AGENDA
SELECT BOARD MEETING
Monday, November 9, 2026
Select Board Meeting Room, 1625 Massachusetts Avenue,
Lexington, MA 02420 - Hybrid Participation*
5:30 PM

EXECUTIVE SESSION

1. Exemption 6: To Consider the Purchase, Lease, Exchange, Value of Real Property 5:30pm

SELECT BOARD MEMBER CONCERNS AND LIAISON REPORTS

1. Select Board Member Announcements and Liaison Reports

CONSENT AGENDA

1. Approve: One-Day Liquor License - First Parish in Lexington
   - Voices on the Green Storytelling Event - Friday, November 20, 2026
2. Approve: Select Board Committee Appointments
   - Greenways Corridor Committee Voting Member - Emilie Webster
   - Local Election Voter Turnover Task Force Student Liaisons: Rithvik Iyer and Medha Ramu
   - Tree Committee Non-Voting Member: Hope Dehmlow Dunne
3. Town Manager Committee Appointment
   - Youth Commission - Alessia Caira
4. Town Manager Committee Reappointments
   - Commission on Disability - Susan Cusack, Shaun Grady and Leonard Morse-Fortier

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Joint Meeting: Select Board and Board of Assessors 6:05pm
   - Hearing: FY2027 Tax Classification Presentation
2. Special Town Meeting 2026-1 6:35pm
   - Select Board Article Positions
3. Establish 2027 Annual Town Meeting and 2027 Annual Town Election Dates 6:50pm

ADJOURN

1. Adjournment 7:00pm

MEETING INFORMATION

1. Meeting Information
   Meeting Packet: https://lexingtonma.granicus.com/ViewPublisher.php?view_id=5

   Members of the public can attend the meeting from their computer or tablet by clicking on the following link at the time of the meeting:
   https://lexingtonma.zoom.us/j/86343561893?

pwd=oXKQDdIdatm6cK4k5pbTMMCVODdQYa.1

join.zoom.us
Meeting ID: 863 4356 1893
Passcode: 436053

*Please note that the in-person meeting will not be suspended or terminated if technological problems interrupt the remote connection.

An Act Relative to Extending Certain State of Emergency Accommodations:
https://www.mass.gov/the-open-meeting-law

The next scheduled meeting of the Select Board will be held on Monday, November 30, 2026 at 6:30pm via hybrid participation.

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA SECTION TITLE:

EXECUTIVE SESSION

AGENDA ITEM TITLE:

Exemption 6: To Consider the Purchase, Lease, Exchange, Value of Real Property

PRESENTER:

Joe Pato, Chair

ITEM NUMBER:

1

PROPOSED MOTION:

Move to go into Executive Session under Exemption 6 to discuss strategy with respect to Purchase, Lease, Exchange, or Value of Real Property and to reconvene in Open Session.

Further, I declare that an open meeting discussion may have a detrimental effect on the negotiating position of the Town.

DATE AND APPROXIMATE TIME ON AGENDA:

11/ 9/2026 5:30pm

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA SECTION TITLE:

SELECT BOARD MEMBER CONCERNS AND LIAISON REPORTS

AGENDA ITEM TITLE:

Select Board Member Announcements and Liaison Reports

PRESENTER:

Joe Pato, Chair

ITEM NUMBER:

1

SUMMARY:

Under this item, Select Board Members can provide verbal updates, make announcements, as well as comment on any additional points or concerns.

Resources for Immigrant Rights, Travel and Protection

ATTACHMENTS:

2026-11-09-Email-summary.pdf

Email Collection Briefing Summary

Collection of: October 22–November 4 | 30 enumerated messages, including embedded correspondence

Prepared solely from the Raw Email List below. Each separately presented email header and body is enumerated, including repeated bodies and embedded messages. Message numbers run oldest to newest by supplied timestamps; identical timestamps retain source order. Generated tables, summaries and memo omit sender names and contact details. Relationship notes use message numbers. Yes indicates an explicitly official Town committee communication; a Town office reply is distinguished from a committee communication. Original source emails remain unchanged.

