



Warrant Committee Meeting  
Meeting Packet  
January 13, 2026



## TOWN OF MEDFIELD MEETING NOTICE

Posted:

Town Clerk

Posted in accordance with the provisions of M.G.L. c. 30A, §§18-25

This meeting will be held in a hybrid format. Members of the public who wish to participate to the meeting may do so in person or via Zoom by one of the following options:

1. To join online, use this link:

<https://medfield-net.zoom.us/j/88938558052?pwd=h5gJX1LK1u5f4Ol8wFNODQjqnaKSg1.1>

a. Webinar ID: 889 3855 8052

b. Password: 000260

2. To join through a conference call, dial 309-205-3325 or 312-626-6799 or 646-931-3860 or 929-436-2866 or 301-715-8592 or 386-347-5053 or 564-217-2000 or 669-444-9171 or 669-900-6833 or 719-359-4580 or 253-215-8782 or 346-248-7799

a. Enter the Webinar ID: 889 3855 8052

b. Enter the password: 000260

### **Warrant Committee Board or Committee**

PLACE OF MEETING	DAY, DATE, AND TIME
Chenery Hall, Medfield Town House Also available remotely on Zoom	Tuesday, January 13, 2026 at 7:00 pm

### **Agenda (Subject to Change)**

Call to Order and Disclosure of Video Recording

- Approval of December 9, 2025, Minutes
- 2025-2026 Calendar and Meeting Minute Assignments
- Welcome to new Warrant Committee Member, Elizabeth Kelley
- Discussion with Tri County Regional Vocational Technical High School regarding FY 2027 assessments

- Town Administrator to Present and Submit FY27 Budget to Warrant Committee
- Discussion of the Role of Warrant Committee and Financial Policy for Free Cash Usage for One Time Expenditures
- Discussion of Operating Budget Override Article
- Discussion of Town Meeting Potential Warrant Articles
- Committee Liaison Updates
  - School Building Committee
  - Capital Budget Committee
- Informational Items
- Other Topics Not Reasonably Anticipated 48 Hours Prior to Meeting



# SELECT BOARD MEETING JANUARY 6, 2026

# FY27 BUDGET PROCESS



**Dec 2025 - Jan  
2026**

Warrant Committee  
Liasons meet with  
Departments to  
review budget  
requests



**January 13,  
2026**

Town Administrator  
to submit budget  
request to Warrant  
Committee on  
behalf of Select  
Board; Warrant  
closes



**January 29,  
2026**

School Department  
Annual Budget  
Public Hearing



**March 31, 2026**

Warrant Hearing



**May 4, 2026**

Annual Town  
Meeting

# REVENUE ESTIMATES AND ASSUMPTIONS

FY27 Forecasted Revenue: \$ 75,998,613  
December 2025



## Tax Levy

- Tax Levy Increase is 2.5%
- New Growth decreased by 12.5%
- Excluded debt reduction by 2.2%



## Local Receipts

- Estimated at 5.5 Million (5.9%)
- Increased Motor Vehicle Excise, Investment Income



