



Town of Natick Kennedy Middle School Projected Tax Impact

Project Cost

\$73,000,000

	Median Value	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Incremental Tax Rate	\$	0.8000	\$ 0.7800	\$ 0.7600	\$ 0.7500	\$ 0.7300	\$ 0.7100	\$ 0.6900	\$ 0.6700	\$ 0.6600	\$ 0.6400
Single Family	\$512,450	\$ 409.96	\$ 399.71	\$ 389.46	\$ 384.34	\$ 374.09	\$ 363.84	\$ 353.59	\$ 343.34	\$ 338.22	\$ 327.97
Condominium	\$241,300	\$ 193.04	\$ 188.21	\$ 183.39	\$ 180.97	\$ 176.15	\$ 171.32	\$ 166.50	\$ 161.67	\$ 159.26	\$ 154.43
Two Family	\$510,300	\$ 408.24	\$ 398.03	\$ 387.83	\$ 382.72	\$ 372.52	\$ 362.31	\$ 352.11	\$ 341.90	\$ 336.80	\$ 326.59
Three Family	\$542,400	\$ 433.92	\$ 423.07	\$ 412.22	\$ 406.80	\$ 395.95	\$ 385.10	\$ 374.26	\$ 363.41	\$ 357.98	\$ 347.14
Multi Family (4-8 Units)	\$647,350	\$ 517.88	\$ 504.93	\$ 491.99	\$ 485.51	\$ 472.57	\$ 459.62	\$ 446.67	\$ 433.72	\$ 427.25	\$ 414.30
Apartment Complex	\$18,976,100	\$ 15,180.88	\$ 14,801.36	\$ 14,421.84	\$ 14,232.07	\$ 13,852.55	\$ 13,473.03	\$ 13,093.51	\$ 12,713.99	\$ 12,524.23	\$ 12,144.70
Large Retail	\$325,054,870	\$ 260,043.89	\$ 253,542.80	\$ 247,041.70	\$ 243,791.15	\$ 237,290.05	\$ 230,788.96	\$ 224,287.86	\$ 217,786.76	\$ 214,536.21	\$ 208,035.12
Taxes per \$100,000	\$100,000	\$ 80.00	\$ 78.00	\$ 76.00	\$ 75.00	\$ 73.00	\$ 71.00	\$ 69.00	\$ 67.00	\$ 66.00	\$ 64.00

	Median Value	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
Incremental Tax Rate	\$	0.6200	\$ 0.6000	\$ 0.5700	\$ 0.5500	\$ 0.5300	\$ 0.5100	\$ 0.5100	\$ 0.5000	\$ 0.4800	\$ 0.4600
Single Family	\$512,450	\$ 317.72	\$ 307.47	\$ 292.10	\$ 281.85	\$ 271.60	\$ 261.35	\$ 261.35	\$ 256.22	\$ 245.98	\$ 235.73
Condominium	\$241,300	\$ 149.61	\$ 144.78	\$ 137.54	\$ 132.71	\$ 127.89	\$ 123.06	\$ 123.06	\$ 120.65	\$ 115.82	\$ 111.00
Two Family	\$510,300	\$ 316.39	\$ 306.18	\$ 290.87	\$ 280.66	\$ 270.46	\$ 260.25	\$ 260.25	\$ 255.15	\$ 244.94	\$ 234.74
Three Family	\$542,400	\$ 336.29	\$ 325.44	\$ 309.17	\$ 298.32	\$ 287.47	\$ 276.62	\$ 276.62	\$ 271.20	\$ 260.35	\$ 249.50
Multi Family (4-8 Units)	\$647,350	\$ 401.36	\$ 388.41	\$ 368.99	\$ 356.04	\$ 343.10	\$ 330.15	\$ 330.15	\$ 323.67	\$ 310.73	\$ 297.78
Apartment Complex	\$18,976,100	\$ 11,765.18	\$ 11,385.66	\$ 10,816.38	\$ 10,436.85	\$ 10,057.33	\$ 9,677.81	\$ 9,677.81	\$ 9,488.05	\$ 9,108.53	\$ 8,729.01
Large Retail	\$325,054,870	\$ 201,534.02	\$ 195,032.92	\$ 185,281.27	\$ 178,780.18	\$ 172,279.08	\$ 165,777.98	\$ 165,777.98	\$ 162,527.43	\$ 156,026.34	\$ 149,525.24
Taxes per \$100,000	\$100,000	\$ 62.00	\$ 60.00	\$ 57.00	\$ 55.00	\$ 53.00	\$ 51.00	\$ 51.00	\$ 50.00	\$ 48.00	\$ 46.00

Based on FY 2018 Assessed Values