

**BOARD OF SELECTMEN
MEETING AGENDA**

**Fuller Meadow School
Nathan Media Room**

143 South Main Street, Middleton, MA 01949

Tuesday, December 5, 2017

7:00 PM

This meeting is being recorded

1. 7:00 PM Warrant
Minutes
Town Administrator
2. 7:10 PM Tax classification hearing for Fiscal Year 2018

Review of Fiscal Year 2018 final valuations approved by state Department of Revenue
votes required under Massachusetts General Law, Chapter 59, Section 2:
 1. To discount up to 25% of Open Space (No, as there are no qualifying parcels)
 2. To adopt up to a 20% Residential Exemption (Yes or No, and if Yes, at what %)
 3. To adopt up to a 10% Small Commercial Exemption (No, as there are no eligible parcels)
 4. To determine the percentage of the tax levy to be borne by the two main property classes:

Residential and CIP (Commercial, Industrial and Personal):
A. 100% factor or unity for both classes
B. A CIP factor between 100-150% of Residential factor as shown on options chart
3. 7:30 PM Vote to appoint Thomas Darisso as a Member the Middleton Historical Commission through June 30, 2019
4. 7:35 PM Vote to appoint Town Counsel as of January 1, 2018, through June 30, 2018 (continuation from November 21, 2017 Board of Selectmen's meeting)
5. 7:50 PM Vote to accept the following donations on behalf of the Middleton Food Bank:
 - \$5,000 from the Ipswich Charitable Foundation
 - \$1,000 from the Jeff and Carol Curvey Foundation
 - \$500 from Kelly Properties LLC
6. 7:55 PM Vote to accept a donation of \$1,000 from Middleton Family Medicine to the Middleton Council on Aging
7. 8:00 PM Fiscal Year 2019 budget overview and 2018 Annual Town Meeting/Fiscal Year 2019 budget timeline discussion
8. 8:10 PM Discussion of public facilities and next steps
9. 8:35 PM New Business: Reserved for topics that the Chair did not reasonably anticipate would be discussed

The Board reserves the right to consider items on the agenda out of order. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

**Selectmen's Meeting
Fuller Meadow School
November 22, 2016
Executive Session**

Call to Order – Mr. Rick Kassiotis called the meeting to order at 8:21 p.m. using a roll call vote with the following voting in favor: Chairman Timothy Houten, Mr. Todd Moreschi, Mr. Kosta Prentakis, Mr. Brian Cresta and Mr. Rick Kassiotis. The Board also invited Town Administrator Mr. Andy Sheehan and Assistant Town Administrator Mr. Ryan Ferrara to participate in the Executive Session.

Lola Anderson – The Board approved assistance for the Anderson family through the Mansfield Fund for the Thanksgiving and Christmas meal vouchers. The family does not currently have heat running in the home. Mr. Sheehan has reviewed the Mansfield fund availability and has determined there are sufficient funds available. The Board decided to provide a donation in the amount of \$500.00 in one payment to Lola's Father, Mr. Robert Anderson.

Assistant Treasurer/Collector - Don Carter informed the office that Belinda Young is a candidate for Treasurer in Georgetown. The Town has been grooming her to take Mr. Carter's place after retirement which is scheduled for June 2018. Ms. Young has been given no formal guarantee she will be named Treasurer/Collector and has applied for the Treasurer/Collector position in Georgetown. Her current salary is \$52,000 and the top salary for Treasurer in Georgetown is \$70,000. The Board discussed closing the gap between the two salaries over the next couple of years. Mr. Cresta expressed appreciation for Ms. Young's contributions and would like to see her in the Treasurer/Collector position when Mr. Carter retires. Mr. Sheehan discussed with Ms. Young the consideration of a retention bonus over the course of 18 months. Mr. Sheehan suggested the retention bonus start in September 2017 and stagger the increase until Mr. Carter leaves. The Board requested that Mr. Sheehan confirm Mr. Carter anticipated retirement date and develop a retention bonus for Ms. Young.

Robert LaBossiere – Mr. LaBossiere has approached Mr. Sheehan for discussion of a raise in salary which is currently just over \$100,000. Mr. Sheehan will setup a meeting and have further discussion regarding what compensation he is looking for. Mr. Sheehan will report back to the Board. The same discussion will be had with Katrina O'Leary, the Town Planner.

Andrew Sheehan- Mr. Sheehan requested the Board conduct a performance review per the terms of Mr. Sheehan's contract. The review will include feedback of the Board as well as review of goals. There is also a need for review of compensation.

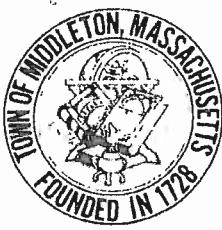
Health Insurance- Mr. Kassiotis recused himself from the discussion on Health Insurance and recused himself from the remainder of the meeting. Mr. Ferrara informed the Board MIIA is anticipating insurance rates will increase between 8-12%. Mr. Ferrara presented the projected impacts of the change at 12%. Mr. Cresta expressed interest in seeking options outside of MIIA for comparison.

The meeting was adjourned at 10:00 p.m. The Board of Selectmen did not return to open session.

Respectfully submitted,

Michelle Creasi
Michelle Creasi, Recording Secretary

Rick Kassiotis, Clerk



Town of Middleton
48 South Main Street
Board of Assessors
Middleton, Massachusetts
01949-2253
978-774-2099
www.townofmiddleton.org

December 5, 2017

Board of Selectmen
Town of Middleton
48 South Main Street
Middleton, MA 01949

Re: FY 2018 Classification Hearing and Departmental Report for the Selectmen

Dear Selectmen:

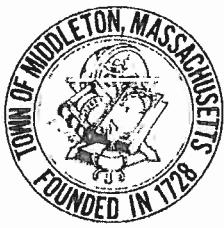
The Assessors are pleased to submit documentation for the Classification Hearing for FY 2018. Please see the attached Classification packet. The Selectmen must vote annually on these questions in order to complete the tax rate setting process.

I would now like to update the Board on the Assessors department:

1. This fiscal year was an Interim Adjustment of values for Middleton. Sales and other market data from calendar 2016 was used to determine values. As usual, various neighborhoods and complexes saw increases, decreases and some with no significant change. The revaluation resulted in an overall increase of 5.8 % in the current to previous valuation. There was a 5.9% increase in the current to previous class for single family homes class. Our current overall assessment to sale median ratio is 96%.

The average single family tax bill increase is \$486.74 based on the projected tax rate of \$14.09. The average condominium tax bill increase is \$208.33 based on the projected rate.

This was another major growth year for Middleton. New homes and condos represented 56% of this year's growth. Commercial/Industrial growth was attributed to several new commercial/industrial projects that were completed including the new ice rink. (See attachment of growth detail for more breakdown of growth).



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2. Our next certified revaluation will be in 2022. Recent changes in the law have eliminated triennial certifications and spaced them to every five years. Interim adjustment of values are still required.
3. We have cooperated with other departments in developing various layers for the GIS system. Some are complete and others are still in development. We look forward to more layer development to make GIS an integral part of our municipality.
4. Our department looks forward to utilizing more technology in the future to streamline many internal functions. We also continue to improve the education level of our department through coursework and continuing education seminars.

I would again like to take this opportunity to cordially thank my staff and my Board for their hard work and support during this past year and to other town departments for their cooperation.

Respectfully,

Bradford W. Swanson, M.A.A.
Assistant Assessor/Appraiser

TOWN OF MIDDLETON



BOARD OF SELECTMEN TAX CLASSIFICATION HEARING PACKET

FISCAL YEAR 2018

DECEMBER 5, 2017

PREPARED BY THE
BOARD OF ASSESSORS

JEFFREY P. GARBER, CHMN
PATRICIA A. OHLSON M.A.A., CLERK.
DEBORAH J. CARBONE M.A.A.

BRADFORD W. SWANSON M.A.A.
ASSISTANT ASSESSOR

1 *Tax rate used is not final. It is a rough estimate for Classification purposes only.

This information is intended to provide the Board of Selectmen with the necessary information to conduct a Public Hearing on the tax classification options available under the Massachusetts General Laws.

During the State mandated Classification Hearing, the Board of Selectmen must vote on the following in order to establish a tax rate:

1. OPEN SPACE DISCOUNT:

Open space is land maintained in an open or natural condition which contributes significantly to the benefit and enjoyment of the public and which is not

- subject to a permanent conservation restriction;
- held for the production of income;
- taxable under the provisions of
 - Chapter 61 (forest land)
 - Chapter 61A (farm land)
 - Chapter 61B (recreation land).

The Board of Selectmen may discount up to 25% of the Open Space share of taxes.

The Board of Assessors has determined that Middleton does not have any Open Space land.

2 *Tax rate used is not final. It is a rough estimate for Classification purposes only.

2. RESIDENTIAL EXEMPTION:

The Board of Selectmen may adopt an exemption of up to 20% to shift the Residential Class tax burden from lower assessed properties that are the principal residence of a taxpayer to higher assessed properties and properties that are not the principal residence of a taxpayer.