## State Aid

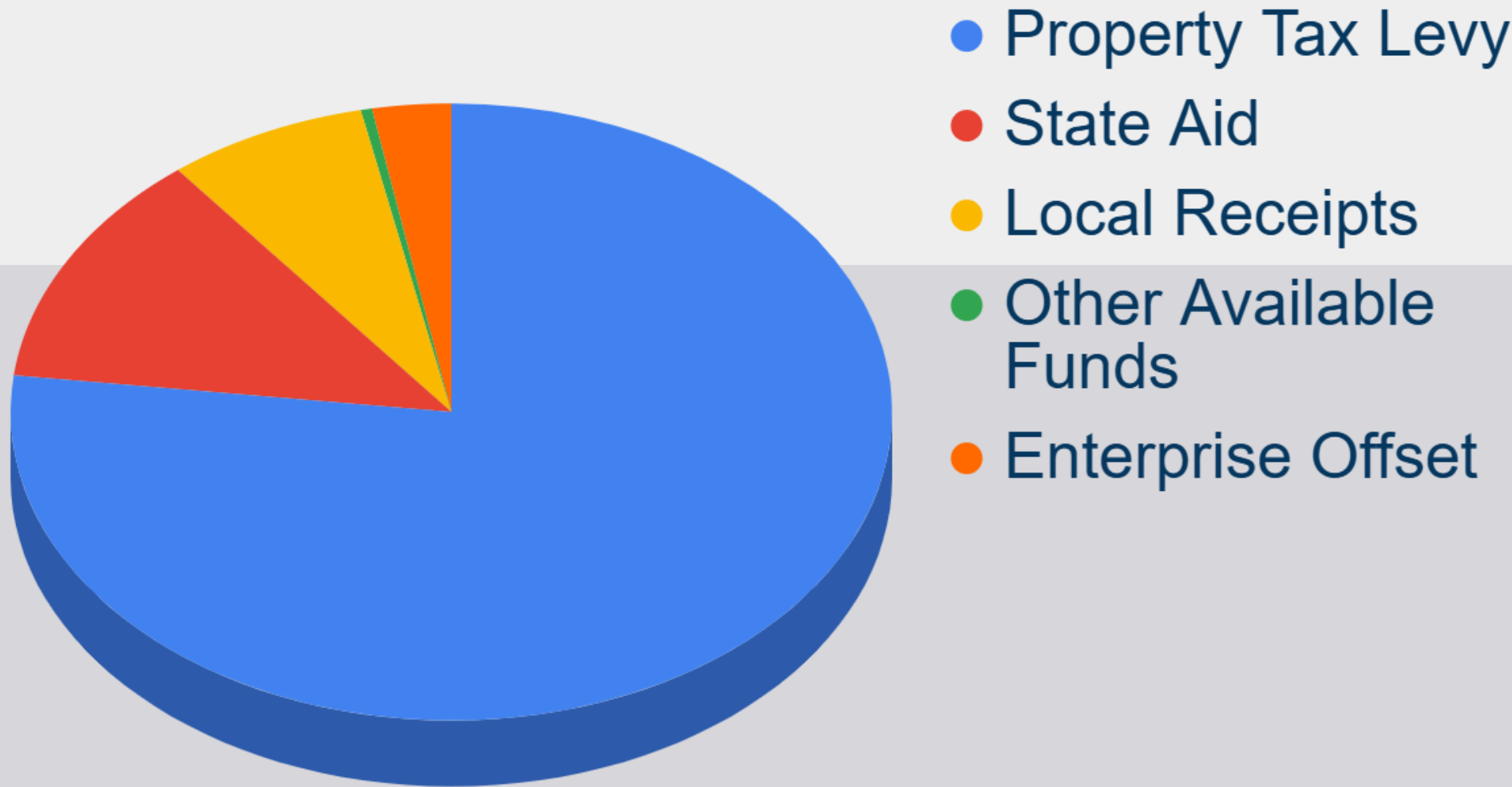
- Estimated 2.5% increase
- This includes UGGA and Chapter 70
- Gov. Budget to be released in Jan 2026



## Other Available Funds

- Decreased by 61.6% to account for ALS Revolving Fund removed as a shared revenue and a reduction in Pension Reserve Offset

# FY2027 ESTIMATED REVENUE OVERVIEW



Revenue Source	FY2026	FY2027 Estimates	\$ Change	% Change
Property Tax Levy	\$56,758,279	\$58,438,980	\$1,680,701	2.96%
State Aid	\$9,232,882	\$9,463,704	\$230,822	2.50%
Local Receipts	\$5,276,461	\$5,589,581	\$313,120	5.93%
Other Available Funds	\$803,486	\$308,295	-\$495,191	-61.63%
Enterprise Offset	\$2,206,095	\$2,198,053	-\$8,042	-0.36%
Total	\$74,277,203	\$75,998,613	\$1,721,410	2.32%

# FIXED COST ESTIMATES AND ASSUMPTIONS

FY27 Shared Town and School Costs: \$16,168,956  
December 2025



## Liability Insurance

- 7% increase forecasted
- Workers comp insurance renewal rate increase based on salary increase/new hires for FY26



## Employee Health Insurance/Benefits

- 15% increase in health insurance rates ~\$1,049,971
- 1.5% decrease in NCRS assessment, full funding moved to FY36



