



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

November 18, 2025

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

Re: FY 2026 Property Tax Classification Hearing and Departmental Report for the Select Board

Dear Select Board Members:

The Assessors are pleased to submit documentation for the Property Tax Classification Hearing for FY 2026. The Selectmen must vote annually on these questions in order to complete the tax rate setting process. I have also included my annual statistical report.

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

This fiscal year was an Interim Adjustment of values for Middleton. Sales and other market data from calendar 2024 were utilized to determine values. Our current overall assessment to sale median ratio is **96.4%** for single-family properties and **95.0%** for condominiums. All the statistics meet the requirements of the Bureau of Local Assessment.

The average single-family value increase was **.78 %**. This is the lowest increase in many years. The average single-family tax bill increase of **\$ 769.24** is based on the projected tax rate of **\$12.59**. The latest override vote is the main driver for the tax rate increase.

The average condominium tax bill will be **\$8,056** using the same projected rate.

**Please note that the tax rates used are proposed rates and have not been certified by the DOR as of this date.*

In the Tri-Town comparison, Middleton still has a lower average tax bill than the other two towns:

Community	Average Single Family Home 2023	FY26 Tax Rate	Average Tax Bill FY 2026	Average Tax Bill increase
Middleton	\$ 970,547	\$ 12.59	\$ 12,219	\$ 770
Boxford	\$ 1,009,798	\$ 13.54	\$ 13,673	\$ 816
Topsfield	\$ 924,852	\$ 15.66	\$ 14,483	\$ 1,243

Middleton maintains a higher average value than Topsfield, but retains a lower average tax bill than the other two towns. The average value is lower than Boxford's value.

The total value of Middleton increased by 2.3 %. The taxable value is \$3,361,204,326.



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This year was a low growth year. 74% was residential. We anticipate a better growth year next year.

Our next certified revaluation will be next year for FY 2027. Interim adjustment of values are still required in between certifications. We maintain tight statistics annually to meet minimum guidelines.

We are into year two utilizing the upgrade to AP5 for CAMA. We all are adjusting to the new program and utilizing its new options.

We also continue to improve the education level of our department through coursework and continuing education seminars.

Our department, with Kate leading the effort, has “merged and purged” a vast amount of old records and sent them out for scanning. This was accomplished with office staff and senior work off personnel. This should reduce our storage requirements and allow quick electronic retrieval.

We eagerly await moving to our new offices in March. It is a big change, but will be much better for all departments and the public.

I would again like to take this opportunity to thank my outstanding staff:

- Part Time Assessing Clerk – Jodi Fish. Jodi tendered her resignation this year for personal reasons. We will miss her as a great employee. We were fortunate to rehire Donna Peary. Donna served the town for 7 years and is now back to assist our department.
- Deputy Assessor - Kate Davies. Kate has worked very hard and received her MAA designation! She continues to learn, innovate, and improve our workflow.
- My Board members for their adaptation, hard work and support during this past year. Middleton is well served with three working assessors on our board with over 50 years of combined experience.

I would also like to thank other town departments for their cooperation.

