



SPECIAL TOWN COUNCIL MEETING

Wednesday, November 12, 2025 at 6:00 PM

Town Hall-Chapin Hall 2nd Floor- 41 South Main Street
Randolph, MA 02368

AGENDA

This is a hybrid meeting. The public is invited to attend this meeting in person or remotely, by telephone or computer access. This meeting is being posted pursuant to the state statute authorizing temporary remote participation as described here:

<https://www.randolphma.gov/DocumentCenter/View/1864/remotemeetings23>

Join Zoom Meeting: <https://us02web.zoom.us/j/86495385600>

Or One tap mobile: +13017158592, 86495385600#

Or Dial: +1 301 715 8592 Webinar ID: 864 9538 5600

Please note that this Town Council Meeting will be video and audio recorded and will be broadcast, including over local cable and the internet. Any person, upon entering a council meeting or hearing for any purpose, including the purpose of participating, viewing, listening or testifying, grants permission to the Town Council to record and televise or otherwise publish their presence and testimony.

A. Call to Order - Roll Call - Pledge of Allegiance

B. Moment of Silent Prayer

C. Announcements from the President

D. Appointments

E. Public Hearings

1. 6:15 PM Council Order 2025-078: Tax Classification

F. Adjournment

Notification of Upcoming Meeting Dates

November 24

December 8



Town of Randolph

FY2026 Tax Classification Presentation
October 20, 2025

What Is The Purpose Of This Presentation?

1. Select a single or split tax rate
2. Whether to adopt open space discount
3. Whether to adopt residential exemption
4. Whether to adopt small commercial exemption

Full and Fair Cash Value*

Class	FY2025	FY2026	% Change
Residential	\$5,334,487,024	\$5,495,821,293	3.0%
Comm/Ind/PP	\$680,798,384	\$705,945,274	3.7%
% of Total	88.7 _(res) / 11.3 _(CIP)	88.6 _(res) / 11.4 _(CIP)	.02%
Total Value	\$6,015,285,408	\$6,201,766,567	3.1%

Five Year Sale Price Review

Single Family



Solds / Year	2021	2022	2023	2024	2025
List Price	\$472,792.26	\$519,082.42	\$541,039.18	\$574,296.39	\$584,728.74
Sale Price	\$491,609.91	\$540,762.75	\$555,362.78	\$591,812.84	\$597,678.72

Data courtesy of Pinergy MLS

FY26 Residential Shift

Shift	Rate	Avg SFR Bill	Compared to Last Year's Average
1.70	\$11.63	\$6,355	\$183
1.71	\$11.61	\$6,344	\$172
1.72	\$11.60	\$6,338	\$166
1.73	\$11.58	\$6,328	\$156
1.74	\$11.57	\$6,322	\$150
1.75	\$11.55	\$6,311	\$140

*Average SFR (Single Family Residential) Value FY26: **\$546,462**

*Single Tax Rate would be **\$12.78**. Average Tax Bill: **\$6,983**

Single Family FY25 VS. FY26

Section E, Item1.

Res Rate FY25	FY25 Avg Value	FY25 Avg Bill
\$11.61 *1.73 Shift	\$531,632	\$6,172
Res Rate FY26	FY26 Avg Value	FY26 Avg Bill
\$11.55 *1.75 shift	\$546,462	\$6,311

FY26 CIP Shift

(Commercial, Industrial, Personal)

Shift	Rate	Tax	Compared to Last Year's Average
1.70	\$21.73	\$18,707	\$295
1.71	\$21.85	\$18,810	\$398
1.72	\$21.98	\$18,922	\$510
1.73	\$22.11	\$19,034	\$622
1.74	\$22.24	\$19,146	\$734
1.75	\$22.37	\$19,258	\$846

* Average CIP Value for FY26: **\$860,908**

* Single Tax Rate would be **\$12.78**. Average Tax Bill : **\$11,002**

CIP FY25 VS. FY26

CIP Rate FY25	FY25 Avg Value	FY25 Avg Bill
\$22.15 *1.73 Shift	\$831,256	\$18,412
CIP Rate FY26	FY26 Avg Value	FY26 Avg Bill
\$22.37 *1.75 Shift	\$860,908	\$19,258

Fiscal Year 2026 Levy Limit

Section E, Item 1.