## Tri-County

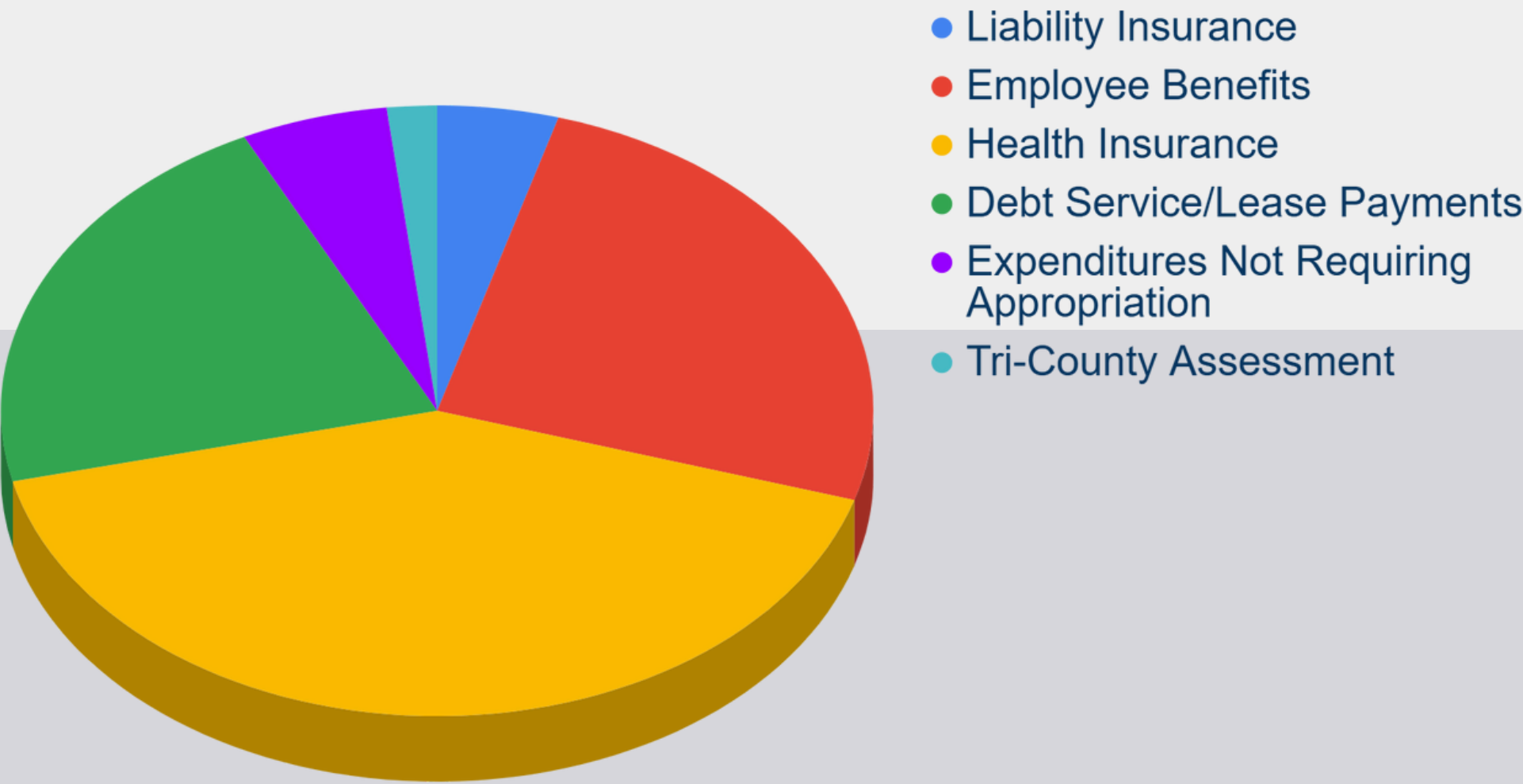
- Estimating \$150K increase due to increase in enrollment



## Not Requiring Appropriation

- Overlay increased by \$25K due to increase in amount of tax workoff program approved at 2025 ATM.

# FY2027 FIXED COSTS OVERVIEW



Fixed Cost	FY2026 Budget	FY2027 Estimates	\$ Change	% Change
Liability Insurance	\$661,570	\$725,868	\$64,298	9.72%
Health Insurance	\$5,669,535	\$6,719,506	\$1,049,971	18.52%
Employee Benefits	\$4,133,476	\$4,080,086	-\$53,590	-1.60%
Debt Service/Lease Payments	\$3,549,204	\$3,463,642	-\$85,562	-2.41%
Expenditures Not Requiring Appropriation	\$819,771	\$879,854	\$60,083	7.33%
Tri-County Assessment	\$145,780	\$300,000	\$154,220	105.79%
TOTAL	\$14,979,336	\$16,168,956	\$1,189,620	7.94%



# REDUCTIONS TO SHARED FIXED COSTS



- Retiree Health Insurance
  - Medex co-pays instituted
- Fiscal Year 27 debt service reduction
  - Applied remainder of 3 capital projects (Fire Engine, Town Garage Construction, Sidewalk Tractor) to offset debt service obligations
- Investigating increase to property and casualty deductible

# WARRANT COMMITTEE GUIDANCE

DECEMBER 2025

Revenue	Fixed/Shared Costs	Revenue Available for Budget
\$75,988,613	\$16,168,956	\$59,829,657

$$\$75,988,613 - \$16,168,956 = \$59,829,657$$

# WARRANT COMMITTEE GUIDANCE

DECEMBER 2025

Operating Budgets: Revenue Split	FY2027	\$ Change	% Change
	Forecast	FY26 to FY27	FY26 to FY27
School Department (75%)	\$45,158,788	\$560,058	1.26%
Town Departments (25%)	\$14,670,869	\$186,686	1.29%
<b>Total</b>	<b>\$59,829,657</b>	<b>\$746,744</b>	<b>1.26%</b>