RESIDENTIAL CLASS VALUE	\$	1,644,695,469
PARCELS		3,318
AVERAGE	\$	495,689
EXEMPTION %		20%
EXEMPT VALUE/PARCEL	\$	99,138
PARCELS		3,318
TOTAL EXMPT VALUE	\$	(328,939,094)
NEW RESDTL VALUE	\$	1,315,756,375
RESIDENTIAL TAXES	\$	21,753,024
NEW RESDTL TAX RATE	\$	16.53

EXAMPLES

ASSESSED VALUE	\$	321,960	\$	471,960	\$	621,960
TAX RATE W/O EXEMPTION	\$	13.95	\$	13.95	\$	13.95
TAXES PAID	\$	4,491.34	\$	6,583.84	\$	8,676.34
SAVINGS/COSTS	\$	(807.49)	\$	(420.08)	\$	(32.67)
TAXES PAID	\$	3,683.86	\$	6,163.77	\$	8,643.67
TAX RATE W/O EXEMPTION	\$	16.53	\$	16.53	\$	16.53
NEW ASSESSED VALUE	\$	222,822	\$	372,822	\$	522,822
EXEMPT VALUE/PARCEL	\$	(99,138)	\$	(99,138)	\$	(99,138)
ASSESSED VALUE	\$	321,960	\$	471,960	\$	621,960

3 *Tax rate used is not final. It is a rough estimate for Classification purposes only.

3. SMALL COMMERCIAL EXEMPTION:

The Board of Selectmen may adopt an exemption of up to 10% to shift the Commercial Class tax burden from eligible parcels to ineligible parcels. Eligible parcels must have a valuation of less than \$1,000,000 and be owned by a business that employs fewer than 10 employees as certified by the Department of Workforce Development- Division of Unemployment Assistance to the Board of Assessors. The mechanics of the Small Commercial Exemption are similar to the Residential Exemption.

The Board of Assessors has determined that there are no eligible parcels in Middleton.

4. CLASSIFICATION:

The Board of Selectmen may shift the Town's tax burden from the Residential Class to the Commercial, Industrial and Personal Property Classes as long as the shift does not exceed the Minimum Residential Factor. Middleton's Minimum Residential Factor is 83.04%. This means that no more than 16.95% of the residential Class burden can be shifted to the Commercial, Industrial and Personal Property Classes.

The following page contains information on the impact of any shift of the tax burden.

4 *Tax rate used is not final. It is a rough estimate for Classification purposes only.

Town of Middleton

Classification Hearing

CLASS	VALUE	PERCENT	RATE 100%	RATE 110%	RATE 125%	RATE 150%	TAXES PAID 100%	TAXES PAID 110%	TAXES PAID 125%	TAXES PAID 150%
1. RESIDENTIAL	\$ 1,644,695,469	83.05%	\$ 14.09	\$ 13.80	\$ 13.37	\$ 12.65	\$ 23,173,759	\$ 22,700,638	\$ 21,990,956	\$ 20,808,153
2. OPEN SPACE	\$ -	0.00%	\$ 14.09	\$ 15.50	\$ 17.61	\$ 21.14	\$ -	\$ -	\$ -	\$ -
3. COMMERCIAL	\$ 218,433,004	11.03%	\$ 14.09	\$ 15.50	\$ 17.61	\$ 21.14	\$ 3,077,721	\$ 3,385,493	\$ 3,847,151	\$ 4,616,582
4. INDUSTRIAL	\$ 70,957,400	3.58%	\$ 14.09	\$ 15.50	\$ 17.61	\$ 21.14	\$ 999,790	\$ 1,099,769	\$ 1,249,737	\$ 1,499,685
5. PERSONAL	\$ 46,394,707	2.34%	\$ 14.09	\$ 15.50	\$ 17.61	\$ 21.14	\$ 653,701	\$ 719,072	\$ 817,127	\$ 980,552
	\$ 1,980,480,580	100.00%					\$ 27,904,971	\$ 27,904,971	\$ 27,904,971	\$ 27,904,971
CLASS	PARCELS	AVE VALUE	RATE 100%	RATE 110%	RATE 125%	RATE 150%	AVE TAXES PAID @ 100%	AVE TAXES PAID @ 110%	AVE TAXES PAID @ 125%	AVE TAXES PAID @ 150%
1. RESIDENTIAL	3318	\$ 495,689	\$ 14.09	\$ 13.80	\$ 13.37	\$ 12.65	\$ 6,984	\$ 6,842	\$ 6,628	\$ 6,271
2. OPEN SPACE	0	\$ -	\$ 14.09	\$ 15.50	\$ 17.61	\$ 21.14	\$ -	\$ -	\$ -	\$ -
3. COMMERCIAL	185	\$ 1,180,719	\$ 14.09	\$ 15.50	\$ 17.61	\$ 21.14	\$ 16,636	\$ 18,300	\$ 20,795	\$ 24,954
4. INDUSTRIAL	63	\$ 1,126,308	\$ 14.09	\$ 15.50	\$ 17.61	\$ 21.14	\$ 15,870	\$ 17,457	\$ 19,837	\$ 23,805
5. PERSONAL	272	\$ 170,569	\$ 14.09	\$ 15.50	\$ 17.61	\$ 21.14	\$ 2,403	\$ 2,644	\$ 3,004	\$ 3,605
AVERAGE SINGLE FAMILY HOUSE TAX SAVINGS @ CLASSIFIED RATE		\$ 578,904	\$ 14.09	\$ 13.80	\$ 13.37	\$ 12.65	\$ 8,157	\$ 7,990 (\$167)	\$ 7,740 (\$416)	\$ 7,324 (\$833)
TAX COSTS @ CLASSIFIED RATE AVERAGE C&I PROPERTY		\$ 1,166,897	\$ 14.09	\$ 15.50	\$ 17.61	\$ 21.14	\$ 16,442	\$ 18,086 \$ 1,644	\$ 20,552 \$ 4,110	\$ 24,662 \$ 8,221

*Tax Rate is for Classification purposes only. Growth and final values not yet certified by D.O.R.

11/29/2017

**Average Tax Bills
In Essex County**

Community	Average Single	Average Single	% change	FY17 rate	FY18 rate	% Change	Net result	Ave Tax Bill	Ave Tax Bill %	Ave Tax Bill
	Family Home 17	Family Home 18	valuation			tax rate			change	change
<i>Middleton</i>	\$ 549,822	\$ 578,904	5.29%	\$ 13.95	\$ 14.09	1.00%	6.29%	\$ 8,156.76	6.35%	\$ 486.74
<i>Topsfield</i>	\$ 551,085	\$ 583,083	5.81%	\$ 16.93	\$ 17.08	0.89%	6.69%	\$ 9,959.06	6.74%	\$ 629.19
<i>Boxford</i>	\$ 607,635	\$ 622,989	2.53%	\$ 16.31	\$ 16.20	-0.67%	1.85%	\$ 10,092.42	1.84%	\$ 181.89
Newbury	\$ 479,372	\$ 493,456	2.94%	\$ 10.61	\$ 10.90	2.73%	5.67%	\$ 5,378.67	5.75%	\$ 292.53
Danvers	\$ 407,393	\$ 444,964	9.22%	\$ 14.19	\$ 13.54	-4.58%	4.64%	\$ 6,025.00	4.22%	\$ 244.09
Rowley	\$ 426,237	\$ 429,979	0.88%	\$ 14.14	\$ 14.58	3.11%	3.99%	\$ 6,269.09	4.02%	\$ 242.10
Rockport	\$ 537,997	\$ 625,979	16.35%	\$ 11.28	\$ 10.11	-10.37%	5.98%	\$ 6,328.65	4.29%	\$ 260.04
Nahant	\$ 601,033	\$ 626,303	4.20%	\$ 10.47	\$ 10.25	-2.10%	2.10%	\$ 6,419.61	2.01%	\$ 126.79
Amesbury	\$ 331,684	\$ 354,891	7.00%	\$ 19.95	\$ 18.99	-4.81%	2.18%	\$ 6,739.38	1.85%	\$ 122.28
Georgetown	\$ 402,386	\$ 425,181	5.66%	\$ 16.21	\$ 15.88	-2.04%	3.63%	\$ 6,751.87	3.51%	\$ 229.20
Ipswich	\$ 497,915	\$ 514,911	3.41%	\$ 14.19	\$ 14.24	0.35%	3.77%	\$ 7,332.33	3.78%	\$ 266.92
No. Andover	\$ 510,523	\$ 519,578	1.77%	\$ 14.28	\$ 14.53	1.75%	3.52%	\$ 7,549.47	3.56%	\$ 259.20
W. Newbury	\$ 529,877	\$ 539,137	1.75%	\$ 14.55	\$ 14.56	0.07%	1.82%	\$ 7,849.83	1.82%	\$ 140.12
Marblehead	\$ 754,460	\$ 781,003	3.52%	\$ 11.01	\$ 11.02	0.09%	3.61%	\$ 8,606.65	3.61%	\$ 300.05
Lynnfield	\$ 618,665	\$ 630,402	1.90%	\$ 13.78	\$ 13.76	-0.15%	1.75%	\$ 8,674.33	1.75%	\$ 149.13
No. Reading*	\$ 531,023	\$ 537,467	1.21%	\$ 16.13	\$ 16.34	1.30%	2.52%	\$ 8,782.21	2.53%	\$ 216.81
Wenham	\$ 599,552	\$ 606,711	1.19%	\$ 18.33	\$ 18.79	2.51%	3.70%	\$ 11,400.10	3.73%	\$ 410.31
Manchester	\$ 1,109,813	\$ 1,127,277	1.57%	\$ 11.00	\$ 11.03	0.27%	1.85%	\$ 12,433.87	1.85%	\$ 225.92
AVERAGE	\$ 484,404	\$ 580,123	-46.39%	\$ 14.55	\$ 14.47	-48.88%	-95.27%	\$ 4,135.69	-46.77%	\$ (2,765.73)
Median average	\$ 510,523	\$ 559,021						\$ 5,378.67		