Respectfully,

Bradford W. Swanson, M.A.A.
Chief Assessor

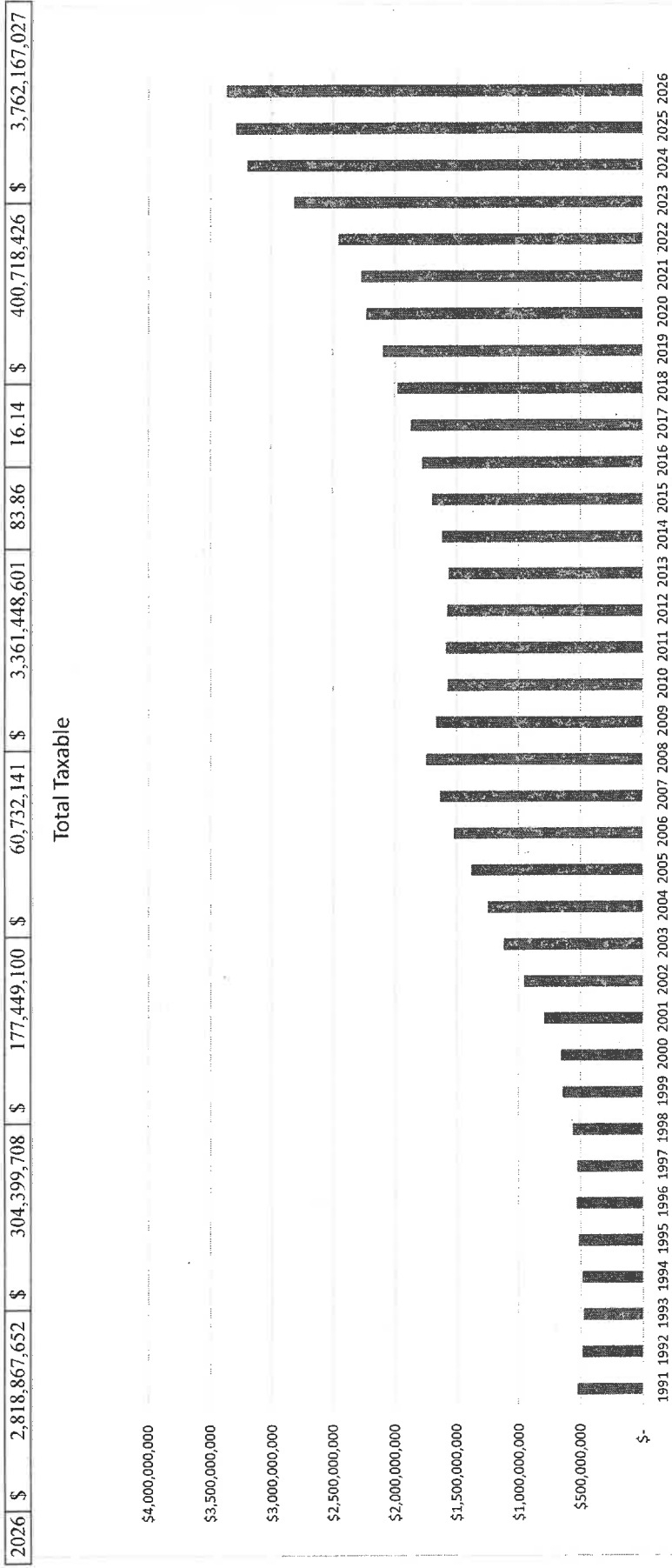
TOWN OF MIDDLETON

TOTAL VALUES BY CLASS HISTORICALLY

FY	Residential	Commercial	Industrial	Personal Property	Total Taxable	RES % of Total	C I P % of Total	Exempt Valuation	Total Town Valuation
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	\$ 153,349,800	\$ 1,790,534,438
2008	\$ 1,466,783,487	\$ 191,497,302	\$ 54,237,400	\$ 37,901,380	\$ 1,750,419,569	83.8	16.2	\$ 139,258,800	\$ 1,889,678,369
2009	\$ 1,372,474,315	\$ 198,205,068	\$ 53,933,700	\$ 44,584,640	\$ 1,669,197,723	82.2	17.8	\$ 142,072,400	\$ 1,811,270,123
2010	\$ 1,268,424,640	\$ 196,849,217	\$ 59,579,100	\$ 50,591,580	\$ 1,575,444,537	80.5	19.5	\$ 128,834,800	\$ 1,704,279,337
2011	\$ 1,293,728,667	\$ 192,903,411	\$ 57,095,800	\$ 46,150,348	\$ 1,589,878,226	81.4	18.6	\$ 117,211,000	\$ 1,707,089,226
2012	\$ 1,296,726,278	\$ 177,190,183	\$ 58,113,600	\$ 46,347,793	\$ 1,578,377,854	82.2	17.8	\$ 151,017,300	\$ 1,729,395,154
2013	\$ 1,298,546,821	\$ 169,439,889	\$ 57,347,800	\$ 44,049,599	\$ 1,569,384,109	82.7	17.3	\$ 151,064,500	\$ 1,720,448,609
2014	\$ 1,339,427,196	\$ 177,093,210	\$ 57,348,600	\$ 46,806,572	\$ 1,620,675,578	82.6	17.4	\$ 162,113,000	\$ 1,782,788,578
2015	\$ 1,415,175,272	\$ 181,829,713	\$ 57,600,100	\$ 47,042,134	\$ 1,701,647,219	83.2	16.8	\$ 170,302,000	\$ 1,871,949,219
2016	\$ 1,483,941,972	\$ 187,537,809	\$ 60,162,200	\$ 47,930,565	\$ 1,779,572,546	83.4	16.6	\$ 174,841,500	\$ 1,954,414,046
2017	\$ 1,559,356,526	\$ 202,236,252	\$ 62,273,200	\$ 47,768,045	\$ 1,871,634,023	83.3	16.7	\$ 223,345,600	\$ 2,094,979,623
2018	\$ 1,644,695,469	\$ 218,433,004	\$ 70,957,400	\$ 46,394,707	\$ 1,980,480,580	83.0	17.0	\$ 227,589,100	\$ 2,208,069,680
2019	\$ 1,741,339,205	\$ 222,709,558	\$ 87,882,600	\$ 45,528,272	\$ 2,097,459,635	83.0	17.0	\$ 228,951,600	\$ 2,326,411,235
2020	\$ 1,822,954,152	\$ 244,852,278	\$ 115,611,800	\$ 50,713,687	\$ 2,234,131,917	81.6	18.4	\$ 229,479,900	\$ 2,463,611,817
2021	\$ 1,857,590,904	\$ 245,046,333	\$ 119,224,900	\$ 51,925,231	\$ 2,273,787,368	81.7	18.3	\$ 230,602,300	\$ 2,504,389,668
2022	\$ 2,005,418,967	\$ 259,982,282	\$ 132,929,800	\$ 54,846,730	\$ 2,453,177,779	81.7	18.3	\$ 238,875,800	\$ 2,692,053,579
2023	\$ 2,349,683,472	\$ 275,084,491	\$ 138,859,400	\$ 54,062,718	\$ 2,817,690,081	83.4	16.6	\$ 250,313,400	\$ 3,068,003,481
2024	\$ 2,685,755,357	\$ 287,206,932	\$ 162,923,700	\$ 58,028,699	\$ 3,193,914,688	84.1	15.9	\$ 256,901,000	\$ 3,450,815,688
2025	\$ 2,757,356,816	\$ 297,493,300	\$ 170,910,100	\$ 58,358,348	\$ 3,284,118,564	84.0	16.0	\$ 263,089,026	\$ 3,547,207,590