# FY27 Budget Requests

Department	Requests
DPW Grounds Division	1 new member to support all town-owned properties and increase in operations
Fire Department	Day Captain to support Fire inspections
Facilities	10% increase in natural gas
Information Technology	6% increase in software costs
Managerial Merit	1.5% increase
COLA	1.5% increase
Fire and Police Department	2 <sup>nd</sup> year of contract

# FY27 PROPOSED OPERATING BUDGET REDUCTIONS

Department	Proposed Cuts
DPW Grounds Division	Do not fill additional person, cut to operations costs
Fire Department	No Day Captain position
Human Resources	Eliminate HR Generalist position and operations
Land Use Department	Do not fill part-time admin position
COA	Close Saturdays
Library	Close Sundays
DPW	Reduce vehicle maintenance

# FY27 PROPOSED OPERATING BUDGET REDUCTIONS

Department	Proposed Cuts
Police Department	Eliminate on-call animal control officer
Police Department	Eliminate funding to staff community events at no charge
Police Department	Eliminate crossing guards
Assessor's Department	Reduce Full Time Admin to Part Time
MSH Maintenance	Elminate dog waste pickups
DPW	Cut to highway materials - less paving, drainage feature restructuring, roadway vegetation removal, sidewalk maintenance, and culvert repairs

## 2026 ANNUAL TOWN MEETING WARRANT ARTICLES

Annual Town Report	
Article Description	Sponsor
Annual Town Report	Select Board
Human Resources	
Article Description	Sponsor
Elected Officer Compensation	Select Board
Personnel Administration Plan	Personnel Board
Financial Articles	
Article Description	Sponsor
Annual Revolving Fund Expenditure Limit Authorization	Select Board
Cemetery Perpetual Care Trust Funds	Cemetery Commission/DPW
Local PEG Access Appropriation	Select Board
Create a Special Stabilization Fund for MSH Redevelopment Mitigation Payment	Select Board
Appropriation/Transfer to the Capital Stabilization Fund	Select Board
Capital Projects Appropriation: Non-Buildings	Select Board/Capital Budget Committee
Transfers to the Municipal Building Capital Stabilization Fund	Select Board
Capital Project Appropriation: Municipal Buildings	Select Board/Capital Budget
FY2027 Operating Budget	Warrant Committee
FY2027 Operating Override Placeholder	Select Board

FY2027 Water and Sewer Enterprise Fund Budget	Board of Water and Sewerage/DPW Director
Reappropriate Remaining Borrowing for the Completed Water Treatment Plant to Inflow/Infiltration Harding St. Project	Board of Water and Sewerage/DPW Director
Additional Appropriation for Parks and Recreation Building Feasibility Study	Parks and Recreation
Additional Appropriation for Pre-Fabricated Building at Hinkley	Parks and Recreation
Appropriation to Elementary School Tax Mitigation Stabilization Fund	Select Board/Warrant Committee/SBC
Appropriation for MSH Maintenance/Operations	Select Board
Appropriation for Landfill Closure Attorney and Engineering	Select Board
Appropriation for MSH Sledding Hill Engineering	Select Board
Appropriation to Conservation Trust Fund	Conservation Commission
Additional appropriation for Danielson Pond Dam	Conservation Commission
Appropriation to Economic Vitality Fund	Select Board
Prior Year Bills	Select Board
<b>General Articles</b>	
<b>Article Description</b>	<b>Sponsor</b>
Reduce Town Meeting Quorum Bylaw	Select Board
Change Local Election Date	Select Board
Opt-In Specialized Energy Code	Medfield Energy Committee
Castle Hill Sewer System	Select Board
Enforcement of Water Restrictions for Private Wells	Conservation Commission
Special Legislation to Allow Digital Legal Notices	Select Board
Special Legislation to Waive Mandatory Retirement Age for Fire Department Member	Select Board

Transfer of Care Custody and Control of Baxter Park	Select Board/Parks and Recreation
<b>Zoning Articles</b>	
<b>Article Description</b>	<b>Sponsor</b>
Sign Bylaw Update	Planning Board
Mixed Use Zoning Overlay	Planning Board
<b>Citizen Petitions</b>	
<b>Article Description</b>	<b>Sponsor</b>
Amend Town Bylaw - Sign Surface Area	Christian Donner
Feasibility Study Intergenerational Community Center	Peter Saladino
<b>Free Cash</b>	
<b>Article Description</b>	<b>Sponsor</b>
Free Cash	Board of Assessors

## **DRAFT — FOR INTERNAL REVIEW**

### **Memorandum**

To: Members of the Medfield Warrant Committee

From: Stephen Callahan, Chair Warrant Committee

Subject: A Strategic View of the Role of the Warrant Committee

Date: January 9, 2026

### **Purpose of This Memo**

This document presents a comprehensive, strategic view of the role the Warrant Committee should play in Medfield's financial governance. It is intended to guide internal discussion, establish shared expectations, and—once finalized—serve as a public-facing explanation of the Committee's purpose and value to the community.