TOWN OF MIDDLETON

TOTAL VALUES BY CLASS HISTORICALLY

FY	Residential	Commercial	Industrial	Personal Property	Total	RES % of Total	C I P % of Total
1991	\$ 383,561,059	\$ 105,943,367	\$ 38,610,030	\$ 4,438,994	\$ 532,553,450	72.0	28.0
1992	\$ 345,340,872	\$ 104,248,112	\$ 34,357,100	\$ 8,264,907	\$ 492,210,991	70.2	29.8
1993	\$ 339,604,010	\$ 103,748,194	\$ 30,956,440	\$ 8,177,547	\$ 482,486,191	70.4	29.6
1994	\$ 348,722,071	\$ 105,145,323	\$ 30,352,710	\$ 8,469,065	\$ 492,689,169	70.8	29.2
1995	\$ 360,619,688	\$ 105,825,635	\$ 30,324,340	\$ 24,100,310	\$ 520,869,973	69.2	30.8
1996	\$ 399,156,455	\$ 99,892,939	\$ 27,168,390	\$ 10,504,310	\$ 536,722,094	74.4	25.6
1997	\$ 403,909,749	\$ 93,176,267	\$ 25,664,650	\$ 10,874,090	\$ 533,624,756	75.7	24.3
1998	\$ 429,637,276	\$ 97,505,941	\$ 27,062,410	\$ 11,377,110	\$ 565,582,737	76.0	24.0
1999	\$ 493,721,578	\$ 109,778,183	\$ 32,858,480	\$ 11,752,250	\$ 648,110,491	76.2	23.8
2000	\$ 510,647,683	\$ 107,787,274	\$ 32,118,893	\$ 12,431,485	\$ 662,985,335	77.0	23.0
2001	\$ 638,533,308	\$ 115,263,085	\$ 33,808,819	\$ 12,727,770	\$ 800,332,982	79.8	20.2
2002	\$ 776,039,716	\$ 130,673,551	\$ 38,153,810	\$ 16,510,730	\$ 961,377,807	80.7	19.3
2003	\$ 928,028,503	\$ 139,563,942	\$ 41,544,570	\$ 16,728,580	\$ 1,125,865,595	82.4	17.6
2004	\$ 1,048,574,320	\$ 141,225,273	\$ 41,732,670	\$ 19,310,250	\$ 1,250,842,513	83.8	16.2
2005	\$ 1,158,469,389	\$ 150,731,878	\$ 45,050,570	\$ 32,140,330	\$ 1,386,392,167	83.6	16.4
2006	\$ 1,302,816,103	\$ 145,008,136	\$ 45,491,130	\$ 32,681,560	\$ 1,525,996,929	85.4	14.6
2007	\$ 1,395,799,970	\$ 159,954,858	\$ 46,547,070	\$ 34,882,740	\$ 1,637,184,638	85.3	14.7
2008	\$ 1,466,783,487	\$ 191,497,302	\$ 54,237,400	\$ 37,901,380	\$ 1,750,419,569	83.8	16.2
2009	\$ 1,372,474,315	\$ 198,205,068	\$ 53,933,700	\$ 44,584,640	\$ 1,669,197,723	82.2	17.8
2010	\$ 1,268,424,640	\$ 196,849,217	\$ 59,579,100	\$ 50,591,580	\$ 1,575,444,537	80.5	19.5
2011	\$ 1,293,728,667	\$ 192,903,411	\$ 57,095,800	\$ 46,150,348	\$ 1,589,878,226	81.4	18.6
2012	\$ 1,296,726,278	\$ 177,190,183	\$ 58,113,600	\$ 46,347,793	\$ 1,578,377,854	82.2	17.8
2013	\$ 1,298,546,821	\$ 169,439,889	\$ 57,347,800	\$ 44,049,599	\$ 1,569,384,109	82.7	17.3
2014	\$ 1,339,427,196	\$ 177,093,210	\$ 57,348,600	\$ 46,806,572	\$ 1,620,675,578	82.6	17.4
2015	\$ 1,415,175,272	\$ 181,829,713	\$ 57,600,100	\$ 47,042,134	\$ 1,701,647,219	83.2	16.8
2016	\$ 1,483,941,972	\$ 187,537,809	\$ 60,162,200	\$ 47,930,565	\$ 1,779,572,546	83.4	16.6
2017	\$ 1,559,356,526	\$ 202,236,252	\$ 62,273,200	\$ 47,768,045	\$ 1,871,634,023	83.3	16.7
2018	\$ 1,644,695,469	\$ 218,433,004	\$ 70,957,400	\$ 46,394,707	\$ 1,980,480,580	83.0	17.0
<i>Ave</i>	<i>\$ 1,197,416,343</i>	<i>\$ 164,721,670</i>	<i>\$ 50,118,835</i>	<i>\$ 35,365,895</i>	<i>\$ 1,447,622,742</i>	<i>79.3</i>	<i>20.7</i>

TOWN OF MIDDLETON

AVERAGE SINGLE FAMILY TAX BILL HISTORICALLY

Total Assessed				% change		Average		% change		Tax Rate Change	
FY	Value	Parcels	Average Value	Tax Rate	Tax Bill	change	change	change	change	%	
1990	\$ 223,188,500	1,218	\$ 183,242	0.49%	\$ 9.18	\$ 1,682.16	7.26%	\$ 113.89	6.74%		
1991	\$ 230,427,075	1,238	\$ 186,128	1.58%	\$ 9.42	\$ 1,753.33	4.23%	\$ 71.17	2.61%		
1992	\$ 216,243,490	1,256	\$ 172,168	-7.50%	\$ 10.85	\$ 1,868.03	6.54%	\$ 114.70	15.18%		
1993	\$ 216,669,960	1,279	\$ 169,406	-1.60%	\$ 11.16	\$ 1,890.57	1.21%	\$ 22.54	2.86%		
1994	\$ 230,494,960	1,338	\$ 172,268	1.69%	\$ 11.70	\$ 2,015.54	6.61%	\$ 124.97	4.84%		
1995	\$ 246,056,570	1,410	\$ 174,508	1.30%	\$ 12.00	\$ 2,094.10	3.90%	\$ 78.56	2.56%		
1996	\$ 275,104,630	1,472	\$ 186,892	7.10%	\$ 12.90	\$ 2,410.90	15.13%	\$ 316.80	7.50%		
1997	\$ 281,264,120	1,523	\$ 184,678	-1.18%	\$ 13.98	\$ 2,581.79	7.09%	\$ 170.89	8.37%		
1998	\$ 303,952,070	1,592	\$ 190,925	3.38%	\$ 15.18	\$ 2,898.24	12.26%	\$ 316.44	8.58%		
1999	\$ 353,609,170	1,625	\$ 217,606	13.97%	\$ 14.48	\$ 3,150.93	8.72%	\$ 252.69	-4.61%		
2000	\$ 372,723,195	1,662	\$ 224,262	3.06%	\$ 15.14	\$ 3,395.32	7.76%	\$ 244.39	4.56%		
2001	\$ 474,416,800	1,700	\$ 279,069	24.44%	\$ 13.10	\$ 3,655.80	7.67%	\$ 260.48	-13.47%		
2002	\$ 565,527,100	1,728	\$ 327,273	17.27%	\$ 12.13	\$ 3,969.82	8.59%	\$ 314.02	-7.40%		
2003	\$ 694,426,400	1,768	\$ 392,775	20.01%	\$ 11.06	\$ 4,344.09	9.43%	\$ 374.28	-8.82%		
2004	\$ 773,648,300	1,809	\$ 427,666	8.88%	\$ 10.58	\$ 4,524.71	4.16%	\$ 180.62	-4.34%		
2005	\$ 849,153,100	1,843	\$ 460,745	7.73%	\$ 10.19	\$ 4,694.99	3.76%	\$ 170.28	-3.69%		
2006	\$ 938,938,300	1,870	\$ 502,106	8.98%	\$ 9.77	\$ 4,905.58	4.49%	\$ 210.58	-4.12%		
2007	\$ 1,007,340,800	1,908	\$ 527,956	5.15%	\$ 9.81	\$ 5,179.25	5.58%	\$ 273.68	0.41%		
2008	\$ 1,062,068,700	1,921	\$ 552,873	4.72%	\$ 9.69	\$ 5,357.34	3.44%	\$ 178.09	-1.22%		
2009	\$ 991,316,600	1,934	\$ 512,573	-7.29%	\$ 10.99	\$ 5,633.18	5.15%	\$ 275.84	13.42%		
2010	\$ 932,230,800	1,946	\$ 479,050	-6.54%	\$ 11.84	\$ 5,671.95	0.69%	\$ 38.77	7.73%		
2011	\$ 952,586,500	1,949	\$ 488,757	2.03%	\$ 12.17	\$ 5,948.17	4.87%	\$ 276.22	2.79%		
2012	\$ 944,580,300	1,962	\$ 481,437	-1.50%	\$ 12.81	\$ 6,167.21	3.68%	\$ 219.05	5.26%		
2013	\$ 939,391,200	1,973	\$ 476,123	-1.10%	\$ 13.59	\$ 6,470.52	4.92%	\$ 303.30	6.09%		
2014	\$ 966,055,500	1,994	\$ 484,481	1.76%	\$ 13.90	\$ 6,734.29	4.08%	\$ 263.77	2.28%		
2015	\$ 1,017,513,500	2,011	\$ 505,974	4.44%	\$ 13.78	\$ 6,972.32	3.53%	\$ 238.03	-0.86%		
2016	\$ 1,075,006,100	2,040	\$ 526,964	4.15%	\$ 13.89	\$ 7,319.53	4.98%	\$ 347.21	0.80%		
2017	\$ 1,132,670,200	2,060	\$ 549,840	4.34%	\$ 13.95	\$ 7,670.27	4.79%	\$ 350.74	0.43%		
2018	\$ 1,199,490,000	2,072	\$ 578,904	5.29%	\$ 14.09	\$ 8,156.76	6.34%	\$ 486.50	1.00%		
<i>ave</i>	<i>\$ 638,708,485</i>	<i>\$ 1,694</i>	<i>\$ 351,381</i>	<i>7.38%</i>	<i>\$ 12.16</i>	<i>\$ 4,261.03</i>	<i>6.07%</i>	<i>\$ 215.97</i>	<i>0.407%</i>		