TOWN OF MIDDLETON

TOTAL VALUES BY CLASS HISTORICALLY



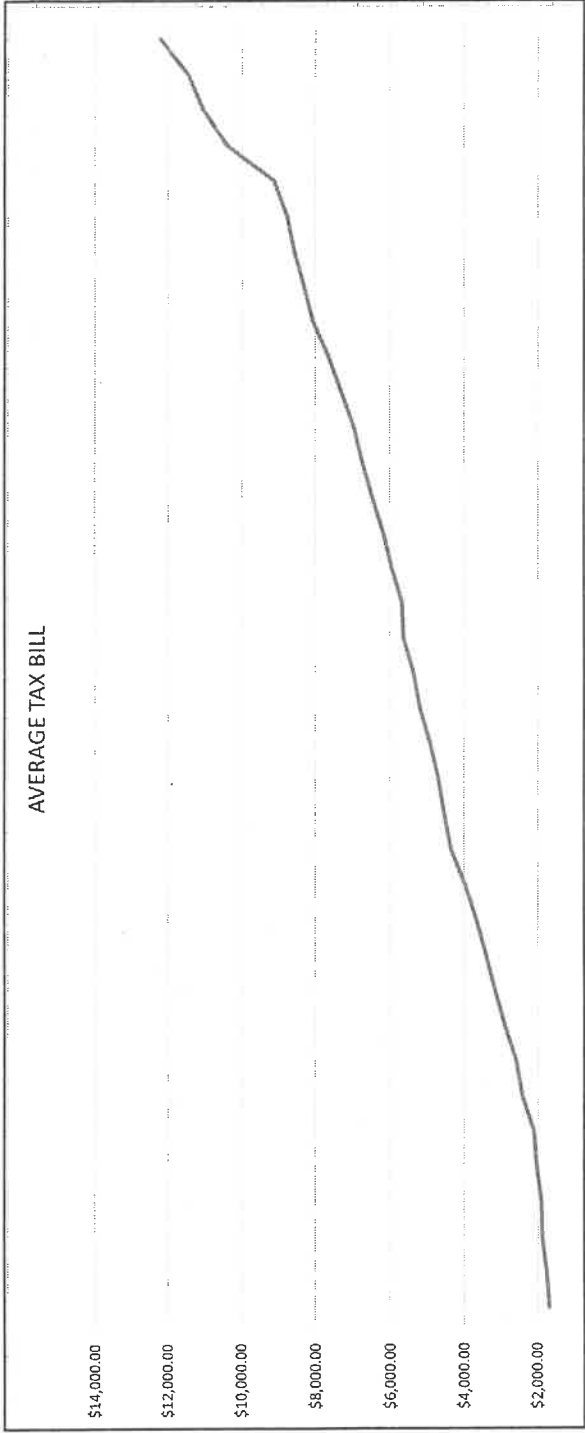
TOWN OF MIDDLETON

AVERAGE SINGLE FAMILY TAX BILL HISTORICALLY

FY	Total Assessed Value	Parcels	Average Value	% change	Tax Rate	Average Tax Bill	% change	Tax dollar change	Tax Rate Change %
1990	\$ 223,188,500	1,218	\$ 183,242	0.49%	\$ 9.18	\$ 1,682.16	7.26%	\$ 113.89	6.74%
91	\$ 230,427,075	1,238	\$ 186,128	1.58%	\$ 9.42	\$ 1,753.33	4.23%	\$ 71.17	2.61%
92	\$ 216,243,490	1,256	\$ 172,168	-7.50%	\$ 10.85	\$ 1,868.03	6.54%	\$ 114.70	15.18%
93	\$ 216,669,960	1,279	\$ 169,406	-1.60%	\$ 11.16	\$ 1,890.57	1.21%	\$ 22.54	2.86%
94	\$ 230,494,960	1,338	\$ 172,268	1.69%	\$ 11.70	\$ 2,015.54	6.61%	\$ 124.97	4.84%
95	\$ 246,056,570	1,410	\$ 174,508	1.30%	\$ 12.00	\$ 2,094.10	3.90%	\$ 78.56	2.56%
96	\$ 275,104,630	1,472	\$ 186,892	7.10%	\$ 12.90	\$ 2,410.90	15.13%	\$ 316.80	7.50%
97	\$ 281,264,120	1,523	\$ 184,678	-1.18%	\$ 13.98	\$ 2,581.79	7.09%	\$ 170.89	8.37%
98	\$ 303,952,070	1,592	\$ 190,925	3.38%	\$ 15.18	\$ 2,898.24	12.26%	\$ 316.44	8.58%
99	\$ 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%
01	\$ 474,416,800	1,700	\$ 279,069	24.44%	\$ 13.10	\$ 3,655.80	7.67%	\$ 260.48	-13.47%
02	\$ 565,527,100	1,728	\$ 327,273	17.27%	\$ 12.13	\$ 3,969.82	8.59%	\$ 314.02	-7.40%
03	\$ 694,426,400	1,768	\$ 392,775	20.01%	\$ 11.06	\$ 4,344.09	9.43%	\$ 374.28	-8.82%
04	\$ 773,648,300	1,809	\$ 427,666	8.88%	\$ 10.58	\$ 4,524.71	4.16%	\$ 180.62	-4.34%
05	\$ 849,153,100	1,843	\$ 460,745	7.73%	\$ 10.19	\$ 4,694.99	3.76%	\$ 170.28	-3.69%
06	\$ 938,938,300	1,870	\$ 502,106	8.98%	\$ 9.77	\$ 4,905.58	4.49%	\$ 210.58	-4.12%
07	\$ 1,007,340,800	1,908	\$ 527,956	5.15%	\$ 9.81	\$ 5,179.25	5.58%	\$ 273.68	0.41%
08	\$ 1,062,068,700	1,921	\$ 552,873	4.72%	\$ 9.69	\$ 5,357.34	3.44%	\$ 178.09	-1.22%
09	\$ 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%
11	\$ 952,586,500	1,949	\$ 488,757	2.03%	\$ 12.17	\$ 5,948.17	4.87%	\$ 276.22	2.79%
12	\$ 944,580,300	1,962	\$ 481,437	-1.50%	\$ 12.81	\$ 6,167.21	3.68%	\$ 219.05	5.26%
13	\$ 939,391,200	1,973	\$ 476,123	-1.10%	\$ 13.59	\$ 6,470.52	4.92%	\$ 303.30	6.09%
14	\$ 966,055,500	1,994	\$ 484,481	1.76%	\$ 13.90	\$ 6,734.29	4.08%	\$ 263.77	2.28%
15	\$ 1,017,513,500	2,011	\$ 505,974	4.44%	\$ 13.78	\$ 6,972.32	3.53%	\$ 238.03	-0.86%
16	\$ 1,075,006,100	2,040	\$ 526,964	4.15%	\$ 13.89	\$ 7,319.53	4.98%	\$ 347.21	0.80%
17	\$ 1,132,670,200	2,060	\$ 549,840	4.34%	\$ 13.95	\$ 7,670.27	4.79%	\$ 350.74	0.43%
18	\$ 1,199,490,000	2,072	\$ 578,904	5.29%	\$ 13.96	\$ 8,081.51	5.36%	\$ 411.24	0.07%
19	\$ 1,266,097,600	2,082	\$ 608,116	5.05%	\$ 13.69	\$ 8,325.11	3.01%	\$ 243.60	-1.93%
2020	\$ 1,317,940,900	2,091	\$ 630,292	3.65%	\$ 13.62	\$ 8,584.58	3.12%	\$ 259.47	-0.51%
21	\$ 1,345,285,300	2,102	\$ 640,003	1.54%	\$ 13.72	\$ 8,780.83	2.29%	\$ 196.26	0.73%
22	\$ 1,449,854,300	2,104	\$ 689,094	7.67%	\$ 13.25	\$ 9,130.50	3.98%	\$ 349.66	-3.43%
23	\$ 1,703,184,200	2,107	\$ 808,346	17.31%	\$ 12.87	\$ 10,403.41	13.94%	\$ 1,272.91	-2.87%
24	\$ 1,983,187,800	2,120	\$ 935,466	15.73%	\$ 11.79	\$ 11,029.14	6.01%	\$ 625.74	-8.39%
25	\$ 2,044,427,900	2,123	\$ 962,990	2.94%	\$ 11.89	\$ 11,449.95	3.82%	\$ 420.81	0.85%
26	\$ 2,061,442,600	2,124	\$ 970,547	0.78%	\$ 12.59	\$ 12,219.19	6.72%	\$ 769.24	5.89%