### **1. Overview**

The Medfield Warrant Committee serves as the Town's statutory finance committee, responsible for reviewing the annual budget and making recommendations on all warrant articles. While these duties form the foundation of our work, the Committee's role in a modern, growing community extends beyond basic budget review.

To best serve residents and Town Meeting, the Committee should function as an independent, analytical, transparent, and forward-looking fiscal oversight body that helps Medfield maintain long-term financial stability.

### **2. Core Strategic Roles**

#### **A. Independent Fiscal Watchdog**

- Provide objective, non-political analysis of all financial proposals
- Identify structural deficits and unsustainable practices
- Challenge assumptions when necessary
- Ensure decisions support long-term financial stability rather than short-term fixes

#### **B. Long-Range Financial Planning Partner**

- Track multi-year trends in revenues, costs, enrollment, and staffing
- Assess capital needs, debt capacity, and reserve strength
- Use scenario planning to anticipate future challenges
- Advocate for policies and practices that protect Medfield's future

### **C. Translator and Truth-Teller for the Public**

- Turn complex financial issues into plain language
- Provide context and benchmarking, not just numbers
- Publish clear, accessible reports for residents
- Help Town Meeting understand the tradeoffs behind each decision

### **D. Integrator Across Town Government**

- Meet with all departments, boards, and article sponsors
- Spot overlaps, gaps, and conflicts across departments
- Encourage collaborative solutions
- Elevate issues that require a town-wide perspective

### **E. Guardian of Best Fiscal Practices**

- Promote disciplined use of Free Cash and one-time revenues
- Support healthy reserves and prudent debt levels
- Push for transparent, prioritized capital planning
- Encourage conservative revenue assumptions and clear financial policies

### **F. Committee of Record for Town Meeting**

- Provide well-reasoned, well-documented recommendations on each article
- Present majority and, when appropriate, minority views
- Model civility, clarity, and fairness during public deliberations
- Serve as the trusted fiscal voice voters look to at Town Meeting

## **3. The Warrant Committee We Aim to Be**

- Independent and analytical
- Forward-looking and strategic
- Transparent and accessible to residents
- Disciplined stewards of Medfield's financial health

Goal: Protect Medfield's long-term financial stability and empower residents to make informed decisions.

## **4. Next Steps**

Committee members are invited to review this draft and provide feedback

# MEMORANDUM

To: School Committee, Select Board, Town Administrator, Department Heads

From: Stephen Callahan, Chair, Warrant Committee

Date: January 8, 2026

Subject: Rationale for Using Free Cash for One-Time Expenditures

## Purpose

This memo outlines the financial rationale behind the Town of Medfield's financial policy—jointly endorsed by the Warrant Committee and the Select Board—that Free Cash should be used for one-time expenditures and not to balance the operating budget. This policy is a cornerstone of Medfield's fiscal discipline, long-term stability, and commitment to transparent financial management.

## Summary of Position

Free Cash is an inherently volatile, non-recurring revenue source. Using it to support recurring operating expenses creates structural deficits, erodes financial flexibility, and exposes the Town to unnecessary risk. Conversely, using Free Cash for one-time, non-recurring purposes strengthens the Town's financial position, supports capital needs, and preserves long-term budgetary stability.

## Why Free Cash Should Not Be Used to Balance the Operating Budget

### 1. Free Cash Is Not Predictable or Guaranteed

- Free Cash fluctuates year to year based on factors outside the Town's control—turnbacks, revenue variances, and timing issues.
- Because it is not a stable revenue stream, relying on it to fund recurring operating costs creates built-in uncertainty in future budgets.
- A single year of lower Free Cash could force mid-year cuts, emergency overrides, or reductions in essential services.

### 2. Using Free Cash for Operations Creates Structural Deficits

- Operating budgets require recurring, sustainable revenue.
- When Free Cash is used to plug operating gaps, ***the Town must replace that funding every subsequent year—effectively creating a permanent hole in the budget.***
- This practice shifts the Town toward a cycle of short-term fixes rather than long-term planning.

### **3. It Undermines the Town's Financial Credibility**

- Bond rating agencies explicitly warn against using one-time revenues for recurring expenses.
- Such practices are viewed as signs of fiscal stress and can negatively affect the Town's credit rating, increasing borrowing costs for years.
- Maintaining disciplined use of Free Cash signals strong governance and financial stewardship.

### **4. It Reduces Transparency and Public Trust**

- Residents expect the operating budget to reflect the true, recurring cost of services.
- Using Free Cash to balance operations obscures the actual cost structure and can mask underlying budget pressures.
- Transparent budgeting builds confidence and supports informed decision-making.

## **Why Free Cash Should Be Used for One-Time Expenditures**

### **5. Aligns with Best Practices in Municipal Finance**

- The Massachusetts Department of Revenue and the Government Finance Officers Association (GFOA) both recommend using one-time revenues for one-time purposes.
- This approach avoids structural deficits and supports long-term financial health.

