



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

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

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

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

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

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