TOWN OF MIDDLETON

MEDIAN SINGLE FAMILY TAX BILL HISTORICALLY

Fiscal Year	Median Value	Tax Rate	Median Tax Bill
2002	\$ 290,700	\$ 12.13	\$ 3,526.19
2003	\$ 351,100	\$ 11.06	\$ 3,883.17
2004	\$ 386,100	\$ 10.58	\$ 4,084.94
2005	\$ 424,950	\$ 10.19	\$ 4,330.24
2006	\$ 454,100	\$ 9.77	\$ 4,436.56
2007	\$ 479,800	\$ 9.81	\$ 4,706.84
2008	\$ 503,000	\$ 9.69	\$ 4,874.07
2009	\$ 463,250	\$ 10.99	\$ 5,091.12
2010	\$ 432,200	\$ 11.84	\$ 5,117.25
2011	\$ 433,400	\$ 12.17	\$ 5,274.48
2012	\$ 419,050	\$ 12.81	\$ 5,368.03
2013	\$ 422,100	\$ 13.59	\$ 5,736.34
2014	\$ 430,200	\$ 13.90	\$ 5,979.78
2015	\$ 453,600	\$ 13.78	\$ 6,250.61
2016	\$ 479,700	\$ 13.89	\$ 6,663.03
2017	\$ 505,450	\$ 13.95	\$ 7,051.03
2018	\$ 557,250	\$ 14.09	\$ 7,851.65
<i>average</i>	<i>\$ 453,908</i>		<i>\$ 5,452.26</i>

TOWN OF MIDDLETON
ANNUAL GROWTH COMPARISON

FISCAL YEAR	GROWTH VALUE	IN	RES %	CIP %	RES. DOLLARS	GROWTH C.I.P. DOLLARS	GROWTH	IN TAX DOLLARS	% FROM PREV. YR
2000	\$ 19 007 843		88.53%	11.47%	\$ 243 677.71	\$ 31,555.86	\$	275,234	
2001	\$ 16,712,583		94.75%	5.25%	\$ 239,737.55	\$ 13,290.95	\$	253,029	-8.1%
2002	\$ 43 080 111		80.54%	19.46%	\$ 454,512.39	\$ 109,837.07	\$	564,349	123.0%
2003	\$ 32,539,120		88.22%	11.78%	\$ 348,209.85	\$ 46,489.68	\$	394,700	-30.1%
2004	\$ 63 586 770		84.44%	15.56%	\$ 593 867.81	\$ 109,401.87	\$	703,270	78.2%
2005	\$ 70,637,983		64.71%	35.29%	\$ 483,595.56	\$ 263,754.30	\$	747,350	6.3%
2006	\$ 69 663 680		94.50%	5.50%	\$ 670 846.42	\$ 39,026.48	\$	709,873	-5.0%
2007	\$ 84,770,650		87.97%	12.03%	\$ 728,549.88	\$ 99,659.37	\$	828,209	16.7%
2008	\$ 70 041 297		63.19%	36.81%	\$ 434 198.45	\$ 252,906.68	\$	687,105	-17.0%
2009	\$ 33,724,530		54.38%	45.62%	\$ 177,696.62	\$ 149,094.08	\$	326,791	-52.4%
2010	\$ 20 42 99		55.84%	44.6%	\$ 25 35 9	\$ 99 5 78	\$	224,504	3.3%
2011	\$ 30,206,572		80.27%	19.73%	\$ 287,067.04	\$ 70,578.77	\$	357,646	59.3%
2012	\$ 26 403 375		66.55%	33.45%	\$ 213 834 38	\$ 107 494 69	\$	321,329	-10.2%
2013	\$ 24,079,969		93.36%	6.64%	\$ 287,989.44	\$ 20,474.97	\$	308,464	-4.0%
2014	\$ 39 604 506		84.43%	15.57%	\$ 454 401 08	\$ 83 824 5	\$	538,225	74.5%
2015	\$ 38,652,728		84.53%	15.47%	\$ 454,152.78	\$ 83,120.14	\$	537,273	-0.2%
2016	\$ 37 722 469		63.09%	36.91%	\$ 327 930 7	\$ 191 884 92	\$	5 9 816	-3.2%
2017	\$ 34,000,021		58.84%	41.16%	\$ 277,866.67	\$ 194,393.62	\$	472,260	-9.1%
2018	\$ 48 215 28		60.22%	39.8%	\$ 405 072 4	\$ 267 530 84	\$	672,603	42.4%
AVERAGE	\$ 41,936,789		77.12%	22.88%	\$ 377,971.46	\$ 109,218.85	\$	487,190	11%