FY 2025 Levy Limit	\$76,188,171
Plus 2.5%	+ \$1,904,704
Plus New Growth	+ \$728,785
FY 2026 Levy Limit	= \$78,821,660
Debt Exclusion	+ 494,608
FY 2026 Maximum Allowable Levy	\$79,316,268

Minimum Residential Factor (MRF)

Shift	Res Factor	Res Tax Rate	CIP Tax Rate
1.70	0.9101	\$11.63	\$21.73
1.71	0.9088	\$11.61	\$21.85
1.72	0.9075	\$11.60	\$21.98
1.73	0.9062	\$11.58	\$22.11
1.74	0.9049	\$11.57	\$22.24
1.75	0.9037	\$11.55	\$22.37

History of Classification Shifts

Section E, Item1.

Fiscal Year	Shift
2025	1.73
2024	1.75
2023	1.74
2022	1.75
2021	1.74

Comparison of Surrounding Communities

*These are FY25 numbers, many towns do not have an FY26 tax rate set as of today

Section E, Item1.

Community	FY25 Residential	FY25 Commercial	Shift	Average Single Family Value	Average SF Tax Bill
Randolph	\$11.61	\$22.15	1.73	\$531,632	\$6,172
Holbrook	\$13.18	\$26.04	1.75	\$485,987	\$6,405
Avon	\$13.34	\$27.28	1.44	\$509,218	\$6,793
Stoughton	\$12.38	\$20.54	1.47	\$550,732	\$6,818
Braintree	\$ 9.98	\$21.28	1.75	\$704,287	\$7,029
Abington	\$13.06	\$13.06	No Shift	\$575,247	\$7,513
Quincy	\$11.53	\$23.01	1.75	\$665,307	\$7,671
Canton	\$9.89	\$20.45	1.65	\$827,196	\$8,181
Milton	\$11.09	\$16.93	1.50	\$1,028,487	\$11,406
State Avg	\$12.35	\$15.34	N/A	\$872,075	\$6,723

Action

Section E, Item 1.

1. Town Council is choosing a shift of _____

2. Was a discount granted to Open Space?

Open Space Discount – Land that is maintained in an open or natural condition that contributes to the benefit and enjoyment of the public (private parks, recreation facilities, golf courses). The Town of Randolph has no property that falls under the open space classification.

Yes _____ No _____

3. Was the Residential Exemption Adopted?

Residential Exemption – Shifts the tax burden within the residential class from owners of moderately valued properties to the owners of higher valued homes and properties not occupied by the owner, including rentals. The overwhelming majority of the Commonwealth's cities and towns have declined to adopt this exemption.

Yes _____ No _____

4. Was a Small Commercial Exemption adopted?

Commercial Exemption – Designed to provide tax relief for small businesses. The benefit goes to the landlord not the business owner. The tax burden is shifted within the commercial and industrial class. The properties must be approved by the Department of Workforce, have a valuation of less than 1 million dollars and an average annual employment of 10 or fewer people.

Yes _____ No _____

Thank You!



Janet Teal, Principal Assessor
(781) 961-0907

Understanding the Residential Exemption

Section E, Item 1.



Janet Teal
Principal
Assessor
November 2025

What is the Residential Exemption?

Section E, Item 1.

- This is an annual local option vote permitted under property tax classification MGL c.59, sec. 5C.
- The intent is to lower the taxes of owner occupied primary residences of below a “break point in value”.
- The “break point in value” is determined by the Town’s average residential value.

How The Exemption Works

- The Town Council sets a dollar amount – up to 35% of the average residential value.
- The exemption cannot reduce a property’s assessed value below 10% of it’s full and fair cash value.
- The exemption does not impact commercial or industrial properties.
- Appeals must be received by the Assessors on or before April 1st, or you lose the right to appeal.

Who Qualifies

- To qualify for the exemption you need to own and occupy your property as of January 1st of the year; meaning the property must be where you maintain a permanent home, file your taxes, register to vote, register your cars, and complete census information.

Communities That Have Adopted A Residential Exemption

Mainland cities and towns: Boston, Brookline, Cambridge, Chelsea, Everett, Malden, Marlborough, Somerset, Somerville, Waltham, and Watertown.

Cape Cod and the Islands towns: Barnstable, Chatham, Eastham, Mashpee, Nantucket, Oak Bluffs, Provincetown, Tisbury, Truro, Wellfleet, and West Tisbury.

Motivation & Examples

- Boston & Brookline adopted the exemption due to high numbers of non-owner occupied homes and a high volume of apartment buildings and similar structures.
- Cambridge & Malden are primarily looking to shift the residential burden from low value homes to high value homes.
- The Cape & Islands have similar motivation to Cambridge & Malden, but with the added level of the high value homes predominately being secondary residences, so this directly benefits the year-round population.

PROS

- Provides some relief for lower valued owner occupied homes.

CONS

- Increases tax bill for higher valued and non-owner occupied residences. **Biggest Impact are apartment complexes.**
- There can be an unavoidable impact to the overlay due to the statutory exemption deadlines
- Labor intensive; numerous appeals, verifying owner occupancy.