TOWN OF MIDDLETON

AVERAGE SINGLE FAMILY TAX BILL HISTORICALLY



TOWN OF MIDDLETON

SINGLE FAMILY RANGE OF VALUES HISTORICALLY

Single Family Range	FY20		FY21		FY22		FY23		FY24		FY25		FY26	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
\$ - \$ 99,999	1	0.05%	1	0.05%	0	0.00%	1	0.05%	0	0.00%	0	0.00%	0	0.00%
\$ 100,000 \$ 199,999	0	0.00%	0	0.00%	1	0.05%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
\$ 200,000 \$ 299,999	38	1.82%	26	1.24%	11	0.52%	2	0.09%	1	0.05%	0	0.00%	0	0.00%
\$ 300,000 \$ 399,999	235	11.24%	226	10.75%	134	6.37%	51	2.42%	27	1.27%	21	0.99%	17	0.80%
\$ 400,000 \$ 499,999	497	23.77%	471	22.41%	434	20.65%	198	9.40%	76	3.58%	65	3.06%	76	3.58%
\$ 500,000 \$ 599,999	355	16.98%	373	17.75%	361	17.17%	370	17.56%	255	12.03%	227	10.69%	194	9.13%
\$ 600,000 \$ 699,999	252	12.05%	286	13.61%	270	12.84%	409	19.41%	369	17.41%	299	14.08%	277	13.04%
\$ 700,000 \$ 799,999	308	14.73%	300	14.27%	319	15.18%	219	10.39%	259	12.22%	311	14.65%	303	14.27%
\$ 800,000 \$ 899,999	188	8.99%	174	8.28%	256	12.18%	241	11.44%	187	8.82%	206	9.70%	210	9.89%
\$ 900,000 \$ 999,999	83	3.97%	100	4.76%	120	5.71%	169	8.02%	204	9.62%	193	9.09%	214	10.08%
\$ 1,000,000 \$ 1,099,999	43	2.06%	40	1.90%	63	3.00%	63	2.99%	210	9.91%	210	9.89%	212	9.98%
\$ 1,100,000 \$ 1,199,999	20	0.96%	30	1.43%	32	1.52%	121	5.74%	127	5.99%	188	8.86%	201	9.46%
\$ 1,200,000 \$ 1,299,999	13	0.62%	14	0.67%	20	0.95%	87	4.13%	105	4.95%	88	4.15%	121	5.70%
\$ 1,300,000 \$ 1,399,999	23	1.10%	21	1.00%	18	0.86%	53	2.52%	64	3.02%	58	2.73%	79	3.72%
\$ 1,400,000 \$ 1,499,999	12	0.57%	11	0.52%	22	1.05%	27	1.28%	54	2.55%	63	2.97%	55	2.59%
\$ 1,500,000 \$ 1,599,999	11	0.53%	12	0.57%	6	0.29%	19	0.90%	42	1.98%	45	2.12%	29	1.37%
\$ 1,600,000 \$ 1,999,999	8	0.38%	14	0.67%	30	1.43%	60	2.85%	76	3.58%	76	3.58%	66	3.11%
\$ 2,000,000 \$ 2,999,999	4	0.19%	3	0.14%	5	0.24%	17	0.81%	61	2.88%	67	3.16%	63	2.97%
\$ 3,000,000	0	0.00%	0	0.00%	0	0.00%	0	0.00%	3	0.14%	6	0.28%	7	0.33%
	2091	100.00%	2102	100.00%	2102	100.00%	2107	100.00%	2120	100.00%	2123	100.00%	2124	100.00%