### **6. Supports Capital Investments Without Increasing Debt**

- Free Cash is well-suited for capital purchases, infrastructure maintenance, and equipment replacement.
- Using Free Cash for these purposes reduces the need for borrowing, lowers interest costs, and preserves debt capacity for major future projects.

### **7. Strengthens Reserves and Financial Flexibility**

- Free Cash can be used to bolster the Town's stabilization funds, OPEB trust, capital items, and other reserves.
- Strong reserves protect the Town during economic downturns, emergencies, or unexpected revenue shortfalls.

### **8. Allows Strategic, Planned Investments**

- One-time funds can be directed toward initiatives that improve efficiency, reduce long-term costs, or address deferred maintenance.
- This supports responsible stewardship of Town assets and infrastructure.

## Conclusion

The Town's policy of prohibiting the use of Free Cash to balance the operating budget is a prudent, disciplined, and fiscally responsible practice. It protects Medfield from structural deficits, preserves financial stability, and aligns with state and national best practices. At the same time, using Free Cash for one-time, non-recurring expenditures allows the Town to invest strategically in capital needs, maintain strong reserves, and support long-term financial sustainability.

DRAFT

# Discussion of Operating Budget Override Article

## Warrant Committee

January 13, 2026

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# Updates



**Budget A (Prop 2 ½ budget):** New department guidance recommends 1.3% growth rate and asks departments to identify cuts and savings to achieve a balanced budget.



The Select Board has voted for a placeholder for an operating budget override on the 2026 Town Warrant.



The Governor's budget preview is expected on January 23<sup>rd</sup>, after which updated guidance will be provided.



Many municipalities, as reported in a recent Boston Globe article, are struggling with their budgets this year.

# Why is there an Article to Override the Levy Limit?

## Proposition 2 ½ : The Structural Math

- **Major Cost Drivers: +4 – 18% per year**

Health Insurance

Special Education

Transportation

Utilities

Contractual Wages

**Result: A predictable multiple year structural gap**

**Preference for residents to be provided with a choice to restore some costs and service cuts while weighing the related tax impact.**

# Why Now?

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Inflationary pressures remain high, especially in health insurance.

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Growth in state aid is modest and not sufficient to cover increased costs and Federal relief funds have been exhausted.

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Department level service budgets are estimating annual increases of 3% -5% for FY 2027.

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Proactive planning is necessary to avoid future negative “cliff” decisions.

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Voter approved override can bridge the gap, maintaining service levels and preventing cuts.

# Budget Options

## Budget A ( Prop 2 ½ budget):

- Warrant Committee provided department budget growth guidance of 1.3% with request to identify prioritized cost and service cuts.

## Budget B (Override budget):

- When deciding which cuts to restore, departments are looking for WC guidance and input.
- What is a reasonable department growth rate? What is a reasonable single family tax increase that is sustainable and has the best possibility of passage at Town Meeting?

# Scenario Modeling of Department Budgets

Estimate of FY 2027 Baseline Average  
Single Family Tax Bill Increase of \$401

Department Budget Growth Scenarios  
of:

+2.5%

+3.0%

+3.5%

Override to the Levy Limit: Impact to  
Average Single Family Tax Bill

# Department Budget Growth of 2.5%

	FY 2026	FY 2027 Forecast Prop 2 /12	\$ Change FY 26 to FY 27	% Change FY 26 to FY 27		FY 2027 Forecast	\$ Change FY 26 to FY 27	% Change FY 26 to FY 27	Override Amount
Remaining Revenue Available for Departments	\$ 59,082,913	\$ 59,829,657	\$ 746,744	1.3%		\$ 60,559,986	\$ 1,477,073	2.5%	\$ 730,329
School Department	\$ 44,598,730	\$ 45,158,788	\$ 560,058	1.26%		\$ 45,706,535	\$ 1,107,805	2.48%	
Town Departments	\$ 14,484,183	\$ 14,670,869	\$ 186,686	1.29%		\$ 14,853,451	\$ 369,268	2.55%	
Total	\$ 59,082,913	\$ 59,829,657	\$ 746,744	1.3%		\$ 60,559,986	\$ 1,477,073	2.5%	

# Department Budget Growth of 3.0%

	FY 2026	FY 2027 Forecast Prop 2 /12	\$ Change FY 26 to FY 27	% Change FY 26 to FY 27		FY 2027 Forecast	\$ Change FY 26 to FY 27	% Change FY 26 to FY 27	Override Amount
Remaining Revenue Available for Departments	\$ 59,082,913	\$ 59,829,657	\$ 746,744	1.3%		\$ 60,855,400	\$ 1,772,487	3.0%	\$ 1,025,743
School Department	\$ 44,598,730	\$ 45,158,788	\$ 560,058	1.26%		\$ 45,928,096	\$ 1,329,366	2.98%	
Town Departments	\$ 14,484,183	\$ 14,670,869	\$ 186,686	1.29%		\$ 14,927,305	\$ 443,122	3.06%	
Total	\$ 59,082,913	\$ 59,829,657	\$ 746,744	1.3%		\$ 60,855,400	\$ 1,772,487	3.0%	