The collection range is October 22–November 2, 2026. MSG #1 (October 14), embedded in MSG #6, does not expand it. All supplied messages are included: MSG #28–#30 are separately labeled November 3–4 supplements, and MSG #27 is an embedded November 2 office reply. MSG #26 is presented below that forwarded reply in the source. The undated support letter within MSG #30 is part of that message, not a separate email. Duplicate bodies are not independent viewpoints. October 26 Re: headers precede matching November messages; dates are retained as supplied without inferring reply chronology. Claims, figures, votes and policy descriptions are correspondence assertions, not independently verified facts.

1. Enumerated Email Messages

MSG #	Date	Subject	Issues covered	From a Town committee?
1	10/14/26	do we need a new selectboard?? — Earlier embedded message in MSG #6; same sender.	Support-staff living wages; school-community impact; Board accountability	No

MSG #	Date	Subject	Issues covered	From a Town committee?
2	10/22/26	10/22 meeting	School funding; non-enrollment-related staff cuts; educational quality	No
3	10/25/26	Housing Partnership Board voted to support Ballot Question #7 to Legalize Starter Homes — Official HPB communication; different transmitting header from MSG #30, but the letter is signed by the same committee chair.	Starter homes; Ballot Question #7; housing access	Yes
4	10/25/26	Letter from Noise Advisory Committee regarding LHS construction mitigation	LHS construction mitigation; noise bylaw; committee endorsement	Yes
5	10/26/26	Budget Summits	Advisory Group creation and meeting timeline	No
6	10/26/26	circling back — Includes MSG #1; same sender.	Living wages; multiple jobs; school-community impact	No
7	10/26/26	Regarding the Affordable Housing Trust's goals to be discussed at the 10/26/26 Select Board meeting	AHT goals; predictable CPC funding; staff assistance; deeply affordable housing	No

MSG #	Date	Subject	Issues covered	From a Town committee?
8	10/26/26	Re: Fund our schools — Apparent same sender as MSG #19 (differing name forms; unconfirmed); different body.	Educator contracts; superintendent compensation comparison; living wages	No
9	10/26/26	Re: Support for Lexington Educators — Substantially identical body and same sender as MSG #21.	Living wages; comparable pay; tax levy; sustainability; retention	No
10	10/26/26	Re: Please fight for LEA educators — Substantially identical body and same sender as MSG #22.	COLA versus inflation; contract compensation; retention	No
11	10/26/26	Re: Invest in Lexington's teachers — Same sender as MSG #23; revised body. Substantial shared passages with MSG #13, #18 and #25.	COLA; staffing reductions; class sizes; resources; retention; stable funding	No
12	10/26/26	Re: URGENT Need to Fund Our Schools and Support Educators and Students — Substantially identical body and same sender as MSG #24; shared passages with MSG #17.	Living wages; multiple jobs; staffing and class sizes; retention; school funding	No

MSG #	Date	Subject	Issues covered	From a Town committee?
13	10/26/26	Re: Investing in our Educators — Substantially identical core body to MSG #18 and #25; different senders. Shared passages with MSG #11.	Inflation-adjusted pay; staffing; class sizes; retention; stable funding	No
14	10/26/26	Re: Fund Our Schools! — Same sender as MSG #25; different body. Substantial shared passages with MSG #17 and #12/#24.	Inflation-adjusted pay; staffing; class sizes; retention; school funding	No
15	10/27/26	FYI - Copy of complete [name omitted] Public Comment - 10/26/2026 Select Board meeting — Personal name omitted from original subject.	Vine Street housing; Leary Farm; accessible units; request to begin RFP	No
16	10/28/26	Online Form Submittal: Contact Us - Select Board	Advisory Group status and budget input	No
17	10/28/26	Fund our schools — Substantial shared passages with MSG #12/#24 and #14; different sender.	Cost of living; staffing cuts; class sizes; retention; school quality	No

MSG #	Date	Subject	Issues covered	From a Town committee?
18	10/28/26	Investing in Our Educators to Preserve Educational Quality — Substantially identical core body to MSG #13 and #25; different senders; includes a source hyperlink.	Inflation-adjusted pay; staffing; class sizes; retention; stable funding	No
19	10/28/26	Fund our schools — Apparent same sender as MSG #8 (unconfirmed); different body. Similar compensation points to MSG #9/#21.	Comparable pay; living wages; tax levy; fiscal sustainability	No
20	10/30/26	Budget Summit and School Needs	Contracts and comparable pay; staffing/nonrenewals; IEP support; enrollment/housing; reserves; multiyear override scenarios; Advisory Group	No
21	11/01/26	Support for Lexington Educators — Substantially identical body and same sender as MSG #9.	Living wages; comparable pay; tax levy; sustainability; retention	No
22	11/01/26	Please fight for LEA educators — Substantially identical body and same sender as MSG #10.	COLA versus inflation; contract compensation; retention	No