TOWN OF MIDDLETON

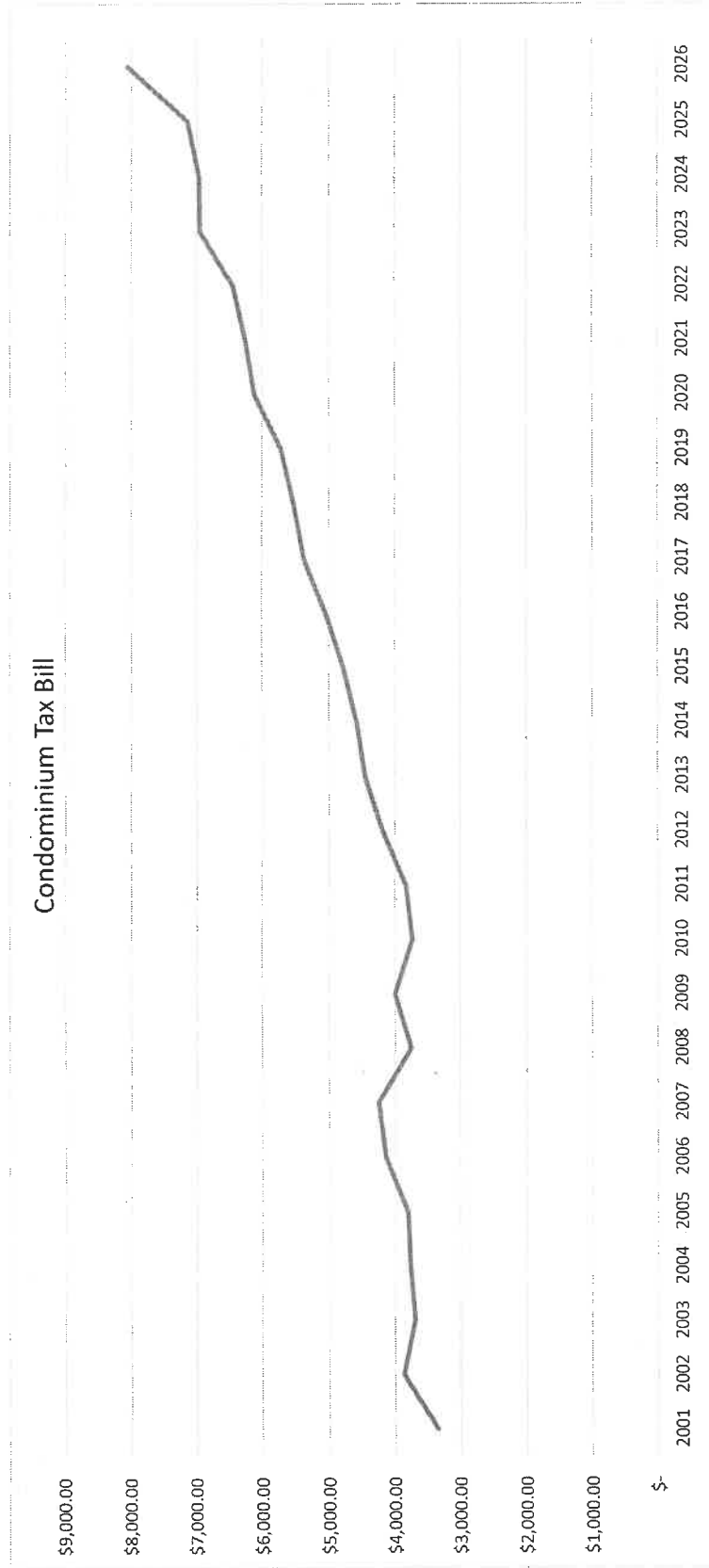
MEDIAN SINGLE FAMILY TAX BILL HISTORICALLY

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	13.96	\$ 7,779.21
2019	\$ 567,800	13.69	\$ 7,773.18
2020	\$ 576,400	13.62	\$ 7,850.57
2021	\$ 586,400	13.72	\$ 8,045.41
2022	\$ 642,300	13.25	\$ 8,510.48
2023	\$ 706,100	12.87	\$ 9,087.51
2024	\$ 842,600	11.79	\$ 9,934.25
2025	\$ 860,400	11.89	\$ 10,230.16
2026	\$ 892,200	12.59	\$ 11,232.80
<i>average median</i>	\$ 526,406		\$ 6,512.69

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
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%	\$ 13.96	\$ 5,535.86	\$ 156.78	3%
2019	\$ 368,109,264	880	\$ 418,306	5.49%	\$ 13.69	\$ 5,726.61	\$ 190.75	3%
2020	\$ 406,662,818	904	\$ 449,848	7.54%	\$ 13.62	\$ 6,126.93	\$ 400.32	7%
2021	\$ 414,927,511	909	\$ 456,466	1.47%	\$ 13.72	\$ 6,262.71	\$ 135.78	2%
2022	\$ 450,282,774	926	\$ 486,266	6.53%	\$ 13.25	\$ 6,443.03	\$ 180.32	3%
2023	\$ 522,113,194	967	\$ 539,931	11.04%	\$ 12.87	\$ 6,948.91	\$ 505.88	8%
2024	\$574,683,724	973	\$ 590,631	9.39%	\$ 11.79	\$ 6,963.54	\$ 14.63	0%
2025	\$587,125,848	977	\$ 600,948	1.75%	\$ 11.89	\$ 7,145.27	\$ 181.73	3%
2026	\$ 625,164,152	977	\$ 639,881	6.48%	\$ 12.59	\$ 8,056.11	\$ 910.84	13%