EXEMPTION CALCULATION (at 10%)

EXEMPTION PERCENT	RESIDENTIAL EXEMPTION AMOUNT	POTENTIAL REDUCTION IN RESIDENTIAL PROPERTIES	NEW TAXABLE VALUE	ESTIMATED NEW TAX RATE	2025 RESIDENTIAL LEVY
10.00%	54,707	469,396,047	4,865,090,977	0.01273	5,334,487,024

ESTIMATED IMPACT ON RESIDENTIAL RE TAX BILL

APPROX. PARCELS IN RANGE	OWNER OCCUPIED HOME VALUE	TAX BILL <u>WITHOUT</u> EXEMPTION (0.01161)	TAX BILL <u>WITH</u> EXEMPTION (0.01273)	CHANGE IN TAX BILL	NOTES
207	60,000.00	696.60	67.38	-629.22	
34	170,000.00	1,973.70	1,467.68	-506.02	
409	260,000.00	3,018.60	2,613.38	-405.22	
443	350,000.00	4,063.50	3,759.08	-304.42	
1376	440,000.00	5,108.40	4,904.78	-203.62	
3637	530,000.00	6,153.30	6,050.48	-102.82	
2223	621,804.58	7,219.15	7,219.15	.00	
820	720,000.00	8,359.20	8,469.18	109.98	
344	810,000.00	9,404.10	9,614.88	210.78	
129	900,000.00	10,449.00	10,760.58	311.58	
63	990,000.00	11,493.90	11,906.28	412.38	
14	1,080,000.00	12,538.80	13,051.98	513.18	
5	1,170,000.00	13,583.70	14,197.68	613.98	
47	1,260,000.00	14,628.60	15,343.38	714.78	

EXEMPTION CALCULATION (at 20%)

EXEMPTION PERCENT	RESIDENTIAL EXEMPTION AMOUNT	POTENTIAL REDUCTION IN RESIDENTIAL PROPERTIES	NEW TAXABLE VALUE	ESTIMATED NEW TAX RATE	2025 RESIDENTIAL LEVY
20.00%	109,414	938,792,007	4,395,695,017	0.01409	5,334,487,024

ESTIMATED IMPACT ON RESIDENTIAL RE TAX BILL

APPROX. PARCELS IN RANGE	OWNER OCCUPIED HOME VALUE	TAX BILL <u>WITHOUT</u> EXEMPTION (0.01161)	TAX BILL <u>WITH</u> EXEMPTION (0.01409)	CHANGE IN TAX BILL	NOTES
222	110,000.00	1,277.10	8.25	-1,268.85	
23	180,000.00	2,089.80	994.55	-1,095.25	
451	270,000.00	3,134.70	2,262.65	-872.05	
466	360,000.00	4,179.60	3,530.75	-648.85	
1681	450,000.00	5,224.50	4,798.85	-425.65	
3660	540,000.00	6,269.40	6,066.95	-202.45	
1825	621,631.20	7,217.14	7,217.14	.00	
754	710,000.00	8,243.10	8,462.25	219.15	
383	800,000.00	9,288.00	9,730.35	442.35	
145	890,000.00	10,332.90	10,998.45	665.55	
70	980,000.00	11,377.80	12,266.55	888.75	
19	1,070,000.00	12,422.70	13,534.65	1,111.95	
5	1,160,000.00	13,467.60	14,802.75	1,335.15	
47	1,250,000.00	14,512.50	16,070.85	1,558.35	

EXEMPTION CALCULATION (at 35%)

EXEMPTION PERCENT	RESIDENTIAL EXEMPTION AMOUNT	POTENTIAL REDUCTION IN RESIDENTIAL PROPERTIES	NEW TAXABLE VALUE	ESTIMATED NEW TAX RATE	2025 RESIDENTIAL LEVY
35.00%	191,475	1,642,886,077	3,691,600,947	0.01678	5,334,487,024

