MASSACHUSETTS DEPARTMENT OF REVENUE
DIVISION OF LOCAL SERVICES

ASSESSMENT/CLASSIFICATION REPORT FY2003

WALPOLE as of January 1, 2002
City or Town

LA-4 Form

PROPERTY TYPE	ACCT/ PARCEL COUNT	CLASS 1 Residential Value	CLASS 2 Open Space	CLASS 3 Commercial Value	CLASS 4 Industrial Value	CLASS 5 Personal Value
101	6,020	1,767,977,100				
102	907	192,665,200				
Misc 103,109	30	12,933,900				
104	224	55,634,600				
105	39	10,942,700				
111-125	34	25,851,300				
130-132, 106	620	36,398,500				
200-231	0		0			
300-393	258			143,999,200		
400-452	266				103,580,600	
CH 61 Land	9			41,100		
CH 61A Land	11			95,200		
CH 61B Land	25			3,033,200		
012-043	60	11,024,031	0	8,299,735	458,034	
501	233					5,296,490
502	416					7,314,340
503	35					9,000
504,550-552	3					30,724,360
505	5					6,208,100
506	1					1,169,000
TOTALS	9,196	2,113,427,331	0	155,468,435	104,038,634	50,721,290
					TAXABLE VALUE	2,423,655,690
					EXEMPT VALUE	232,731,200

101 – Single Family Home
102 – Condominium
104 – Two Family Home
105 – Three Family Home
106 – Accessory Land with Improvement
109 – Multiple Houses on Parcel
111 – Four to Eight Units
112 – More than Eight Units
130 – Vacant Land
300 – Commercial
400 - Industrial
012 - Mixed Use Property
500 - Series is Business Personal Property & Utilities
CH 61 & 61A & 61B - Forest, Agricultural, Recreational

THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF REVENUE
FISCAL 2003 TAX LEVY LIMITATION FOR
WALPOLE
FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY2002 LEVY LIMIT

A. FY2001 Levy Limit	26,936,500		
A1 ADD Amended FY2001 Growth	0		
B. ADD (IA + IA1) X 2.5%	673,413		
C. ADD FY2002 New Growth	509,005		
D. ADD FY2002 Override	3,709,259		
E. FY2002 Subtotal	31,828,177		
		I.	$ 31,828,177
F. FY2002 Levy Ceiling	59,572,991		FY2002 Levy Limit

II. TO CALCULATE THE FY2003 LEVY LIMIT

A. FY2002 Levy Limit from I.	31,828,177		
A1 ADD Amended FY2002 Growth	0		
B. ADD (IIA + IIA1) X 2.5%	795,704		
C. ADD FY2003 New Growth	719,899		
D. ADD FY2003 Override			
E. FY2003 Subtotal	33,343,780		
		II.	$ 33,343,780
F. FY2003 Levy Ceiling	60,591,392		FY2003 Levy Limit

III. TO CALCULATE THE FY2003 MAXIMUM ALLOWABLE LEVY

A. FY2003 Levy Limit from II.	33,343,780
B. FY2003 Debt Exclusion(s)	1,339,444
C. FY2003 Capital Expenditure Exclusion(s)	0
D. FY2003 Other Adjustment	
E. FY2003 Water / Sewer	
F. FY2003 Maximum Allowable Levy	$ 34,683,224

EVERYTHING YOU WANTED TO KNOW ABOUT 2 ½ PROPOSITION - CLICK BELOW

http://www.dls.state.ma.us/PUBL/MISC/levylimits.pdf

Residential Single Family Home Property History

RESIDENTIAL CLASS USE CODE 101

FISCAL YEAR	SINGLE FAMILY ASSESSMENT	# OF SINGLE FAMILY	AVG. SINGLE FAMILY ASSMT.	RESIDENTIAL TAX RATE	AVG. SINGLE FAMILY TAXES	$ CHANGE TAXES
2003	1,767,977,100	6,020	293,684	$ 13.93	$ 4,091.02	$ 109.64
2002	1,730,691,500	5,951	290,824	$ 13.69	$ 3,981.38	$ 672.19
2001	1,235,066,800	5,882	209,974	$ 15.76	$ 3,309.19	$ 268.43
2000	1,208,914,000	5,819	207,753	$ 14.92	$ 3,099.67	$ 58.91
1999	1,174,243,800	5,723	205,180	$ 14.82	$ 3,040.76	$ 163.19
1998	1,061,634,900	5,641	188,200	$ 15.29	$ 2,877.57	$ 77.87
1997	1,051,480,300	5,611	187,396	$ 14.94	$ 2,799.70	$ 157.08
1996	1,011,693,300	5,532	182,880	$ 14.45	$ 2,642.62	$ 196.92
1995	986,626,500	5,438	181,432	$ 13.48	$ 2,445.70	$ 99.21
1994	964,208,000	5,346	180,361	$ 13.01	$ 2,346.49	$ 54.85
1993	947,391,300	5,271	179,737	$ 12.75	$ 2,291.64	$ 81.41
1992	970,482,800	5,190	186,991	$ 11.82	$ 2,210.23	$ 48.23
1991	1,148,346,300	5,166	222,289	$ 10.16	$ 2,258.46	$ 87.15
1990	1,133,067,800	5,114	221,562	$ 9.80	$ 2,171.31	$ 61.41
1989	847,457,085	5,085	166,658	$ 12.66	$ 2,109.89	$ 100.69
1988	831,411,210	5,007	166,050	$ 12.10	$ 2,009.20	NA