	FISCAL YR 2016 GROWTH VALUATION	PRIOR YR TAX RATE \$ 13.78		FISCAL YR 2017 GROWTH VALUATION	PRIOR YR TAX RATE \$ 13.89		FISCAL YR 2018 GROWTH VALUATION	PRIOR YR TAX RATE \$ 13.95	
		2016 TAX LEVY GROWTH	% OF GROWTH		2017 TAX LEVY GROWTH	% OF GROWTH		2018 TAX LEVY GROWTH	% OF GROWTH
		RESIDENTIAL:							
Single Family (101)	19,475,200	\$ 268,368	52%	16,537,900	\$ 229,711	49%	17,694,547	\$ 246,839	37%
Condominium (102)	2,008,884	\$ 27,682	5%	2,544,800	\$ 35,347	7%	9,060,102	\$ 126,388	19%
Two & Three Family (104 & 105)	64,400	\$ 887	0.17%	440,200	\$ 6,114	1.29%	883,300	\$ 12,322	1.83%
Multi - Family (111 - 125)	0	\$ -	0%	0	\$ -	0%	0	\$ -	0%
Vacant Land (130 - 132 & 106)	1,728,900	\$ 23,824	5%	416,300	\$ 5,782	1%	1,289,500	\$ 17,989	3%
All Others (103, 109, Res mixed use)	520,200	\$ 7,168	1%	65,600	\$ 911	0%	110,000	\$ 1,535	0%
TOTAL RESIDENTIAL	23,797,584	\$ 327,931	63%	20,004,800	\$ 277,867	59%	29,037,449	\$ 405,072	60%
OPEN SPACE	0	\$ -	0%	0	\$ -	0%	0	\$ -	0%
Commercial	3,569,600	\$ 49,189	9%	9,179,400	\$ 127,502	27%	7,448,900	\$ 103,912	15%
Chapter 61, 61A, 61B	0	\$ -	0%	210,200	\$ 2,920	1%	0	\$ -	0%
TOTAL COMMERCIAL	3,569,600	\$ 49,189	9%	9,389,600	\$ 130,422	28%	7,448,900	\$ 103,912	15%
INDUSTRIAL	6,011,900	\$ 82,844	16%	944,300	\$ 13,116	3%	7,995,700	\$ 111,540	17%
PERSONAL PROPERTY	4,343,385	\$ 59,852	12%	3,661,321	\$ 50,856	11%	3,733,238	\$ 52,079	8%
TOTAL CIP	13,924,885	\$ 191,885	37%	13,995,221	\$ 194,394	41%	19,177,838	\$ 267,531	40%
TOTAL REAL & PERSONAL	37,722,469	\$ 519,816	100%	34,000,021	\$ 472,260	100%	48,215,287	\$ 672,603	100%
	FISCAL YR 2013 GROWTH VALUATION	PRIOR YR TAX RATE \$ 12.81		FISCAL YR 2014 GROWTH VALUATION	PRIOR YR TAX RATE \$ 13.59		FISCAL YR 2015 GROWTH VALUATION	PRIOR YR TAX RATE \$ 13.90	
		2013 TAX LEVY GROWTH	% OF GROWTH		2014 TAX LEVY GROWTH	% OF GROWTH		2015 TAX LEVY GROWTH	% OF GROWTH
		RESIDENTIAL:							
Single Family (101)	11,095,200	\$ 142,130	46%	15,252,330	\$ 207,279	39%	13,426,162	\$ 186,624	35%
Condominium (102)	9,987,611	\$ 127,941	41%	12,082,600	\$ 164,203	31%	8,286,800	\$ 115,187	21%
Two & Three Family (104 & 105)	621,600	\$ 7,963	2.58%	693,200	\$ 9,421	1.75%	0	\$ -	0.00%
Multi - Family (111 - 125)	0	\$ -	0%	0	\$ -	0%	0	\$ -	0%
Vacant Land (130 - 132 & 106)	777,200	\$ 9,956	3%	5,347,600	\$ 72,674	14%	10,959,900	\$ 152,343	28%
All Others (103, 109, Res mixed use)	0	\$ -	0%	60,700	\$ 825	0%	0	\$ -	0%
TOTAL RESIDENTIAL	22,481,611	\$ 287,989	93%	33,436,430	\$ 454,401	84%	32,672,862	\$ 454,153	85%
OPEN SPACE	0	\$ -	0%	0	\$ -	0%	0	\$ -	0%
Commercial	237,600	\$ 3,044	1%	0	\$ -	0%	1,887,100	\$ 26,231	5%
Chapter 61, 61A, 61B	0	\$ -	0%	127,400	\$ 1,731	0%	0	\$ -	0%
TOTAL COMMERCIAL	237,600	\$ 3,044	1%	127,400	\$ 1,731	0%	1,887,100	\$ 26,231	5%
INDUSTRIAL	8,500	\$ 109	0%	362,400	\$ 4,925	1%	471,500	\$ 6,554	1%
PERSONAL PROPERTY	1,352,258	\$ 17,322	6%	5,678,276	\$ 77,168	14%	3,621,266	\$ 50,336	9%
TOTAL CIP	1,598,358	\$ 20,475	7%	6,168,076	\$ 83,824	16%	5,979,866	\$ 83,120	15%
TOTAL REAL & PERSONAL	24,079,969	\$ 308,464	100%	39,604,506	\$ 538,225	100%	38,652,728	\$ 537,273	100%

	FISCAL YR			FISCAL YR			FISCAL YR			FISCAL YR		
	2010		PRIOR YR TAX RATE	\$ 10,99	2011		PRIOR YR TAX RATE	\$ 11,84	2012		PRIOR YR TAX RATE	\$ 12,17
	GROWTH	VALUATION	2010	TAX LEVY	GROWTH	% OF	GROWTH	2011	TAX LEVY	GROWTH	% OF	GROWTH
RESIDENTIAL:												
Single Family (101)	7,080,100	\$ 77,810	35%	7,064,891	\$ 83,648	23%	6,364,115	\$ 77,451	24%	6,364,100	\$ 77,451	24%
Condominium (102)	1,790,597	\$ 19,679	9%	6,830,136	\$ 80,869	23%	398,400	\$ 4,849	1.51%	0	\$ 0	0%
Two & Three Family (104 & 105)	571,600	\$ 6,282	2.80%	2,284,900	\$ 27,053	7.56%	4,404,500	\$ 53,603	17%	8,065,600	\$ 95,497	27%
Multi - Family (111 - 125)	0	\$ -	0%	0	\$ -	0%	0	\$ -	0%	0	\$ -	0%
Vacant Land (130 - 132 & 106)	274,300	\$ 3,015	1%	8,065,600	\$ 95,497	27%	39,500	\$ 481	0%	274,300	\$ -	-
All Others (103, 109, Res mixed use)	1,689,400	\$ 18,567	8%	0	\$ -	0%	17,570,615	\$ 213,834	67%	11,405,997	\$ 125,352	56%
TOTAL RESIDENTIAL	11,405,997	\$ 125,352	56%	24,245,527	\$ 287,067	80%	17,570,615	\$ 213,834	67%	0	\$ -	0%
OPEN SPACE												
Commercial	849,800	\$ 9,339	4%	674,400	\$ 7,985	2%	3,485,900	\$ 42,423	13%	0	\$ -	0%
Chapter 61, 61A, 61B	0	\$ -	0%	137,200	\$ 1,624	0%	0	\$ -	0%	849,800	\$ 9,339	4%
TOTAL COMMERCIAL	849,800	\$ 9,339	4%	811,600	\$ 9,609	3%	3,485,900	\$ 42,423	13%	5,577,600	\$ 61,298	27%
INDUSTRIAL	5,577,600	\$ 61,298	27%	849,500	\$ 10,058	3%	1,522,100	\$ 18,524	6%	2,594,600	\$ 28,515	13%
PERSONAL PROPERTY	2,594,600	\$ 28,515	13%	4,299,945	\$ 50,911	14%	3,824,760	\$ 46,547	14%	9,022,000	\$ 99,152	44%
TOTAL CIP	9,022,000	\$ 99,152	44%	5,961,045	\$ 70,579	20%	8,832,760	\$ 107,495	33%	20,427,997	\$ 224,504	100%
TOTAL REAL & PERSONAL	20,427,997	\$ 224,504	100%	30,206,572	\$ 357,646	100%	26,403,375	\$ 321,329	100%			
	FISCAL YR			FISCAL YR			FISCAL YR			FISCAL YR		
	2009		PRIOR YR TAX RATE	\$ 9.69	2008		PRIOR YR TAX RATE	\$ 9.81	2007		PRIOR YR TAX RATE	\$ 9.77
	GROWTH	VALUATION	2009	TAX LEVY	GROWTH	% OF	2008	TAX LEVY	GROWTH	% OF	2007	TAX LEVY
RESIDENTIAL:												
Single Family (101)	14,745,800	\$ 142,887	44%	20,702,200	\$ 203,089	30%	30,422,200	\$ 297,225	36%	2,295,144	\$ 22,240	7%
Condominium (102)	2,295,144	\$ 22,240	7%	17,462,200	\$ 171,304	25%	39,158,300	\$ 382,577	46%	279,400	\$ 2,707	0.83%
Two & Three Family (104 & 105)	279,400	\$ 2,707	0.83%	16,900	\$ 166	0.02%	496,600	\$ 4,852	0.59%	0	\$ -	0%
Multi - Family (111 - 125)	0	\$ -	0%	0	\$ -	0%	0	\$ -	0%	832,200	\$ 8,064	2%
Vacant Land (130 - 132 & 106)	832,200	\$ 8,064	2%	5,556,200	\$ 54,506	8%	3,901,600	\$ 38,119	5%	185,600	\$ 1,798	1%
All Others (103, 109, Res mixed use)	185,600	\$ 1,798	1%	523,300	\$ 5,134	1%	591,400	\$ 5,778	1%	18,338,144	\$ 177,697	54%
TOTAL RESIDENTIAL	18,338,144	\$ 177,697	54%	44,260,800	\$ 434,198	63%	74,570,100	\$ 728,550	88%	0	\$ -	0%
OPEN SPACE	0	\$ -	0%	0	\$ -	0%	0	\$ -	0%	10,870,907	\$ 105,339	32%
Commercial	10,870,907	\$ 105,339	32%	16,761,000	\$ 164,425	24%	2,469,300	\$ 24,125	3%	0	\$ -	0%
Chapter 61, 61A, 61B	0	\$ -	0%	0	\$ -	0%	16,100	\$ 157	0%	10,870,907	\$ 105,339	32%
TOTAL COMMERCIAL	10,870,907	\$ 105,339	32%	16,761,000	\$ 164,425	24%	2,485,400	\$ 24,282	3%	0	\$ -	0%
INDUSTRIAL	0	\$ -	0%	4,245,500	\$ 41,648	6%	5,726,200	\$ 55,945	7%	4,515,479	\$ 43,755	13%
PERSONAL PROPERTY	4,515,479	\$ 43,755	13%	4,773,997	\$ 46,833	7%	1,988,950	\$ 19,432	2%	15,386,386	\$ 149,094	46%
TOTAL CIP	15,386,386	\$ 149,094	46%	25,780,497	\$ 252,907	37%	10,200,550	\$ 99,659	12%	33,724,530	\$ 326,791	100%
TOTAL REAL & PERSONAL	33,724,530	\$ 326,791	100%	70,041,297	\$ 687,105	100%	84,770,650	\$ 828,209	100%			