MSG #	Date	Subject	Issues covered	From a Town committee?
23	11/01/26	Invest in teachers — Same sender as MSG #11; different body with shared compensation and funding passages.	Superintendent/educator compensation equity; contracts; retention; demographics; stable funding	No
24	11/02/26	URGENT Need to Fund Our Schools and Support Educators and Students — Substantially identical body and same sender as MSG #12.	Living wages; multiple jobs; staffing and class sizes; retention; school funding	No
25	11/02/26	Investing in Our Educators to Preserve Educational Quality — Same sender as MSG #14; different body. Substantially identical core body to MSG #13 and #18.	Inflation-adjusted pay; staffing; class sizes; retention; stable funding	No
26	11/02/26	Fwd: Finance Outlook & Policy Analysis Advisory Group — Same sender as MSG #28; presented beneath its forwarded chain. Follow-up, not duplicate body.	Advisory Group establishment timeline	No

MSG #	Date	Subject	Issues covered	From a Town committee?
27	11/02/26	Re: Finance Outlook & Policy Analysis Advisory Group — Embedded forwarded office reply in MSG #28; responds to MSG #26. Town office, not committee.	Advisory Group: office reports no updates	No — Town office
28	11/03/26	Fwd: Finance Outlook & Policy Analysis Advisory Group — includes forwarded MSG #27 and related MSG #26; same sender as MSG #26.	Advisory Group timeline; compromise implementation; request for explanation	No
29	11/04/26	Re: Educator Pay — prior correspondence referenced but not separately supplied.	Educator pay; bargaining resources and authority; contract-compliance allegation; budget process; Advisory Group; retention; November 18 Summit	No
30	11/04/26	HPB support for the AHT's FY 28 CPA funding request — Supplement dated 11/04/26; includes an undated HPB support letter, not a separately headed email. See MSG #3 for committee-letter signatory relationship.	AHT FY 28 CPA request; partner applications; unit buy-downs; rental assistance; state funding leverage	Yes

2. Issues by Message Count

Issue	Supporting messages	Number of messages
Educator compensation and cost of living	MSG #1, #6, #8, #9, #10, #11, #12, #13, #14, #17, #18, #19, #20, #21, #22, #23, #24, #25, #29	19
Staffing cuts, class sizes and support resources	MSG #2, #11, #12, #13, #14, #17, #18, #20, #24, #25	10
Retention and educational quality	MSG #1, #2, #6, #9, #10, #11, #12, #13, #14, #17, #18, #20, #21, #22, #23, #24, #25, #29	18
Contracts, comparable-district pay and compensation equity	MSG #8, #9, #10, #11, #19, #20, #21, #22, #23, #29	10
Advisory Group status and budget-process accountability	MSG #5, #16, #20, #26, #27, #28, #29	7
Tax levy, reserves, multiyear scenarios and override options	MSG #9, #19, #20, #21, #29	5
Enrollment, demographics and special-education staffing	MSG #20, #23	2
Affordable housing access and development	MSG #3, #7, #15, #20, #30	5
AHT goals, CPA funding and housing assistance	MSG #7, #30	2
Vine Street affordable housing and RFP	MSG #15	1

Issue	Supporting messages	Number of messages
Ballot Question #7 / starter homes	MSG #3	1
LHS construction mitigation and noise bylaw	MSG #4	1

Counts cover all 30 enumerated messages, including duplicate bodies, earlier embedded MSG #1, embedded office reply MSG #27, and later supplements MSG #28–#30. One count per issue per message; overlapping categories must not be added to obtain a unique-message total. These counts measure correspondence coverage, not independent public support. The stated October 22–November 2 collection range is unchanged; later supplements are labeled separately. Broad categories and specific subtopics intentionally overlap.

3. Summary by Issue

Educator compensation and cost of living

Writers request compensation that keeps pace with living costs and supports a living wage. Several describe employees needing multiple jobs; others connect pay to school sustainability. MSG #10 and #22 cite 3.7% inflation against a proposed 2% COLA. These are supplied assertions, not verified economic data or an independently established bargaining offer. Supporting messages: MSG #1, #6, #8–#14, #17–#25 and #29 (later supplement).