# Department Budget Growth of 3.5%

	FY 2026	FY 2027 Forecast Prop 2 /12	\$ Change FY 26 to FY 27	% Change FY 26 to FY 27		FY 2027 Forecast	\$ Change FY 26 to FY 27	% Change FY 26 to FY 27	Override Amount
Remaining Revenue Available for Departments	\$ 59,082,913	\$ 59,829,657	\$ 746,744	1.3%		\$ 61,150,815	\$ 2,067,902	3.5%	\$ 1,321,158
School Department	\$ 44,598,730	\$ 45,158,788	\$ 560,058	1.26%		\$ 46,149,656	\$ 1,550,926	3.48%	
Town Departments	\$ 14,484,183	\$ 14,670,869	\$ 186,686	1.29%		\$ 15,001,158	\$ 516,975	3.57%	
Total	\$ 59,082,913	\$ 59,829,657	\$ 746,744	1.3%		\$ 61,150,815	\$ 2,067,902	3.5%	

# Impact to Average Single Family Tax Bill

FY 2027							Assumed Department Growth		
							2.5%	3.0%	3.5%
Assumed Override Amount							\$ 730,329	\$ 1,025,743	\$ 1,321,158
Estimated Average Single Family Tax Bill Impact for Department Override							\$ 175	\$ 247	\$ 319
Estimated Average Single Family Tax Bill Impact within Prop 2 1/2							\$ 401	\$ 401	\$ 401
Estimated FY 2027 Total Single Family Tax Bill Impact with Override							\$ 576	\$ 648	\$ 720

Assumes Average Single Family Assessed Value \$1,028,374

Assumes the Estimated Property Tax Increase Within Prop 2 ½ is \$1,680,701

## Preferred Scenario ???

- Provide preliminary guidance (subject to change) to departments for Override budgets
- Final recommended override amount will be after Warrant Committee review of savings from department detailed cost reductions and services from a Level Service budget.
- Criteria will include tax impact on residents, service restoration extent, alignment with community priorities and fiscal sustainability.

Select a Municipality:

Medfield



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Enter Amount to Adjust by 1680701

Calculate

Medfield			
	Residential & Open Space (RO)	Commercial, Industrial and Personal Property (CIP)	Total
FY 2026 # of Parcels	4,233	251	4,484
FY 2026 Assessed Value	4,068,287,032	210,510,350	4,278,797,382
FY 2026 Tax Levy	55,003,241	2,846,100	57,849,341

RO Tax Rate	CIP Tax Rate
13.52	13.52

Proposed Tax Rate Impact Per \$1,000:	0.39
Proposed New Tax Rate Per \$1,000 (Estimated New):	13.91
<b>FY 2026 Average Single Family Assessed Value (Current):</b>	<b>1,028,374</b>
<b>FY 2026 Average Single Family Tax Bill (Current):</b>	<b>13,904</b>
<b>FY 2026 Average Single Family Tax Bill Impact (Estimated New):</b>	<b>401.07</b>

Assessed Value	Current Estimated Tax Bill	Proposed Estimated Tax Bill	Estimated Tax Bill Impact
250,000	3,380.00	3,477.50	97.50
350,000	4,732.00	4,868.50	136.50
450,000	6,084.00	6,259.50	175.50
550,000	7,436.00	7,650.50	214.50
650,000	8,788.00	9,041.50	253.50
750,000	10,140.00	10,432.50	292.50
850,000	11,492.00	11,823.50	331.50
950,000	12,844.00	13,214.50	370.50
1,050,000	14,196.00	14,605.50	409.50
1,150,000	15,548.00	15,996.50	448.50
1,250,000	16,900.00	17,387.50	487.50
1,350,000	18,252.00	18,778.50	526.50
1,450,000	19,604.00	20,169.50	565.50
1,550,000	20,956.00	21,560.50	604.50

Select a Municipality:

Medfield



Submit

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Enter Amount to Adjust by 730329

Calculate

## Medfield

	Residential & Open Space (RO)	Commercial, Industrial and Personal Property (CIP)	Total
FY 2026 # of Parcels	4,233	251	4,484
FY 2026 Assessed Value	4,068,287,032	210,510,350	4,278,797,382
FY 2026 Tax Levy	55,003,241	2,846,100	57,849,341