* Figures are based on information supplied by DOR LA-4 Form

Commercial & Industrial Real Estate
Property History

COMMERCIAL CLASS USE CODES 300-393

FISCAL YEAR	COMMERCIAL ASSESSMENT	COMMERCIAL PARCEL	AVERAGE ASSESSMENT	C.I.P. TAX RATE	AVERAGE TAX BILL	$ CHANGE TAXES
2003	143,999,200	258	558,140	$ 16.88	$ 9,421.40	$ (210.78)
2002	144,569,800	249	580,602	$ 16.59	$ 9,632.18	$ 703.94
2001	116,900,800	251	465,740	$ 19.17	$ 8,928.24	$ 429.89
2000	116,071,200	248	468,029	$ 18.16	$ 8,499.41	$ 643.49
1999	115,004,800	249	461,867	$ 18.40	$ 8,498.35	$ 642.43
1998	99,616,300	246	404,944	$ 19.40	$ 7,855.92	$ 266.53
1997	100,471,400	251	400,284	$ 18.96	$ 7,589.39	$ 518.60
1996	97,329,200	253	384,700	$ 18.38	$ 7,070.79	$ (164.23)
1995	126,665,300	302	419,422	$ 17.25	$ 7,235.02	$ 80.49
1994	132,857,600	309	429,960	$ 16.64	$ 7,154.53	$ 659.08
1993	133,716,900	302	442,771	$ 14.67	$ 6,495.45	$ 189.02
1992	146,862,100	289	508,173	$ 12.41	$ 6,306.43	$ (252.01)
1991	150,512,800	277	543,368	$ 12.07	$ 6,558.45	NA

INDUSTRIAL CLASS USE CODES 400-442

FISCAL YEAR	INDUSTRIAL ASSESSMENT	INDUSTRIAL PARCEL	AVERAGE ASSESSMENT	C.I.P. TAX RATE	AVERAGE TAX BILL	% CHANGE TAXES
2003	103,580,600	266	389,400	$ 16.88	$ 6,573.07	$ 193.42
2002	103,827,900	270	384,548	$ 16.59	$ 6,379.65	$ 691.69
2001	81,298,900	274	296,711	$ 19.17	$ 5,687.96	$ 530.80
2000	81,377,000	277	293,780	$ 18.16	$ 5,335.04	$ 47.48
1999	77,917,900	278	280,280	$ 18.40	$ 5,157.16	$ (130.40)
1998	76,860,400	282	272,555	$ 19.40	$ 5,287.56	$ 121.87
1997	76,831,400	282	272,452	$ 18.96	$ 5,165.69	$ 265.50
1996	78,648,300	295	266,604	$ 18.38	$ 4,900.19	$ (953.08)
1995	80,758,200	238	339,320	$ 17.25	$ 5,853.27	$ 208.62
1994	79,717,100	235	339,222	$ 16.64	$ 5,644.65	$ 920.64
1993	83,080,800	258	322,019	$ 14.67	$ 4,724.01	$ 38.91
1992	97,779,300	259	377,526	$ 12.41	$ 4,685.10	$ 102.71
1991	94,912,900	250	379,652	$ 12.07	$ 4,582.39	NA

