | 11.9 | 13.1 | 13.2 | 13.6 | 14.1 | 14.5 |
| Lexington | 10.3 | 14.2 | 12.8 | 12.3 | 12.1 | 11.3 | 11.0 | 10.5 | 11.3 | 11.1 | 11.3 | 12.5 | 13.0 | 13.9 | 14.4 | 15.0 | 15.2 | 15.5 |
| Bedford | 10.4 | 11.6 | 12.0 | 12.2 | 11.8 | 10.6 | 10.8 | 11.3 | 11.2 | 11.5 | 11.3 | 11.4 | 12.4 | 13.1 | 14.3 | 15.2 | 15.4 | 15.7 |
| Sudbury | 17.3 | 16.2 | 16.3 | 16.7 | 15.6 | 17.1 | 16.8 | 13.5 | 13.5 | 13.6 | 13.1 | 14.3 | 15.3 | 16.1 | 17.0 | 17.6 | 18.0 | 18.0 |
| Wayland | 11.1 | 16.4 | 18.2 | 15.0 | 15.6 | 16.2 | 12.5 | 13.1 | 12.6 | 12.5 | 13.8 | 15.0 | 16.4 | 17.8 | 19.4 | 19.0 | 17.9 | 18.3 |
| Carlisle | 16.6 | 16.0 | 15.6 | 17.8 | 15.0 | 15.8 | 15.1 | 12.5 | 12.6 | 13.0 | 12.0 | 12.9 | 14.0 | 14.6 | 16.1 | 17.1 | 17.7 | 18.6 |
| 8 Town Average (unwgted) | 12.2 | 13.6 | 13.5 | 13.2 | 12.4 | 11.7 | 11.0 | 10.5 | 10.2 | 10.2 | 10.3 | 10.9 | 11.6 | 12.2 | 13.0 | 13.6 | 13.9 | 14.2 |

| 1988 | 1994 | 1999 | 2004 | 2009 | 2014 |
|------|------|------|------|------|------|
| 4 | 7 | 8 | 7 | 7 | 8 |
| 8 | 6 | 7 | 8 | 8 | 7 |
| 3 | 5 | 6 | 5 | 6 | 6 |
| 7 | 4 | 4 | 6 | 4 | 5 |
| 6 | 8 | 5 | 4 | 5 | 4 |
| 1 | 2 | 2 | 1 | 2 | 3 |
| 5 | 1 | 1 | 2 | 1 | 2 |
| 2 | 3 | 3 | 3 | 3 | 1 |

Residential Tax Rate

Average Annual Growth Rates

| | Decades | | | | | 15 year Period | | 26 Year Period | | Growth rate ranking: high growth = 1 | | | | | Decades | | 15 year Period | 26 Year Period |
|-----------|---------|---------|---------|---------|---------|----------------|---------|----------------|-----------|--------------------------------------|---------|---------|---------|---------|---------|---------|----------------|----------------|
| | 1988-94 | 1994-99 | 1999-04 | 2004-09 | 2009-14 | 1994-04 | 2004-14 | 1999-2014 | 1988-2014 | 1988-94 | 1994-99 | 1999-04 | 2004-09 | 2009-14 | 1994-04 | 2004-14 | 1999-2014 | 1988-2014 |
| Weston | 2.5% | -2.2% | -3.8% | 2.6% | 2.9% | -3.0% | 2.8% | 0.5% | 0.5% | 5 | 6 | 4 | 4 | 7 | 7 | 8 | 7 | 6 |
| Lincoln | 6.7% | -2.3% | -5.0% | 3.3% | 5.9% | -3.7% | 4.6% | 1.3% | 1.8% | 2 | 7 | 7 | 3 | 1 | 8 | 1 | 4 | 2 |
| Concord | 2.7% | -3.2% | -2.3% | 2.4% | 4.0% | -2.7% | 3.2% | 1.3% | 0.8% | 4 | 8 | 2 | 7 | 4 | 5 | 6 | 2 | 5 |
| Lexington | 5.4% | -2.0% | -3.9% | 4.4% | 3.6% | -3.0% | 4.0% | 1.3% | 1.6% | 3 | 5 | 5 | 2 | 5 | 6 | 3 | 3 | 4 |
| Bedford | 1.9% | 0.6% | -1.1% | 1.9% | 4.8% | -0.2% | 3.3% | 1.8% | 1.6% | 6 | 2 | 1 | 8 | 3 | 1 | 5 | 1 | 3 |
| Sudbury | -1.1% | 0.2% | -3.8% | 2.6% | 3.4% | -1.8% | 3.0% | 0.7% | 0.2% | 8 | 3 | 3 | 5 | 6 | 2 | 7 | 6 | 8 |
| Wayland | 6.7% | 2.1% | -6.3% | 4.5% | 2.3% | -2.2% | 3.4% | 0.0% | 2.0% | 1 | 1 | 8 | 1 | 8 | 3 | 4 | 8 | 1 |
| Carlisle | -0.6% | -0.5% | -4.4% | 2.4% | 5.8% | -2.5% | 4.1% | 1.2% | 0.5% | 7 | 4 | 6 | 6 | 2 | 4 | 2 | 5 | 7 |

Increase in Tax Rate: 1999-2014

Lincoln is 3rd Highest among Neighboring Towns

**Average Annual Growth of
Residential Tax Rate 1999-2014**