ESTIMATED IMPACT ON RESIDENTIAL RE TAX BILL

APPROX. PARCELS IN RANGE	OWNER OCCUPIED HOME VALUE	TAX BILL <u>WITHOUT</u> EXEMPTION (0.01161)	TAX BILL <u>WITH</u> EXEMPTION (0.01678)	CHANGE IN TAX BILL	NOTES
277	200,000.00	2,322.00	143.05	-2,178.95	
419	270,000.00	3,134.70	1,317.65	-1,817.05	
345	340,000.00	3,947.40	2,492.25	-1,455.15	
618	410,000.00	4,760.10	3,666.85	-1,093.25	
2450	480,000.00	5,572.80	4,841.45	-731.35	
2745	550,000.00	6,385.50	6,016.05	-369.45	
1471	621,459.70	7,215.15	7,215.15	.00	
628	690,000.00	8,010.90	8,365.25	354.35	
382	760,000.00	8,823.60	9,539.85	716.25	
196	830,000.00	9,636.30	10,714.45	1,078.15	
91	900,000.00	10,449.00	11,889.05	1,440.05	
53	970,000.00	11,261.70	13,063.65	1,801.95	
21	1,040,000.00	12,074.40	14,238.25	2,163.85	
55	1,110,000.00	12,887.10	15,412.85	2,525.75	

****This program shifts tax burden within the Residential Class. No additional revenue is realized.**

****FY2024 information, used DOR Analytics/Residential Exemption Calculator <https://dlsgateway.dor.state.ma.us/reports/rdPage.aspx?rdReport=Analysis.ResExemptionCalc>**

Properties with the Biggest Impact

Section E, Item1.

LOCATION	UNITS	FY25 VALUE	FY25 TAXES	NEW TAXES W/10% EXEMPT	TAX BILL INCREASE	AVG RENT INC PER UNIT
LIBERTY ST REAR	113	\$ 27,661,000.00	\$ 321,144.21	\$ 352,124.53	\$ 30,980.32	\$ 274.16
640 N MAIN ST	160	\$ 32,869,100.00	\$ 381,610.25	\$ 418,423.64	\$ 36,813.39	\$ 230.08
5 PACELLA PARK DR	234	\$ 45,507,986.00	\$ 528,347.72	\$ 579,316.66	\$ 50,968.94	\$ 217.82
WOODVIEW	300	\$ 54,055,000.00	\$ 627,578.55	\$ 688,120.15	\$ 60,541.60	\$ 201.81
1 AVALON DR	276	\$ 78,576,200.00	\$ 912,269.68	\$ 1,000,275.03	\$ 88,005.34	\$ 318.86
CHESTNUT WEST	504	\$ 134,336,300.00	\$ 1,559,644.44	\$ 1,710,101.10	\$ 150,456.66	\$ 298.53
LOCATION	UNITS	FY25 VALUE	FY25 TAXES	NEW TAXES W/20% EXEMPT	TAX BILL INCREASE	AVG RENT INC PER UNIT
LIBERTY ST REAR	113	\$ 27,661,000.00	\$ 321,144.21	\$ 389,743.49	\$ 68,599.28	\$ 607.07
640 N MAIN ST	160	\$ 32,869,100.00	\$ 381,610.25	\$ 463,125.62	\$ 81,515.37	\$ 509.47
5 PACELLA PARK DR	234	\$ 45,507,986.00	\$ 528,347.72	\$ 641,207.52	\$ 112,859.81	\$ 482.31
WOODVIEW	300	\$ 54,055,000.00	\$ 627,578.55	\$ 761,634.95	\$ 134,056.40	\$ 446.85
1 AVALON DR	276	\$ 78,576,200.00	\$ 912,269.68	\$ 1,107,138.66	\$ 194,868.98	\$ 706.05
CHESTNUT WEST	504	\$ 134,336,300.00	\$ 1,559,644.44	\$ 1,892,798.47	\$ 333,154.02	\$ 661.02
LOCATION	UNITS	FY25 VALUE	FY25 TAXES	NEW TAXES W/35% EXEMPT	TOTAL TAX BILL INCREASE	AVG RENT INC PER UNIT
LIBERTY ST REAR	113	\$ 27,661,000.00	\$ 321,144.21	\$ 464,151.58	\$ 143,007.37	\$ 1,265.55
640 N MAIN ST	160	\$ 32,869,100.00	\$ 381,610.25	\$ 551,543.50	\$ 169,933.25	\$ 1,062.08
5 PACELLA PARK DR	234	\$ 45,507,986.00	\$ 528,347.72	\$ 763,624.01	\$ 235,276.29	\$ 1,005.45
WOODVIEW	300	\$ 54,055,000.00	\$ 627,578.55	\$ 907,042.90	\$ 279,464.35	\$ 931.55
1 AVALON DR	276	\$ 78,576,200.00	\$ 912,269.68	\$ 1,318,508.64	\$ 406,238.95	\$ 1,471.88
CHESTNUT WEST	504	\$ 134,336,300.00	\$ 1,559,644.44	\$ 2,254,163.11	\$ 694,518.67	\$ 1,378.01



Questions? Comments?

Janet Teal
Randolph Assessor's Office
781-961-0901
jteal@Randolph-ma.gov