TOWN OF MIDDLETON AVERAGE CONDOMINIUM TAX BILL HISTORICALLY



TOWN OF MIDDLETON

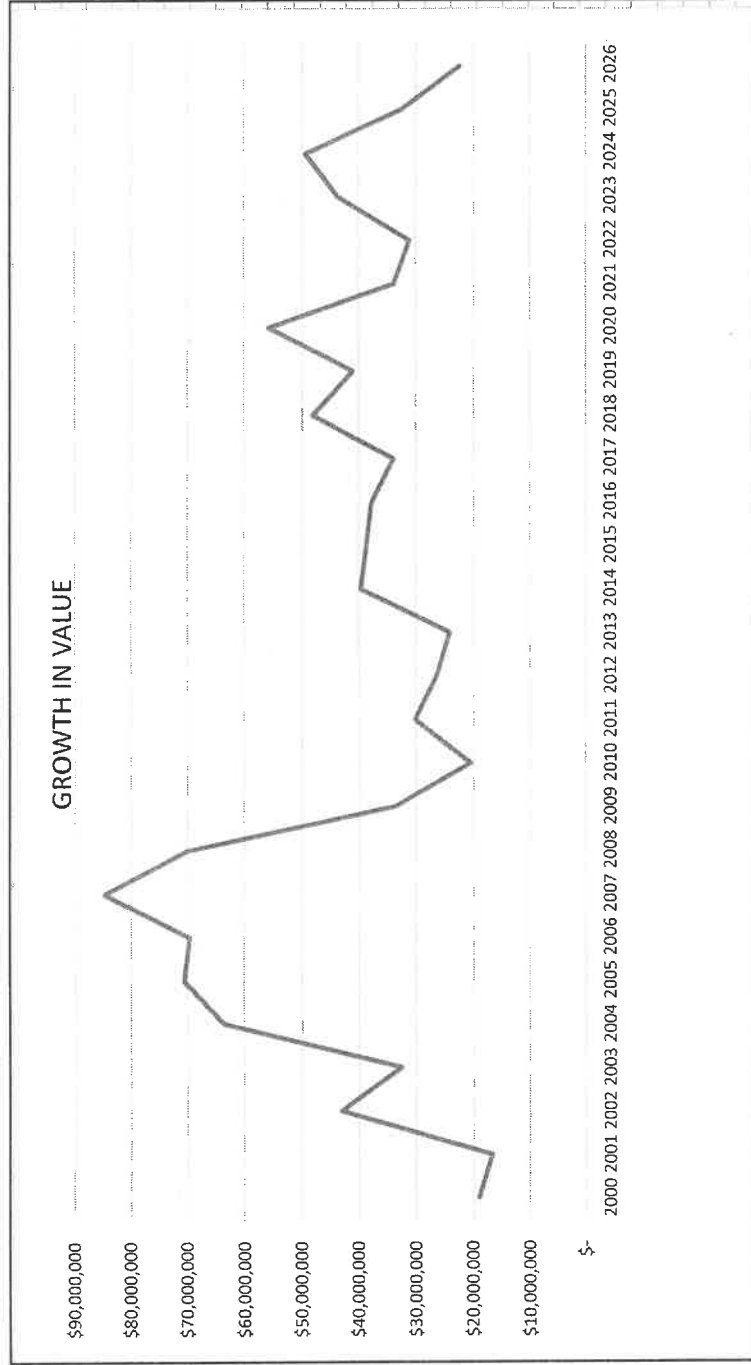
CONDOMINIUM RANGE OF VALUES HISTORICALLY

Condominium Range	FY20		FY21		FY22		FY23		FY24		FY25		FY26	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
\$ - \$ 99,999	0	0.00%	0	0.00%	0	0.00%	0	0.00%		0.00%		0.00%	0	0.00%
\$ 100,000 \$ 199,999	11	1.22%	11	1.21%	8	0.86%	13	1.34%	0	0.00%	0	0.00%	0	0.00%
\$ 200,000 \$ 299,999	117	12.94%	105	11.55%	73	7.88%	20	2.07%	12	1.23%	13	1.33%	13	1.33%
\$ 300,000 \$ 399,999	291	32.19%	299	32.89%	209	22.57%	187	19.34%	106	10.89%	105	10.75%	67	6.86%
\$ 400,000 \$ 499,999	164	18.14%	167	18.37%	252	27.21%	230	23.78%	289	29.70%	274	28.05%	174	17.81%
\$ 500,000 \$ 599,999	207	22.90%	197	21.67%	221	23.87%	211	21.82%	131	13.46%	127	13.00%	199	20.37%
\$ 600,000 \$ 699,999	41	4.54%	57	6.27%	72	7.78%	142	14.88%	189	19.42%	190	19.45%	202	20.68%
\$ 700,000 \$ 799,999	51	5.64%	49	5.39%	57	6.16%	75	7.76%	115	11.82%	115	11.77%	150	15.35%
\$ 800,000 \$ 899,999	13	1.44%	15	1.65%	22	2.38%	54	5.58%	75	7.71%	86	8.80%	70	7.16%
\$ 900,000 \$ 999,999	1	0.11%	1	0.11%	4	0.43%	20	2.07%	29	2.98%	39	3.99%	55	5.63%
\$ 1,000,000 \$ 1,500,000	8	1%	8	1%	8	1%	15	2%	27	3%	28	3%	47	5%
	904	100.00%	909	100.00%	926	100.00%	967	100.00%	973	100.00%	977	100.00%	977	100.00%

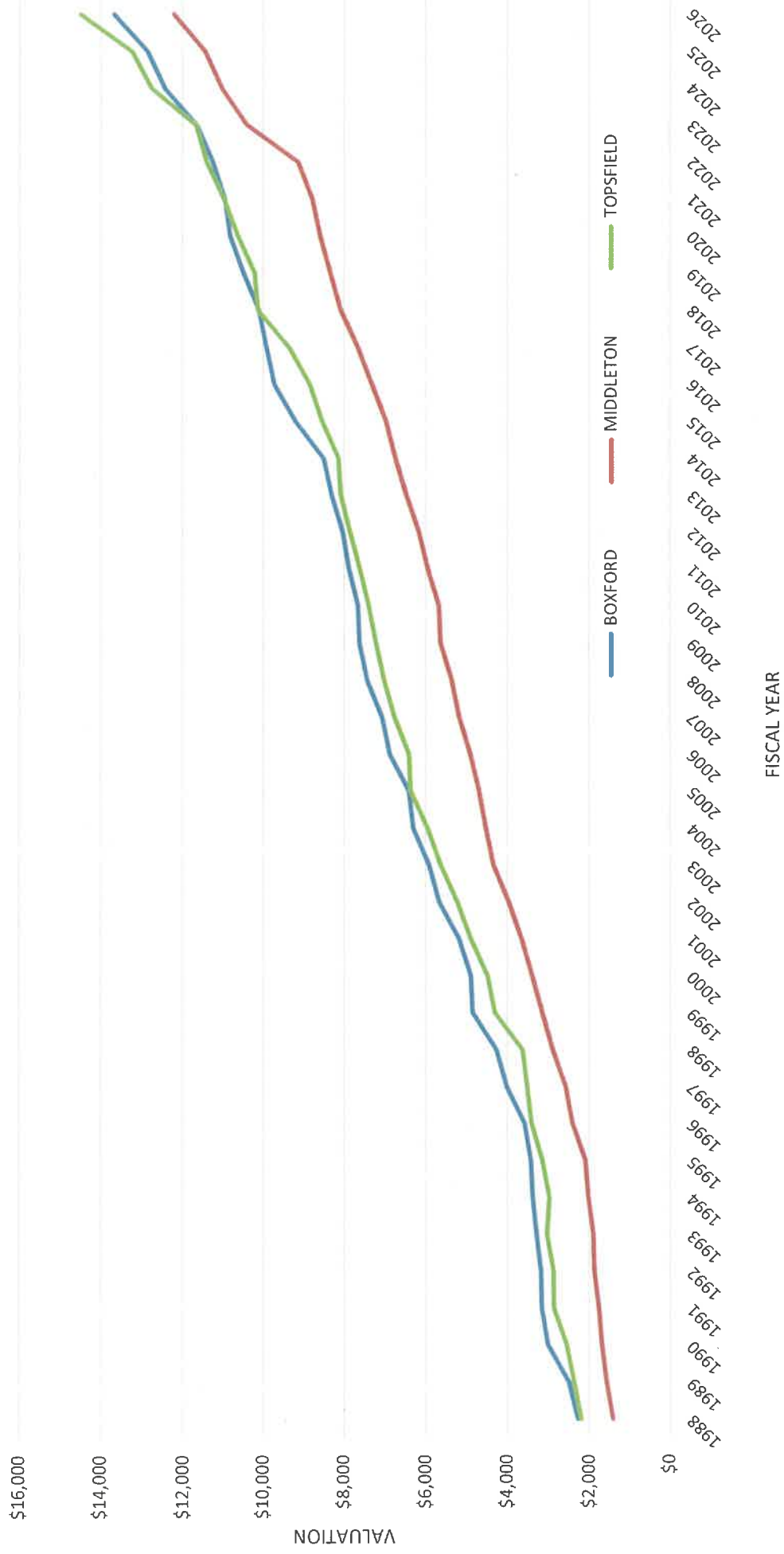
TOWN OF MIDDLETON
ANNUAL GROWTH COMPARISON