	FISCAL YR 2006 GROWTH VALUATION	PRIOR YR TAX RATE \$ 10.19		FISCAL YR 2005 GROWTH VALUATION	PRIOR YR TAX RATE \$ 10.58		FISCAL YR 2004 GROWTH VALUATION	PRIOR YR TAX RATE \$ 11.06	
		2006 TAX LEVY .GROWTH	% OF GROWTH		2005 TAX LEVY GROWTH	% OF GROWTH		2004 TAX LEVY GROWTH	% OF GROWTH
		RESIDENTIAL:							
Single Family (101)	24,619,300	\$ 250,871	35%	17,860,900	\$ 188,968	25%	21,585,800	\$ 238,739	34%
Condominium (102)	26,786,300	\$ 272,952	38%	8,097,300	\$ 85,669	11%	10,896,200	\$ 120,512	17%
Two & Three Family (104 & 105)	1,633,100	\$ 16,641	2.34%	677,300	\$ 7,166	0.96%	284,700	\$ 3,149	0.45%
Multi - Family (111 - 125)	0	\$ -	0%	12,152,600	\$ 128,575	17%	15,377,100	\$ 170,071	24%
Vacant Land (130 - 132 & 106)	12,127,300	\$ 123,577	17%	6,908,865	\$ 73,096	10%	5,548,100	\$ 61,362	9%
All Others (103, 109, Res mixed use)	667,800	\$ 6,805	1%	11,500	\$ 122	0%	3,200	\$ 35	0%
TOTAL RESIDENTIAL	65,833,800	\$ 670,846	95%	45,708,465	\$ 483,596	65%	53,695,100	\$ 593,868	84%
OPEN SPACE	0	\$ -	0%	0	\$ -	0%	0	\$ -	0%
Commercial	1,183,500	\$ 12,060	2%	2,556,518	\$ 27,048	4%	5,068,500	\$ 56,058	8%
Chapter 61, 61A, 61B	0	\$ -	0%	200,000	\$ 2,116	0%	0	\$ -	0%
TOTAL COMMERCIAL	1,183,500	\$ 12,060	2%	2,756,518	\$ 29,164	4%	5,068,500	\$ 56,058	8%
INDUSTRIAL	1,234,100	\$ 12,575	2%	643,100	\$ 6,804	1%	75,700	\$ 837	0%
PERSONAL PROPERTY	1,412,280	\$ 14,391	2%	21,529,900	\$ 227,786	30%	4,747,470	\$ 52,507	7%
TOTAL CIP	3,829,880	\$ 39,025	5%	24,929,518	\$ 263,754	35%	9,891,670	\$ 109,402	16%
TOTAL REAL & PERSONAL	69,663,680	\$ 709,873	100%	70,637,983	\$ 747,350	100%	63,586,770	\$ 703,270	100%

	FISCAL YR 2003 GROWTH VALUATION	PRIOR YR TAX RATE \$ 12.13		FISCAL YR 2002 GROWTH VALUATION	PRIOR YR TAX RATE \$ 13.10		FISCAL YR 2001 GROWTH VALUATION	PRIOR YR TAX RATE \$ 15.14	
		2003 TAX LEVY GROWTH	% OF GROWTH		2002 TAX LEVY GROWTH	% OF GROWTH		2001 TAX LEVY GROWTH	% OF GROWTH
		RESIDENTIAL:							
Single Family (101)	18,879,800	\$ 229,012	58%	17,401,530	\$ 227,960.04	40%	14,940,749	\$ 226,202.94	89%
Condominium (102)	738,400	\$ 8,957	2%	2,972,567	\$ 38,940.63	7%	104	\$ 1.57	0%
Two & Three Family (104 & 105)	302,000	\$ 3,663	0.93%	66,547	\$ 871.77	0.15%	47,540	\$ 719.76	0.28%
Multi - Family (111 - 125)	0	\$ -	0%	423,710	\$ 5,550.60	1%	24,550	\$ 371.69	0%
Vacant Land (130 - 132 & 106)	8,715,700	\$ 105,721	27%	4,922,700	\$ 64,487.37	11%	801,300	\$ 12,131.68	5%
All Others (103, 109, Res mixed use)	70,600	\$ 856	0%	8,908,548	\$ 116,701.98	21%	20,470	\$ 309.92	0%
TOTAL RESIDENTIAL	28,706,500	\$ 348,210	88%	34,695,602	\$ 454,512.39	81%	15,834,713	\$ 239,737.55	95%
OPEN SPACE	0	\$ -	0%	0	\$ -	0%	0	\$ -	0%
Commercial	3,174,100	\$ 38,502	10%	2,165,625	\$ 28,369.69	5%	576,320	\$ 8,725.48	3%
Chapter 61, 61A, 61B	0	\$ -	0%	-8,376	\$ (109.73)	0%	0	\$ -	0%
TOTAL COMMERCIAL	3,174,100	\$ 38,502	10%	2,157,249	\$ 28,259.96	5%	576,320	\$ 8,725.48	3%
INDUSTRIAL	0	\$ -	0%	493,500	\$ 6,464.85	1%	23,300	\$ 352.76	0%
PERSONAL PROPERTY	658,520	\$ 7,988	2%	5,733,760	\$ 75,112.26	13%	278,250	\$ 4,212.71	2%
TOTAL CIP	3,832,620	\$ 46,490	12%	8,384,509	\$ 109,837.07	19%	877,870	\$ 13,290.95	5%
TOTAL REAL & PERSONAL	32,539,120	\$ 394,700	100%	43,080,111	\$ 564,349	100%	16,712,583	\$ 253,029	100%

	FISCAL YR 2000	PRIOR YR TAX RATE		\$ 14.48
		GROWTH VALUATION	2000 TAX LEVY GROWTH	
RESIDENTIAL:				
Single Family (101)	14,713,175	\$ 213,046.77	77%	
Condominium (102)	677,241	\$ 9,806.45	4%	
Two & Three Family (104 & 105)	0	\$ -	0.00%	
Multi - Family (111 - 125)	0	\$ -	0%	
Vacant Land (130 - 132 & 106)	1,438,155	\$ 20,824.48	8%	
All Others (103, 109, Res mixed use)	0	\$ -	0%	
TOTAL RESIDENTIAL	16,828,571	\$ 243,677.71	89%	
OPEN SPACE	0	\$ -	0%	
Commercial	512,775	\$ 7,424.98	3%	
Chapter 61, 61A, 61B	60,189	\$ 871.54	0%	
TOTAL COMMERCIAL	572,964	\$ 8,296.52	3%	
INDUSTRIAL	282,193	\$ 4,086.15	1%	
PERSONAL PROPERTY	1,324,115	\$ 19,173.19	7%	
TOTAL CIP	2,179,272	\$ 31,555.86	11%	
TOTAL REAL & PERSONAL	19,007,843	\$ 275,234	100%	

TOWN OF MIDDLETON
AVERAGE CONDOMINIUM TAX BILL HISTORICALLY

FY	Total Assessed Value	Parcels	Average Value	Value % change	Tax Rate	Condominium Tax Bill	Tax Dollar Change	% bill change
2000	\$ 80,797,080	390	\$ 207,172		\$ 15.14	\$ 3,136.58		
2001	\$ 99,945,400	391	\$ 255,615	23.38%	\$ 13.10	\$ 3,348.55	\$ 211.97	7%
2002	\$ 129,073,900	405	\$ 318,701	24.68%	\$ 12.13	\$ 3,865.84	\$ 517.29	15%
2003	\$ 135,206,300	405	\$ 333,843	4.75%	\$ 11.06	\$ 3,692.30	\$ (173.54)	-4%
2004	\$ 156,870,800	441	\$ 355,716	6.55%	\$ 10.58	\$ 3,763.48	\$ 71.18	2%
2005	\$ 172,028,400	461	\$ 373,164	4.90%	\$ 10.19	\$ 3,802.54	\$ 39.06	1%
2006	\$ 210,937,200	498	\$ 423,569	13.51%	\$ 9.77	\$ 4,138.27	\$ 335.73	9%
2007	\$ 266,538,400	615	\$ 433,396	2.32%	\$ 9.81	\$ 4,251.61	\$ 113.35	3%
2008	\$ 279,522,300	723	\$ 386,615	-10.79%	\$ 9.69	\$ 3,746.29	\$ (505.32)	-12%
2009	\$ 265,055,044	729	\$ 363,587	-5.96%	\$ 10.99	\$ 3,995.82	\$ 249.53	7%
2010	\$ 232,015,241	737	\$ 314,810	-13.42%	\$ 11.84	\$ 3,727.35	\$ (268.47)	-7%
2011	\$ 238,042,684	757	\$ 314,455	-0.11%	\$ 12.17	\$ 3,826.92	\$ 99.57	3%
2012	\$ 252,582,516	773	\$ 326,756	3.91%	\$ 12.81	\$ 4,185.75	\$ 358.83	9%
2013	\$ 260,502,427	795	\$ 327,676	0.28%	\$ 13.59	\$ 4,453.12	\$ 267.37	6%
2014	\$ 270,968,527	822	\$ 329,645	0.60%	\$ 13.90	\$ 4,582.07	\$ 128.95	3%
2015	\$ 291,257,466	839	\$ 347,148	5.31%	\$ 13.78	\$ 4,783.70	\$ 201.63	4%
2016	\$ 305,591,746	841	\$ 363,367	4.67%	\$ 13.89	\$ 5,047.17	\$ 263.46	6%
2017	\$ 326,600,946	847	\$ 385,597	6.12%	\$ 13.95	\$ 5,379.08	\$ 331.91	7%
2018	\$ 345,396,648	871	\$ 396,552	2.84%	\$ 14.09	\$ 5,587.42	\$ 208.33	4%
<i>Average</i>	<i>\$ 227,312,264</i>	<i>649</i>	<i>\$ 345,125.5</i>	<i>4.16%</i>	<i>\$ 12.13</i>	<i>\$ 4,095.91</i>	<i>\$ 131.91</i>	<i>3%</i>