Staffing cuts, class sizes and support resources

Correspondence raises concerns about fewer support staff, larger classes and added responsibilities. MSG #2 distinguishes budget-related secretary and Digital Learning Coach cuts from enrollment-related changes. MSG #20 reports approximately 65 full-time-equivalent reductions and roughly 160 nonrenewal notices, while stating that most affected employees were retained or rehired. The message also describes Unit C staffing constraints and IEP implementation concerns. Supporting messages: MSG #2, #11–#14, #17, #18, #20, #24 and #25.

Retention and educational quality

Writers associate compensation and staffing instability with retention risks, continuity of instruction and the quality of school services. Several link school reputation to community attractiveness. These are concerns expressed in the correspondence, not findings that educational quality has demonstrably declined. Supporting messages: MSG #1, #2, #6, #9–#14, #17, #18, #20–#25 and #29 (later supplement).

Contracts, comparable-district pay and compensation equity

Writers request competitive pay and timely contract settlements. MSG #8 and #23 contrast superintendent compensation or contract treatment with that of educators; those comparisons are not independently verified. MSG #19 refers to Article 23.C; MSG #20 describes a median-of-ten-district comparison standard and cites Winchester increases of 3.5% and 3.75% against reported Lexington projection assumptions of 2.25%. Later supplemental MSG #29 characterizes the standard as above-median and alleges noncompliance. The differing formulations should not be resolved without examining the contract. MSG #29 also states that three of four LEA units lack contracts and cites an approximately 23% cross-industry teacher pay gap. Supporting messages: MSG #8–#11, #19–#23 and #29.

Advisory Group status and budget-process accountability

Messages ask when the Financial Outlook and Policy Analysis Advisory Group will be established, appointed and begin reporting. MSG #5 and #20 reference an April 27 compromise; MSG #16 refers to a Town Meeting amendment passed in May. Dates and descriptions are retained as supplied, not reconciled. MSG #26 requests a timeline. Embedded office reply MSG #27 says there are no updates regarding proposed creation, which does not establish cancellation. Later supplement MSG #28 requests an explanation and expresses concern about implementation; MSG #29 asks for budget-process accountability before the November 18 Summit. Supporting messages: MSG #5, #16, #20, #26, #27, #28 and #29.

Tax levy, reserves, multiyear scenarios and override options

MSG #9, #19 and #21 contend that tax-levy resources can support competitive wages. MSG #20 requests examination of a reported $6.58 million FY2027 Capital Stabilization Fund

allocation alongside operating needs, and calls for multiyear scenarios covering salaries, healthcare, special education and municipal services. It asks to compare 2%, 3% and other compensation assumptions, and considers a possible operating override while distinguishing it from the high-school debt exclusion. Later supplement MSG #29 argues that school-budget resources constrain bargaining even where the Select Board does not directly set compensation, and asks for action at the November 18 Summit. These are proposals and assertions, not a verified fiscal or legal analysis. Supporting messages: MSG #9, #19, #20, #21 and #29.

Enrollment, demographics and special-education staffing

MSG #20 argues that enrollment totals alone should not determine staffing and connects housing barriers to younger-household access. It describes concentrations of students with high needs arising from Unit C staffing limits, and asks that special-education obligations be incorporated in multiyear planning. MSG #23 links demographic trends to the need to retain educators and maintain school attractiveness. These interpretations have not been independently evaluated. Supporting messages: MSG #20 and #23.

Affordable housing access and development

Housing correspondence advocates smaller starter homes, deeply affordable deed-restricted housing, Vine Street development and continued AHT support. MSG #20 also discusses housing costs as a possible barrier to younger households. MSG #7 expressly speaks in a personal capacity despite committee membership; MSG #3 and later supplemental MSG #30 are official HPB communications. Supporting messages: MSG #3, #7, #15, #20 and #30.

AHT goals, CPA funding and housing assistance

MSG #7 supports the AHT goals and requests predictable CPC funding and municipal staff assistance for grants and funding applications. Later supplement MSG #30 conveys HPB support for a $3.4 million FY 28 CPA request, citing anticipated partner applications, affordability buy-downs of market-rate and inclusionary units in MBTA developments, and rental assistance. Its included letter reports a fully subscribed pilot rental-assistance program and state funding for four ADUs and rehabilitation of a LexHAB home, supported by a $1 million local AHT commitment. It also describes limited budget margin. The

request, program results and funding claims are reported correspondence, not verified awards or allocations. Supporting messages: MSG #7 and #30.

