

Table 1: Newton Land Use and Tax Bills as of 07/6/2020

[Source: Newton Tax Assessors Office]

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More Information

Category	Land Use	Distinct Properties	Res. Units	Land Used in Square Miles	2020 Tax+CPA: Bills + PILOTs [1]	Tax Per Square Mile	Tax Per Res Unit
Taxable Residential [Use Codes 0130, 1000 to 1999, and apartments from 0310]	Single-Family Homes	17,087	17,087	7.188	\$222,235,451	\$30,918,807	\$13,006
	Residential Condos [2]	1,277	5,314	0.886	\$39,513,804	\$44,590,564	\$7,436
	Two-Family Homes	2,722	5,444	0.858	\$26,149,633	\$30,486,851	\$4,803
	Apartments	166	2,711	0.183	\$7,489,202	\$40,988,734	\$2,763
	Undevelopable Residential Land	713	0	0.156	\$285,518	\$1,825,300	
	Developable Residential Land	104	0	0.102	\$1,151,813	\$11,266,003	
	Three-Family Homes	266	798	0.088	\$2,843,938	\$32,484,652	\$3,564
	Non-Transient Group Quarters	16	1,026	0.067	\$2,015,798	\$30,168,326	\$1,965
	Child Care Facility	3	0	0.005	\$47,126	\$9,901,919	
	<b>Taxable Residential Land Use</b>	<b>22,354</b>	<b>32,380</b>	<b>9.532</b>	<b>\$301,732,283</b>	<b>\$31,654,361</b>	<b>\$9,318</b>
Taxable Nonres. [Use Codes 2000 to 8999]	Priv. Golf Courses 61B [3]	19	0	0.852	\$1,195,590	\$1,402,466	
	Commercial [4]	709	0	0.801	\$48,013,989	\$59,963,064	
	Industrial	75	0	0.140	\$4,083,433	\$29,219,130	
	<b>Taxable Nonresidential Land Use</b>	<b>803</b>	<b>0</b>	<b>1.793</b>	<b>\$53,293,012</b>	<b>\$29,723,331</b>	
<b>Total Taxable Land Use</b>		<b>22,988</b>	<b>32,380</b>	<b>11.287</b>	<b>\$355,025,294</b>	<b>\$31,455,543</b>	
Tax-Exempt Residential [Residential Units are approx., rather than exact]	Govt. Housing Apartments	18	538	0.052	\$0		
	Govt. Single/Two-Family, Condos	75	75	0.018	\$0		
	Charitable Housing Apartments	8	153	0.014	\$20,000		
	Charit Single/Two-Family, Condos	19	19	0.007	\$0		
	Priv. Ed. Apartments	1	4	0.000	\$0		
	Priv. Ed. Single-Family	25	25	0.033	\$0		
	<b>Tax Exempt Residential Land Use</b>	<b>146</b>	<b>814</b>	<b>0.124</b>	<b>\$20,000</b>		
Tax-Exempt Nonres.	City Govt. Vacant Land	324	0	0.659	\$0		
	State, County, City Govt. Conserv.	80	0	0.610	\$0		
	Priv. Ed. Campuses Inc. Dorms [5]	132	2,253	0.597	\$163,897		
	City Govt. Improved Land	46	0	0.368	\$0		
	Charities	42	0	0.322	\$70,826		
	Religious Including Parsonages	86	21	0.144	\$0		
	Public Golf Courses	8	0	0.120	\$0		
	Utilities and Trans. Authorities	54	0	0.083	\$0		
	<b>Tax Exempt NonResidential Land Use</b>	<b>772</b>	<b>2,274</b>	<b>2.903</b>	<b>\$234,722</b>		
<b>Total Exempt Land Use including Dormitories</b>		<b>918</b>	<b>3,088</b>	<b>3.027</b>	<b>\$254,722</b>		
<b>Total Exempt Land Use Excluding Dorms.</b>		<b>918</b>	<b>835</b>	<b>3.027</b>	<b>\$254,722</b>		
<b>Total Land Use excluding Dormitories [6]</b>		<b>24,075</b>	<b>33,215</b>	<b>14.352</b>	<b>\$355,280,017</b>		

Land use measurement in table is based on the parcel "Use Code" assigned by the tax assessor to describe current use. Use Code is NOT a zoning specification, but a measure of actual use.

[1] Proof of payment obtained for two PILOT (Payment in Lieu of Taxes): 100K from Boston College and 20K from the Stone Institute. The Mayor's budget sources list PILOT payments of \$360K, however. The additional PILOT payments will be added to the table when proof of payment is obtained. There were also two tax bills totalling 134K in the exempt property data received from the Newton Assessors Database.

[2] Residential, Office, Professional, Retail Condos with common lot are counted as one "Distinct Property."

**[3] 61B Land gets a 75% cut in valuation with a resulting 75% cut in taxes. Approx 5 years of the tax savings are paid back upon sale. See "Newton Rezoning and Newton's Private Golf Courses" for more information.**

[4] Commercial use excludes 525 Nursing Home Units from the "Residential Unit" count. Non-Transient Group Quarters includes 394 Assisted Living Units in the "Residential Unit" count.

[5] Given the small volume and lack of exempt Use Code detail, exempt government/charitable non-apartment housing, including two families, are all measured as one residential unit.

[6] The total billed property tax (only) revenue of \$355,160,017 was doublechecked against the \$356,892,067 FY2020 property tax revenue in the Mayor's FY2021 Comparative Summary of Budget Sources and Uses. <http://www.newtonma.gov/civicax/filebank/documents/103609>