TOWN OF MIDDLETON

SINGLE FAMILY RANGE OF VALUES HISTORICALLY

Single Family	FY13		FY14		FY15		FY16		FY17		FY18	
Range	Number	%										
\$ - \$ 99,999	1	0.05%	2	0.10%	2	0.10%	2	0.10%	1	0.05%	1	0.05%
\$ 100,000 - \$ 199,999	5	0.25%	6	0.30%	8	0.40%	1	0.05%	2	0.10%	0	0.00%
\$ 200,000 - \$ 299,999	312	15.82%	233	11.69%	216	10.74%	123	6.03%	118	5.75%	73	3.52%
\$ 300,000 - \$ 399,999	591	29.97%	633	31.75%	527	26.21%	493	24.17%	456	22.23%	435	20.99%
\$ 400,000 - \$ 499,999	285	14.45%	327	16.40%	388	19.29%	468	22.94%	435	21.21%	419	20.22%
\$ 500,000 - \$ 599,999	304	15.42%	313	15.70%	290	14.42%	301	14.75%	276	13.46%	261	12.60%
\$ 600,000 - \$ 699,999	225	11.41%	237	11.89%	295	14.67%	331	16.23%	325	15.85%	324	15.64%
\$ 700,000 - \$ 799,999	156	7.91%	132	6.62%	154	7.66%	159	7.79%	214	10.43%	287	13.85%
\$ 800,000 - \$ 899,999	48	2.43%	46	2.31%	52	2.59%	80	3.92%	122	5.95%	133	6.42%
\$ 900,000 - \$ 999,999	18	0.91%	19	0.95%	26	1.29%	34	1.67%	45	2.19%	57	2.75%
\$ 1,000,000 - \$ 1,099,999	12	0.61%	20	1.00%	15	0.75%	18	0.88%	21	1.02%	28	1.35%
\$ 1,100,000 - \$ 1,199,999	4	0.20%	5	0.25%	15	0.75%	7	0.34%	11	0.54%	20	0.97%
\$ 1,200,000 - \$ 1,299,999	4	0.20%	10	0.50%	3	0.15%	6	0.29%	6	0.29%	8	0.39%
\$ 1,300,000 - \$ 1,399,999	3	0.15%	1	0.05%	8	0.40%	4	0.20%	4	0.20%	7	0.34%
\$ 1,400,000 - \$ 1,499,999	1	0.05%	4	0.20%	2	0.10%	4	0.20%	5	0.24%	6	0.29%
\$ 1,500,000 - \$ 1,599,999	0	0.00%	2	0.10%	4	0.20%	3	0.15%	2	0.10%	5	0.24%
\$ 1,600,000 - \$ 1,999,999	2	0.10%	3	0.15%	3	0.15%	5	0.25%	6	0.29%	5	0.24%
\$ 2,000,000 - \$ 2,999,999	1	0.05%	1	0.05%	3	0.15%	1	0.05%	2	0.10%	3	0.14%
\$ 3,000,000 -	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
	1972	100.00%	1994	100.00%	2011	100.00%	2040	100.00%	2051	100.00%	2072	100.00%

TOWN OF MIDDLETON

CONDOMINIUM RANGE OF VALUES HISTORICALLY

Condominium	FY07	FY08	FY13	FY14	FY15	FY16	FY17	FY18
Range	Number	%	Number	%	Number	%	Number	%
\$ - \$ 99,999	0	0.00%	0	0.00%	0	0.00%	0	0.00%
\$ 100,000 \$ 199,999	1	0.16%	3	0.41%	60	7.55%	63	7.66%
\$ 200,000 \$ 299,999	104	17.02%	228	31.54%	331	41.64%	348	42.34%
\$ 300,000 \$ 399,999	197	32.24%	177	24.48%	213	26.79%	186	22.63%
\$ 400,000 \$ 499,999	182	29.79%	182	25.17%	114	14.34%	142	17.27%
\$ 500,000 \$ 599,999	71	11.62%	71	9.82%	62	7.80%	65	7.91%
\$ 600,000 \$ 699,999	54	8.84%	59	8.16%	7	0.88%	14	1.70%
\$ 700,000 \$ 799,999	1	0.16%	3	0.41%	7	0.88%	4	0.49%
\$ 800,000 \$ 899,999	1	0.16%	0	0.00%	1	0.13%	0	0.00%
\$ 900,000 \$ 999,999	0	0.00%	0	0.00%	0	0.00%	0	0.00%
	611	100.00%	723	100.00%	795	100.00%	822	100.00%
							839	100.00%
							841	100.00%
							846	100.00%
							869	100.00%

Ryan Ferrara

From: townclerk
Sent: Monday, November 20, 2017 2:42 PM
To: Ryan Ferrara; Andrew Sheehan
Subject: FW: Historical Commission

FYI

From: Thomas Darisso [\[mailto:tdarisso@gmail.com\]](mailto:tdarisso@gmail.com)

Sent: Monday, November 20, 2017 2:42 PM

To: townclerk

Subject: Historical Commission

Ilene,

At the Middleton Historical Society meeting last week Pike Messenger mentioned that there was a opening on the board of the Historical Commission.

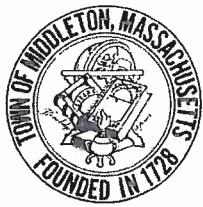
I am interested in serving on the Middleton Historical Commission so please have the town selectmen consider me for the post.

If anyone wants to discuss this with me please have them contact be by my cell: 978-979-7333 or email me at tdarisso@gmail.com

Thanks for your consideration

Thomas Darisso

72 East St.



Council on Aging
Old Town Hall
38 Maple Street
Middleton, MA. 01949
978-777-4067
www.townofmiddleton.org

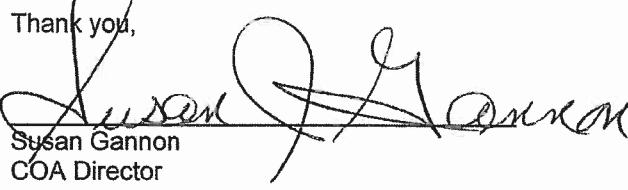
November 21, 2017

Board of Selectmen
48 South Main Street
Middleton, MA. 01949

Re: Council on Aging Donation/Middleton Family Medicine

Please add the following donation to your agenda for acceptance by the Board of Selectmen for the Middleton Council on Aging, and notify me when the check has been accepted so that it can then be deposited.

Thank you,


Susan Gannon
COA Director

A donation has been made payable to the Middleton Council on Aging for the following:

Date: 11/17/17

Name: Middleton Family Medicine

Donation: \$1,000.00 Check Number: 1235

This donor would like to remain anonymous Yes No

Donation is in memory of or to honor:

1235

MIDDLETON FAMILY MEDICINE
147 S MAIN ST.
MIDDLETON, MA 01949

Pay to the order of Middleton \$ 0A

One thousand and

11/17/17

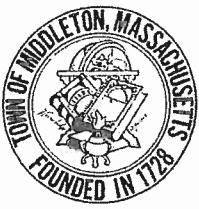
53-7055/2113
0899056477

1000.00

1000.00 Wells Fargo Wells Fargo Security Features
Included
Details on Back

FOR Canadian - senior center Mark Ellis MP





Council on Aging
Old Town Hall
38 Maple Street
Middleton, MA. 01949
978-777-4067
www.townofmiddleton.org

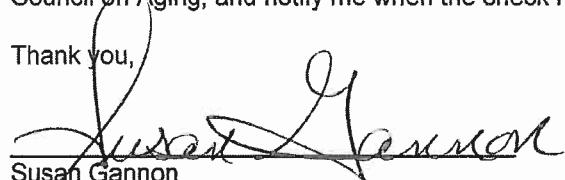
November 29, 2017

Board of Selectmen
48 South Main Street
Middleton, MA. 01949

Re: Middleton Food Bank Donation/ Curvev Foundation

Please add the following donation to your agenda for acceptance by the Board of Selectmen for the Middleton Council on Aging, and notify me when the check has been accepted so that it can then be deposited.