Vine Street affordable housing and RFP

MSG #15 asks the Board to begin an RFP for the Vine Street affordable-housing parcel, citing earlier Leary Farm planning and a 2025 Town Meeting authorization. It emphasizes lower-income and accessible housing and urges coordination among development staff, Town Counsel and procurement staff. Source figures and historical authorizations have not been checked; the malformed purchase-charge figure in the source is not normalized or repeated here. Supporting message: MSG #15.

Ballot Question #7 / starter homes

MSG #3 reports an HPB vote supporting Massachusetts Ballot Question #7 to legalize starter homes and planned public dissemination of its support. It describes 5,000-square-foot lots, 50 feet of frontage and water/sewer access as a housing opportunity. The ballot designation, terms and committee vote are reported as supplied, not independently verified. Supporting message: MSG #3.

LHS construction mitigation and noise bylaw

MSG #4 reports a unanimous Noise Advisory Committee vote on October 15 endorsing recommendations in an October 9 Permanent Building Committee memorandum, particularly adherence to the Town noise bylaw. The underlying memorandum is not supplied, so its other recommendations cannot be summarized. Supporting message: MSG #4.

4. Neutral Briefing Memo for the Select Board

To: Select Board
From: Document review summary
Date: November 5, 2026
Subject: October 22–November 4 email collection

Purpose and scope

This memo summarizes the supplied correspondence without adjudicating its claims or endorsing its proposals. The collection period is October 22–November 4, 2026. The inventory includes an earlier October 14 embedded message, and a November 2 embedded office reply. Repeated bodies remain separate presented messages; issue counts do not represent independent public support.

School compensation, staffing and financial planning

The largest cluster of correspondence requests competitive educator compensation and living wages, citing cost-of-living pressures and concerns about retention, staffing stability, class sizes and support resources. Writers ask the Town to consider the sustainability of educational services alongside fiscal sustainability. Some request prompt contract settlements and question differences between superintendent and educator compensation. MSG #20 proposes multiyear scenarios incorporating compensation, healthcare, special education and municipal services, with examination of reserves, recurring revenue and a possible operating override. Later supplemental MSG #29 asks for attention at the November 18 Summit and distinguishes school bargaining authority from the resources available in the school budget. Supporting messages include MSG #1, #2, #6, #8–#14, #17–#25 and #29.

Contract provisions, comparison-district salaries, inflation figures, staffing reductions and revenue claims require verification before being used for decisions. In particular, MSG #20 and #29 describe the comparable-pay standard differently. This review makes no finding on contractual compliance, the sufficiency of current budgets or the legal authority of either board.

Advisory Group and budget-process communication

Several messages seek a clear timeline and status report for the Financial Outlook and Policy Analysis Advisory Group. The embedded office reply, MSG #27, states that no updates are available regarding proposed creation; it does not state that the group has been rejected. Later supplemental MSG #28 expresses concern about implementation, while MSG #29 asks that fiscal concerns be addressed earlier in the process. A factual public status explanation could distinguish proposed actions, any completed steps and matters still awaiting decisions. Supporting messages: MSG #5, #16, #20 and #26–#29.

Housing and construction matters

Housing messages request progress on deeply affordable housing, predictable AHT support, the Vine Street RFP and starter homes. MSG #3 conveys official HPB support for the ballot question identified in the source as Question #7. MSG #7 is explicitly personal advocacy, not a committee position. Later supplemental MSG #30 conveys official HPB support for the AHT's $3.4 million FY 28 CPA request and includes a supporting letter describing partner applications, affordability buy-downs and rental assistance. MSG #15 seeks action on the Vine Street parcel. Separately, MSG #4 reports an official Noise Advisory Committee endorsement of construction-mitigation recommendations and noise-bylaw adherence. Supporting messages: MSG #3, #4, #7, #15, #20 and #30.