FISCAL YEAR	GROWTH IN VALUE	RES %	CIP %	RES. GROWTH DOLLARS	C.I.P. GROWTH 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	\$ 20,427,997	55.84%	44.16%	\$ 125,351.91	\$ 99,151.78	\$ 224,504	-31.3%
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	\$ 83,824.15	\$ 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%	\$ 327,930.71	\$ 191,884.92	\$ 519,816	-3.2%
2017	\$ 34,000,021	58.84%	41.16%	\$ 277,866.67	\$ 194,393.62	\$ 472,260	-9.1%
2018	\$ 48,215,287	60.22%	39.78%	\$ 405,072.41	\$ 267,530.84	\$ 672,603	42.4%
2019	\$ 41,037,699	61.10%	38.90%	\$ 350,056.87	\$ 222,829.41	\$ 572,886	-14.8%
2020	\$ 55,842,065	49.33%	50.67%	\$ 377,095.16	\$ 387,382.71	\$ 764,478	33.4%
2021	\$ 33,934,943	73.81%	26.19%	\$ 341,149.67	\$ 121,044.25	\$ 462,194	-39.5%
2022	\$ 31,103,749	68.82%	31.18%	\$ 293,667.00	\$ 133,076.44	\$ 426,743	-7.7%
2023	\$ 43,571,267	89.99%	10.01%	\$ 519,525.54	\$ 57,793.74	\$ 577,319	35.3%
2024	\$ 49,365,016	82.84%	17.16%	\$ 526,312.22	\$ 109,015.54	\$ 635,328	10.0%
2025	\$ 32,625,725	66.90%	33.10%	\$ 257,343.14	\$ 127,314.16	\$ 384,657	-39.5%
2026	\$ 22,345,511	74.30%	25.70%	\$ 197,415.56	\$ 68,272.57	\$ 265,688	-30.9%
Average	\$ 41,944,537	74.66%	25.34%	\$ 379,758	\$ 130,459	\$ 510,217	8.3%

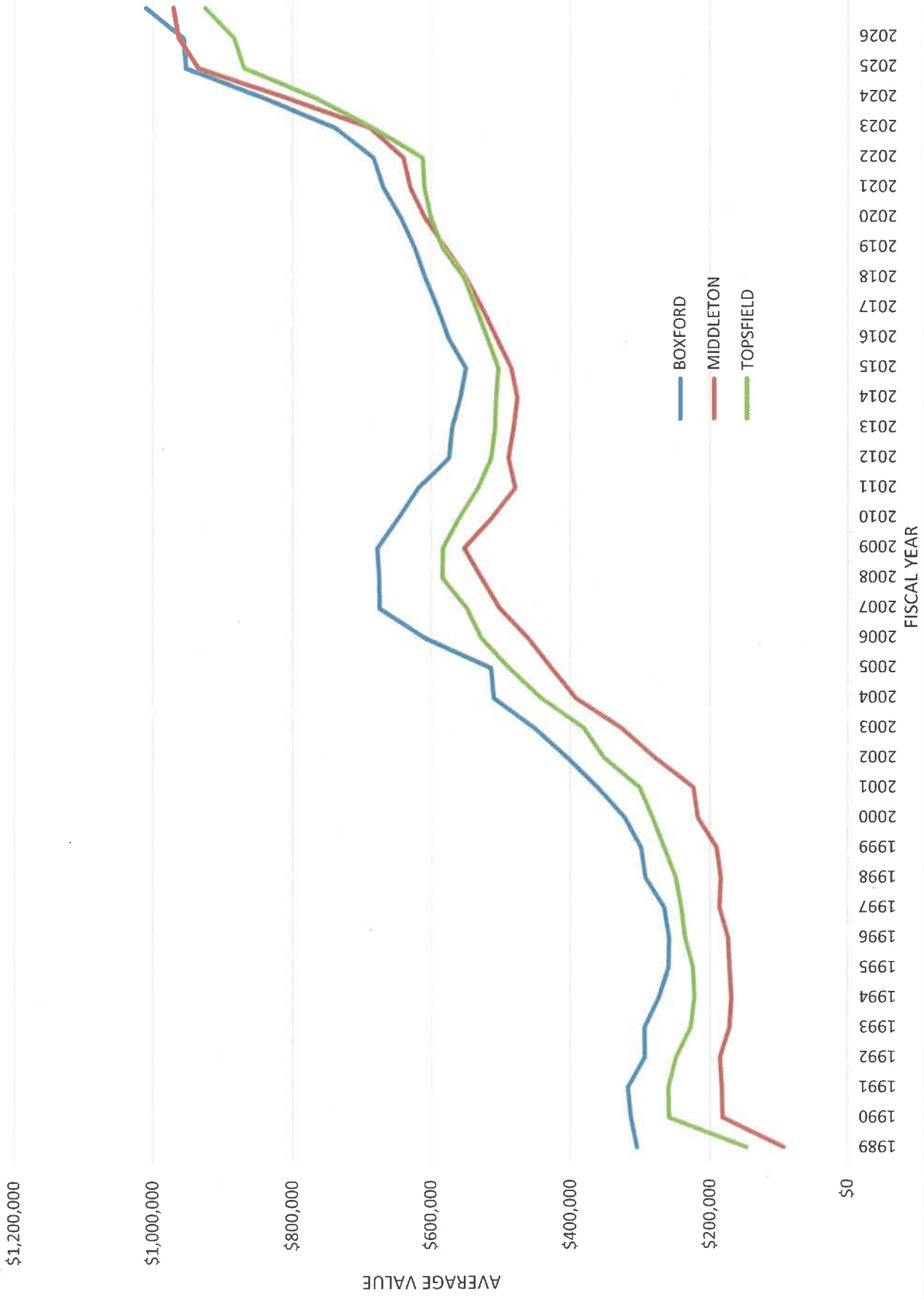
TOWN OF MIDDLETON ANNUAL GROWTH COMPARISON