Thank you,


Susan Gannon
COA Director

A donation has been made payable to the Town of Middleton:

Date: 11/29/17

Name: Jeffrey & Carol Curvev

Donation: \$1,000.00 Check Number: 6811721

This donor would like to remain anonymous Yes No

Donation is in memory of or to honor:

P.O. Box 770001
Cincinnati, OH 45277-0053

000072 FIEM1G01 100000 AT 02
BDTNDPBBBBHBT
TOWN OF MIDDLETON
48 MAIN STREET
MIDDLETON, MA 01949



November 17, 2017

Dear Colleague:

Enclosed is a check in the amount of \$1,000.00. This Fidelity Charitable grant is made possible through the generosity and recommendation of the Jeff & Carol Curvey Foundation, a donor-advised fund.

Designation: The town food bank.

Grant Terms: No goods, services or more than incidental benefits may be provided in exchange for this grant. This grant may not satisfy a legally enforceable obligation/pledge. This grant may only support purposes deemed by you to be 100% tax deductible.

You may choose to thank the donor, but please do not issue a tax receipt to either Fidelity Charitable or the recommending donor(s) for this grant. The donor received a tax receipt at the time they contributed to Fidelity Charitable. You can send your acknowledgement to the recommending donor(s) named below.

S 000072 FIEM1G01 000072 E

DCC _CEBDTNDPBBBBHBT_BBBBB 20171117 5700

P

OP=DCCK

Page 1 of 2

DCC _CEBDTNDPBBBBHBT_BBBBB 20171117

PLEASE FOLD AND DETACH AT PERFORATION BEFORE PRESENTING CHECK FOR PAYMENT

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT.

CHECK BACKGROUND AREA. CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

FIDELITY Charitable
Make more of a difference

P.O. Box 770001
Cincinnati, OH 45277-0053
800-952-4438

PAYABLE AT: THE BANK OF NEW YORK MELLON
EVERETT, MA 02149
53-292/113

6811721

November 17, 2017

PAY TO
THE
TOWN OF MIDDLETON
ORDER
OF

\$1,000.00

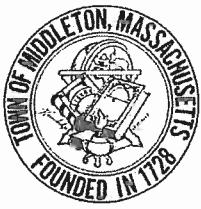
*****One Thousand & 0/100 DOLLARS

VOID AFTER 60 DAYS

CAPTURE ANTI-FRAUD PROTECTION

Details on back
1

Security Features Included



Council on Aging
Old Town Hall
38 Maple Street
Middleton, MA. 01949
978-777-4067
www.townofmiddleton.org

November 21, 2017

Board of Selectmen
48 South Main Street
Middleton, MA. 01949

Re: Middleton Food Bank Donation

Please add the following donation to your agenda for acceptance by the Board of Selectmen for the Middleton Council on Aging, and notify me when the check has been accepted so that it can then be deposited.

Thank you

~~Susan Gannon~~
COA Director

A donation has been made payable to the Middleton Food Bank/Town of Middleton:

Date: 11/23/17

Name: Kelly Properties, LLC

Donation: \$500.00 Check Number: 2795

This donor would like to remain anonymous Yes No

Donation is in memory of or to honor:

KELLY PROPERTIES, LLC

PAY TO THE
ORDER OF

PAY TO THE
ORDER OF
M. P. PLETOW - Food BANK
FIVE HUNDRED -

SALEM FIVE BANK
53-7055/2113

2795
11/20/17

\$ 560. 00

6 DOLLARS

Digitized by srujanika@gmail.com

AUTHORIZED SIGNATURE

MEMO



Council on Aging
Old Town Hall
38 Maple Street
Middleton, MA. 01949
978-777-4067
www.townofmiddleton.org

November 29, 2017

Board of Selectmen
48 South Main Street
Middleton, MA. 01949

Re: Middleton Food Bank Donation/ 2 Depot Square

Please add the following donation to your agenda for acceptance by the Board of Selectmen for the Middleton Council on Aging, and notify me when the check has been accepted so that it can then be deposited.

Thank you,

A handwritten signature in black ink, appearing to read "Susan Gannon".

Susan Gannon
COA Director

A donation has been made payable to the Town of Middleton:

Date: 11/29/17

Name: 2 Depot Square, Ipswich Charitable Foundation

Donation: \$5,000.00 Check Number 1898

This donor would like to remain anonymous Yes No

Donation is in memory of or to honor:

Amount Due: 5,000.00

W/H Amount: 0.00

Net Amount: 5,000.00

2 DEPOT SQUARE
IPSWICH CHARITABLE FOUNDATION
2 DEPOT SQUARE
IPSWICH, MA 01938-1914

INSTITUTION FOR SAVINGS
NEWBURYPORT, MA 01950

1898

53-7094/2113

00

✓ CHECK AMBA

<u>Check Number</u>	<u>Payment Date</u>	<u>Amount</u>
1898	11/13/2017	\$5,000.00

FIVE THOUSAND and 00/100*****

Memo: ANNUAL DONATION

PAY
TO THE
ORDER
OF

MIDDLETON FOOD PANTRY

S. St. C.

AUTHORIZED SIGNATURE

CALENDAR
FY19 OPERATING AND CAPITAL BUDGETS
MAY 8, 2018 ANNUAL TOWN MEETING
MAY 14, 2018 ANNUAL TOWN ELECTION

Thursday, December 14, 2017	FY19 budget instructions distributed to departments
Thursday, January 4, 2018	Nomination papers for elected Town offices available*
Friday, January 5, 2018	Operating budget requests due to TA's Office
January 3-18, 2018	Operating budget meetings with TA, ATA, CFO
Monday, January 15, 2018	Martin Luther King, Jr. holiday
Tuesday, January 30, 2018	Board of Selectmen votes to open the warrant
Thursday, February 2, 2018	Operating budget books/files to BOS, FinCom
Saturday, February 3, 2018 8:30AM-3:30PM	Operating budget summit
Monday, February 5, 2018	Capital budget requests due to TA's Office
February 12-23, 2018	Capital budget meetings with TA, ATA, CFO
Monday, February 19, 2018	Presidents' Day holiday
Thursday, February 1, 2018	Capital budget books/files to BOS, FinCom
Friday, March 2, 2018	Deadline to submit legal ad to <i>Tri-Town Transcript</i> for 3/22/18 budget hearing
Saturday, March 3, 2018 8:30AM-3:30PM	Capital budget summit
Tuesday, March 6, 2018	Non-petition warrant articles due to BOS
Friday, March 9, 2018	Legal ad in <i>Tri-Town Transcript</i> for 3/22/18 budget hearing
Tuesday, March 13, 2018	Petition articles and zoning amendments due at Town Administrator's Office by 5:00PM
Tuesday, March 13, 2018	BOS votes to close warrant
Friday, March 16, 2018	Deadline to submit legal notice to <i>Tri-Town Transcript</i> for Planning Board public hearing on zoning amendments
Thursday, March 22, 2018	Budget Hearing and Warrant Reading: BOS, FinCom, Moderator at Flint Public Library

Cont'd>>>

Friday, March 23, 2018	1 st legal ad for Planning Board public hearing on zoning amendments
Monday, March 26, 2018 Until 5PM	Last day for candidates to submit nomination papers for Annual Town Election*
Friday, March 30, 2018	2 nd legal ad for Planning Board public hearing on zoning amendments
Wednesday, April 11, 2018	Planning Board public hearing on zoning amendments
Wednesday, April 11, 2018	Last day for candidates to object or withdraw their candidacy for elected office*
Thursday, April 12, 2018	Deadline to submit recommendations, exhibits, maps to TA's Office for inclusion in warrant book
Friday, April 13, 2018	Warrant book to printer
Monday, April 16, 2018	Patriots Day holiday
Tuesday, April 17, 2018	Motions meeting with TA, ATA, CFO, Moderator, Town Clerk, Town Counsel
Wednesday, April 18, 2018 Until 8:00PM	Last day to register to vote for the Annual Town Meeting and Annual Town Election*
Monday, April 23, 2018	Deadline for Constable to post warrant (deadline is Tuesday, May 1, 2018 if no Special Town Meeting within the Annual Town Meeting)
Friday, April 27, 2018	Warrant book to USPS for mailing to households on Saturday, April 28, 2018
Thursday, May 3, 2018 7:00PM	Pre-Town Meeting at Flint Public Library
Tuesday, May 8, 2018	Annual Town Meeting at Howe Manning School gymnasium
Monday, May 14, 2018	Annual Town Election at Fuller Meadow School gymnasium*

Regular Board of Selectmen meetings:

January 2, 16, 30
February 13, 27
March 13, 27
April 10, 24
May 22

Unless otherwise noted, public meetings take place at the Nathan Media Room at Fuller Meadow School

* Election date does not take into consideration the pending Charter amendment changing election from Tuesday to Monday. If Charter amendment is approved, Town Election date will be Tuesday, May 15, 2018. All other dates are unaffected and remain unchanged.