RO Tax Rate	CIP Tax Rate
13.52	13.52

Proposed Tax Rate Impact Per \$1,000:	0.17
Proposed New Tax Rate Per \$1,000 (Estimated New):	13.69
<b>FY 2026 Average Single Family Assessed Value (Current):</b>	<b>1,028,374</b>
<b>FY 2026 Average Single Family Tax Bill (Current):</b>	<b>13,904</b>
<b>FY 2026 Average Single Family Tax Bill Impact (Estimated New):</b>	<b>174.82</b>

Assessed Value	Current Estimated Tax Bill	Proposed Estimated Tax Bill	Estimated Tax Bill Impact
250,000	3,380.00	3,422.50	42.50
350,000	4,732.00	4,791.50	59.50
450,000	6,084.00	6,160.50	76.50
550,000	7,436.00	7,529.50	93.50
650,000	8,788.00	8,898.50	110.50
750,000	10,140.00	10,267.50	127.50
850,000	11,492.00	11,636.50	144.50
950,000	12,844.00	13,005.50	161.50
1,050,000	14,196.00	14,374.50	178.50
1,150,000	15,548.00	15,743.50	195.50
1,250,000	16,900.00	17,112.50	212.50
1,350,000	18,252.00	18,481.50	229.50
1,450,000	19,604.00	19,850.50	246.50
1,550,000	20,956.00	21,219.50	263.50

Select a Municipality:

Medfield



Submit

Export Table

E-Mail The Databank



Enter Amount to Adjust by 1025743

Calculate

## Medfield

	Residential & Open Space (RO)	Commercial, Industrial and Personal Property (CIP)	Total
FY 2026 # of Parcels	4,233	251	4,484
FY 2026 Assessed Value	4,068,287,032	210,510,350	4,278,797,382
FY 2026 Tax Levy	55,003,241	2,846,100	57,849,341

RO Tax Rate	CIP Tax Rate
13.52	13.52

Proposed Tax Rate Impact Per \$1,000:	0.24
Proposed New Tax Rate Per \$1,000 (Estimated New):	13.76
<b>FY 2026 Average Single Family Assessed Value (Current):</b>	<b>1,028,374</b>
<b>FY 2026 Average Single Family Tax Bill (Current):</b>	<b>13,904</b>
<b>FY 2026 Average Single Family Tax Bill Impact (Estimated New):</b>	<b>246.81</b>

Assessed Value	Current Estimated Tax Bill	Proposed Estimated Tax Bill	Estimated Tax Bill Impact
250,000	3,380.00	3,440.00	60.00
350,000	4,732.00	4,816.00	84.00
450,000	6,084.00	6,192.00	108.00
550,000	7,436.00	7,568.00	132.00
650,000	8,788.00	8,944.00	156.00
750,000	10,140.00	10,320.00	180.00
850,000	11,492.00	11,696.00	204.00
950,000	12,844.00	13,072.00	228.00
1,050,000	14,196.00	14,448.00	252.00
1,150,000	15,548.00	15,824.00	276.00
1,250,000	16,900.00	17,200.00	300.00
1,350,000	18,252.00	18,576.00	324.00
1,450,000	19,604.00	19,952.00	348.00
1,550,000	20,956.00	21,328.00	372.00

Select a Municipality: Medfield



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Medfield			
	Residential & Open Space (RO)	Commercial, Industrial and Personal Property (CIP)	Total
FY 2026 # of Parcels	4,233	251	4,484
FY 2026 Assessed Value	4,068,287,032	210,510,350	4,278,797,382
FY 2026 Tax Levy	55,003,241	2,846,100	57,849,341

RO Tax Rate	CIP Tax Rate
13.52	13.52

Proposed Tax Rate Impact Per \$1,000:	0.31
Proposed New Tax Rate Per \$1,000 (Estimated New):	13.83
<b>FY 2026 Average Single Family Assessed Value (Current):</b>	<b>1,028,374</b>
<b>FY 2026 Average Single Family Tax Bill (Current):</b>	<b>13,904</b>
<b>FY 2026 Average Single Family Tax Bill Impact (Estimated New):</b>	<b>318.80</b>

Assessed Value	Current Estimated Tax Bill	Proposed Estimated Tax Bill	Estimated Tax Bill Impact
250,000	3,380.00	3,457.50	77.50
350,000	4,732.00	4,840.50	108.50
450,000	6,084.00	6,223.50	139.50
550,000	7,436.00	7,606.50	170.50
650,000	8,788.00	8,989.50	201.50
750,000	10,140.00	10,372.50	232.50
850,000	11,492.00	11,755.50	263.50
950,000	12,844.00	13,138.50	294.50
1,050,000	14,196.00	14,521.50	325.50
1,150,000	15,548.00	15,904.50	356.50
1,250,000	16,900.00	17,287.50	387.50
1,350,000	18,252.00	18,670.50	418.50
1,450,000	19,604.00	20,053.50	449.50
1,550,000	20,956.00	21,436.50	480.50