* Figures are based on information supplied by DOR LA-4 Form

WALPOLE
TAX RATE
HISTORY

FISCAL YEAR	TAX RATE		FISCAL YEAR	TAX RATE	TAX RATE
1936	$32.80		1971	$52.00	
1937	$29.50		1972	$56.00	
1938	$27.60		1973	$61.60	
1939	$25.60		1974	$30.20	(6 MONTHS)
1940	$25.00				
1941	$25.40		1975	$64.50	
1942	$25.00		1976	$64.50	
1943	$23.00		1977	$70.40	
1944	$23.60		1978	$71.80	
1945	$25.60		1979	$71.80	
1946	$28.00		1980	$69.80	
1947	$31.00		1981	$69.50	
1948	$34.00		1982	$22.40	
1949	$35.00		1983	$22.90	
1950	$39.60		1984	$23.10	
1951	$41.20		1985	$23.29	
1952	$40.50		1986	$23.25	
1953	$45.00		1987	$11.46	
1954	$45.00		1988	$12.10	
1955	$50.60		1989	$12.66	
1956	$57.60				
1957	$59.00	SPLIT	RES	C.I.P.	SHIFT
1958	$63.00	1990	$9.80	$11.64	1.19
1959	$64.00	1991	$10.16	$12.07	1.19
1960	$65.00	1992	$11.82	$12.41	1.05
1961	$67.00	1993	$12.75	$14.67	1.15
1962	$71.00	1994	$13.01	$16.64	1.22
1963	$74.00	1995	$13.48	$17.25	1.22
1964	$76.00	1996	$14.45	$18.38	1.22
1965	$79.00	1997	$14.94	$18.96	1.22
1966	$77.00	1998	$15.29	$19.40	1.22
1967	$86.00	1999	$14.82	$18.40	1.20
1968	$36.50	2000	$14.92	$18.16	1.18
1969	$42.00	2001	$15.76	$19.17	1.18
1970	$46.00	2002	$13.69	$16.59	1.18
		2003	**$13.93**	**$16.88**	**1.18**

PERCENTAGE OF TAX LEVY HISTORY

FISCAL YEAR	RESIDENTIAL LEVY %	OPEN SPACE LEVY %	COMMERCIAL LEVY %	INDUSTRIAL LEVY %	PERSONAL LEVY %	TOTAL LEVY
2003	84.8960	0.0000	7.5692	5.0653	2.4695	100.00
2002	84.9330	0.0000	7.7883	5.1637	2.1150	100.00
2001	83.0578	0.0000	8.5729	5.5263	2.8430	100.00
2000	83.4676	0.0000	8.3870	5.4833	2.6621	100.00
1999	82.4922	0.0000	9.0600	5.7047	2.7432	100.00
1998	81.8942	0.0000	8.7987	6.2048	3.1024	100.00
1997	81.6884	0.0000	8.9240	6.2712	3.1165	100.00
1996	81.2758	0.0000	8.9394	6.6295	3.1553	100.00
1995	79.1902	0.0000	11.3659	6.7040	2.7399	100.00
1994	78.3585	0.0000	12.0840	6.7476	2.8099	100.00
1993	79.7319	0.0000	11.1877	6.4706	2.6095	100.00
1992	80.3166	0.0000	10.9070	6.7457	2.0307	100.00
1991	79.9999	0.0866	11.2869	6.6516	1.9750	100.00
***1990**	80.2214	0.0711	10.8734	6.7949	2.0392	100.00
1989	81.6826	0.0868	11.3123	4.7669	2.1514	100.00
1988	81.6025	0.0907	11.4553	4.6489	2.2026	100.00
1987	79.5715	0.1032	11.8372	6.2523	2.2358	100.00
1986	76.7398	0.7485	10.7525	7.3503	4.4089	100.00
1985	76.2890	0.7743	11.0451	7.3336	4.5580	100.00
1984	75.4368	0.8532	11.4214	7.7492	4.5394	100.00
1983	74.4901	0.9133	12.5384	7.5852	4.4730	100.00

- 1990 FIRST YEAR OF SPLIT CLASSIFICATION (Two Tax Rates)

FY 2002
Average Single Family Tax Bills
Abutting Towns

	TAX AMOUNT	AVERAGE ASSESSMENT	DIFFERENCE		Shift
DOVER	7,418	756,910	$	3,437.00	1.00
MEDFIELD	5,654	379,204	$	1,673.00	1.35
SHARON	5,082	284,717	$	1,101.00	1.00
WESTWOOD	4,967	358,124	$	986.00	1.48
NORFOLK	4,238	295,924	$	257.00	1.00
WALPOLE	3,981	290,813		-	1.18
FOXBORO	3,493	246,833	$	(488.00)	1.00
NORWOOD	2,578	197,365	$	(1,403.00)	1.33

Examples of Shifts % in Surrounding Towns

DEDHAM	1.69
STOUGHTON	1.52
CANTON	1.50
NEEDHAM	1.46
BRAINTREE	1.50
QUINCY	1.75

FY 2002 AVERAGE SINGLE FAMILY TAX BILL

SOURCE CITY & TOWNS SEPTEMBER 2002
http://www.dls.state.ma.us/publ/CT/2002/sept.pdf