

Property tax rates: 2017 Essex County town by town

Property tax rates for FY 2018 for all 34 cities and towns in Essex County have been announced. Below is a map (which you can download by clicking [here](#)), so that you can compare tax rates in neighboring towns, followed by the tax rates for each town the last four years, listed from low to high using 2018 tax rates.



Tax rates for each town

Tax rates for each city and town for the last 4 years are shown on the next page.

Essex County

<u>Residential</u>	<u>FY'15</u>	<u>FY'16</u>	<u>FY'17</u>	<u>FY'18</u>	<u>18/'17</u>
Rockport	\$11.00	\$11.25	\$11.28	\$10.11	-10.4%
Nahant	\$10.92	\$10.52	\$10.47	\$10.25	-2.1%
Newbury	\$11.52	\$11.40	\$10.61	\$10.90	2.7%
Marblehead	\$11.08	\$11.10	\$11.01	\$11.02	0.1%
Manchester	\$10.84	\$11.07	\$11.00	\$11.03	0.3%
Peabody	\$12.30	\$11.92	\$11.76	\$11.46	-2.6%
Saugus	\$12.02	\$12.20	\$12.05	\$11.58	-3.9%
Salisbury	\$11.75	\$11.67	\$11.92	\$11.78	-1.2%
Gloucester	\$13.65	\$13.61	\$13.19	\$12.93	-2.0%
Newburyport	\$13.34	\$13.39	\$13.45	\$13.26	-1.4%
Danvers	\$14.91	\$14.20	\$14.19	\$13.54	-4.6%
Beverly	\$14.11	\$14.39	\$14.28	\$13.60	-4.8%
Lynnfield	\$14.49	\$14.50	\$13.78	\$13.76	-0.1%
Middleton	\$13.78	\$13.89	\$13.95	\$13.96	0.1%
Ipswich	\$13.51	\$14.85	\$14.19	\$14.24	0.4%
Haverhill	\$15.35	\$15.36	\$14.99	\$14.26	-4.9%
Methuen	\$14.60	\$14.81	\$14.65	\$14.27	-2.6%
Lawrence	\$15.12	\$15.51	\$15.34	\$14.32	-6.6%
North Andover	\$14.39	\$14.27	\$14.28	\$14.53	1.8%
West Newbury	\$15.69	\$14.63	\$14.55	\$14.56	0.1%
Rowley	\$14.24	\$14.36	\$14.14	\$14.58	3.1%
Groveland	\$14.61	\$15.09	\$14.68	\$14.69	0.1%
Lynn	\$16.75	\$16.18	\$15.60	\$15.15	-2.9%
Salem	\$16.41	\$15.67	\$15.86	\$15.38	-3.0%
Andover	\$14.97	\$14.82	\$15.18	\$15.64	3.0%
Essex	\$15.42	\$15.77	\$15.32	\$15.68	2.3%
Merrimac	\$16.25	\$16.16	\$16.34	\$15.76	-3.5%
Georgetown	\$16.03	\$15.87	\$16.21	\$15.88	-2.0%
Swampscott	\$17.15	\$17.33	\$17.45	\$16.00	-8.3%
Boxford	\$15.99	\$16.46	\$16.31	\$16.20	-0.7%
Hamilton	\$17.09	\$17.25	\$16.81	\$16.22	-3.5%
Topsfield	\$16.45	\$16.52	\$16.93	\$17.36	2.5%
Wenham	\$16.25	\$16.98	\$18.33	\$18.79	2.5%
Amesbury	\$20.54	\$20.28	\$19.95	\$18.99	-4.8%

Source: Dep
of Revenue

Median and Average Tax Rates

The median tax rate for 2018 is \$14.30, down slightly from 2017's \$14.41, while the average tax rate has dropped from \$14.41 to \$14.17. The highest taxed town, Amesbury, has a rate 34% higher than the County average, while the lowest, Nahant, is 29% below the average. Or put another way, the highest tax rate in Essex County is 88% higher than the lowest.

Tax rate changes in 2018

Of the 34 cities and towns in Essex County, 21 have announced decreases in their tax rate while 13 have had increases approved.

The largest decreases were logged in Rockport and Swampscott, while the largest increases were in Rowley and Andover.

Tax Rates of Neighboring Towns

Where taxes become interesting is when one can compare tax rates in neighboring towns. Many people, especially those moving to the area, whether from Boston or elsewhere, are willing to consider more than one town. There are many factors in the decision about where to live, but tax rates can be a significant influence on the decision, and may become more so with the new limitation on the deduction of property taxes from Federal taxation.

Note, for example, that the tax rate in Marblehead (read [How is Marblehead's 2018 Property Tax rate calculated?](#)) is lower than in Swampscott (read [How is Swampscott's 2018 Property Tax Rate calculated?](#)); the rate in Newbury is significantly lower than in the surrounding towns; and that the rates in Boxford, Topsfield, Hamilton, Wenham and Essex are much higher than in the surrounding towns. Some argue that lower property values offset higher taxes. Frequently, however, residents of highly taxed towns cite taxes as a reason for wanting to move.

www.OliverReports.com
Andrew Oliver, Realtor
Harborside Sotheby's International Realty
m.617.834.8205