AVERAGE SINGLE FAMILY TAX BILL 1988-CURRENT



AVERAGE SINGLE FAMILY VALUE OVER TIME 1988- CURRENT



AVERAGE SINGLE FAMILY TAX BILL

Fiscal Year	BOXFORD	MIDDLETON	TOPSFIELD
1988	\$2,265	\$1,407	\$2,185
1989	\$2,492	\$1,568	\$2,360
1990	\$3,003	\$1,682	\$2,545
1991	\$3,152	\$1,753	\$2,862
1992	\$3,167	\$1,868	\$2,869
1993	\$3,275	\$1,891	\$3,025
1994	\$3,372	\$2,016	\$2,971
1995	\$3,415	\$2,094	\$3,140
1996	\$3,571	\$2,411	\$3,403
1997	\$4,005	\$2,582	\$3,506
1998	\$4,266	\$2,898	\$3,623
1999	\$4,841	\$3,151	\$4,302
2000	\$4,882	\$3,395	\$4,480
2001	\$5,169	\$3,656	\$4,889
2002	\$5,659	\$3,970	\$5,213
2003	\$5,905	\$4,344	\$5,623
2004	\$6,297	\$4,525	\$5,946
2005	\$6,399	\$4,695	\$6,363
2006	\$6,861	\$4,906	\$6,398
2007	\$7,059	\$5,179	\$6,747
2008	\$7,423	\$5,357	\$7,008
2009	\$7,612	\$5,633	\$7,206
2010	\$7,649	\$5,672	\$7,383
2011	\$7,868	\$5,948	\$7,606
2012	\$8,021	\$6,167	\$7,842
2013	\$8,295	\$6,471	\$8,071
2014	\$8,496	\$6,734	\$8,126
2015	\$9,185	\$6,972	\$8,530
2016	\$9,714	\$7,320	\$8,836
2017	\$9,911	\$7,670	\$9,345
2018	\$10,092	\$8,082	\$10,122
2019	\$10,475	\$8,336	\$10,199
2020	\$10,808	\$8,585	\$10,614
2021	\$10,938	\$8,781	\$10,963
2022	\$11,242	\$9,130	\$11,398
2023	\$11,638	\$10,403	\$11,657
2024	\$12,428	\$11,029	\$12,762
2025	\$12,857	\$11,449	\$13,240
2026	\$13,673	\$12,219	\$14,483

AVERAGE SINGLE FAMILY VALUE

Fiscal Year	BOXFORD	MIDDLETON	TOPSFIELD
1988	\$304,458	\$93,809	\$146,630
1989	\$313,050	\$182,357	\$258,752
1990	\$317,478	\$183,242	\$259,686
1991	\$293,176	\$186,128	\$248,872
1992	\$293,762	\$172,168	\$227,724
1993	\$272,941	\$169,406	\$222,390
1994	\$259,399	\$172,268	\$224,409
1995	\$258,716	\$174,508	\$235,710
1996	\$265,466	\$186,892	\$241,028
1997	\$292,320	\$184,678	\$249,021
1998	\$298,323	\$190,925	\$265,241
1999	\$321,863	\$217,606	\$281,911
2000	\$360,292	\$224,262	\$300,294
2001	\$403,852	\$279,069	\$351,712
2002	\$451,283	\$327,273	\$380,500
2003	\$509,491	\$392,775	\$441,343
2004	\$513,225	\$427,666	\$487,405
2005	\$607,716	\$460,745	\$527,573
2006	\$674,656	\$502,106	\$548,705
2007	\$674,891	\$527,956	\$583,145
2008	\$677,925	\$552,873	\$583,028
2009	\$647,245	\$512,573	\$559,503
2010	\$618,372	\$479,050	\$532,305
2011	\$573,875	\$488,757	\$512,872
2012	\$569,282	\$481,437	\$507,577
2013	\$557,456	\$476,123	\$505,994
2014	\$549,181	\$484,481	\$502,831
2015	\$574,415	\$505,974	\$518,568
2016	\$590,183	\$526,964	\$534,897
2017	\$607,635	\$549,840	\$551,966
2018	\$622,989	\$578,904	\$583,083
2019	\$643,408	\$608,933	\$599,950
2020	\$668,394	\$630,292	\$609,298
2021	\$683,186	\$640,003	\$611,779
2022	\$738,641	\$689,086	\$684,560
2023	\$840,866	\$808,346	\$766,934
2024	\$952,312	\$935,466	\$868,720
2025	\$955,890	\$962,949	\$883,242