5. Document Generation Record

Prompts Used

1. Enumerate each email message; create a table of subject, short-format date, issues covered, message number (MSG #), and whether the message came from a Town committee; order oldest to newest; exclude sender identification; identify substantial duplicates, same-sender relationships, and embedded-message relationships in the subject column.
2. Create a table of issues and the number of messages addressing each issue.
3. Summarize the email collection by issue and identify supporting messages by message number without expanding the stated collection date range for earlier embedded messages.
4. Rewrite the collection as a neutral briefing memo for the Select Board.
5. Update the generated date and time in the footer with the current time.
6. Add a Document Generation Record identifying prompts used and software versions.

Software and Version Information

- **Document editor:** Microsoft Word desktop for PC, as reported by the active document.
- **Document generator/version identifier:** Microsoft Word 15 (filtered). This is the exported generator identifier, not a verified installed product build.
- **AI-assisted document tool:** Microsoft Word Agent.
- **Word application build and AI model/service version:** Not exposed in available session metadata; no version inferred. The generator identifier above is not an installed build or AI model version.
- **Document revision recorded before this pass:** 29 (document metadata; not a software version).
- **Generation timestamp:** November 5, 2026 @ 3:37 PM EST (America/New_York), from this request's current timestamp.
- **Source and scope:** Raw Email List in this document only. Stated collection: October 22–November 2, 2026. Earlier embedded MSG #1 does not expand the range. November 3–4 messages are separately labeled supplements; embedded

office reply MSG #27 and related MSG #26 are enumerated individually. The undated committee letter within MSG #30 is included in that message. No external research or independent fact-checking was performed.

- **Counting and relationships:** 30 separately presented messages, ordered by supplied timestamps with source order retained for ties. One count per issue per message; duplicate bodies remain separate messages. Same-sender relationships use supplied headers and signatures without exposing identities. The differing name forms in MSG #8 and #19 indicate an apparent, not confirmed, relationship. MSG #3 and #30 have different transmitting headers but committee letters signed by the same chair. Identical bodies and shared passages do not establish independent corroboration; Re: prefixes do not establish chronology. Issue categories overlap.
- **Privacy and preservation:** Generated tables, summaries and memo omit sender identification and contact details. A personal name in a subject is replaced with a name-omission label. Original source emails and source links are retained unchanged. Substantial shared bodies are flagged in the subject column; dates and factual claims remain as supplied.

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA SECTION TITLE:

CONSENT AGENDA

AGENDA ITEM TITLE:

Approve: One-Day Liquor License - First Parish in Lexington

PRESENTER:

Joe Pato, Chair

ITEM NUMBER:

1

SUMMARY:

Category: Decision-Making

First Parish in Lexington requests one One-Day Liquor License to serve beer and wine at 7 Harrington Road, Lexington, MA, for their Voices on the Green Storytelling Event. The event is scheduled for Friday, November 20, 2026, from 6:00 PM to 10:00 PM. The relevant departments have reviewed this request and have no objections.

PROPOSED MOTION:

to approve one One-Day Liquor License for First Parish in Lexington to serve beer and wine at 7 Harrington Road, Lexington, MA, on Friday, November 20, 2026, from 6:00 PM to 10:00 PM.

Move to approve the consent.

FOLLOW-UP:

Select Board Office

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA SECTION TITLE:

CONSENT AGENDA

AGENDA ITEM TITLE:

Approve: Select Board Committee Appointments

PRESENTER:

Joe Pato, Chair

ITEM NUMBER:

2

SUMMARY:

Category: Decision Making

The Board is being asked to appoint current non-voting member Emilie Webster as a voting member to the Greenways Corridor Committee to the term ending September 30, 2029.

The Board is being asked to appoint Rithvik Iyer and Medha Ramu to Local Election Voter Turnover Task Force as Student Liaisons for a 1 year term ending September 30, 2027

The Board is being asked to appoint Hope Dehmlow Dunne to the Tree Committee as a Non-Voting Member for a 1 year term ending September 30, 2027

PROPOSED MOTION:

to appoint Emilie Webster as a voting member to the Greenways Corridor Committee to the term ending September 30, 2029

to appoint Rithvik Iyer and Medha Ramu to Local Election Voter Turnover Task Force as Student Liaisons for a 1 year term ending September 30, 2027

to appoint Hope Dehmlow Dunne to the Tree Committee as a Non-Voting Member for a 1 year term ending September 30, 2027

FOLLOW-UP:

Select Board Office

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA SECTION TITLE:

CONSENT AGENDA

AGENDA ITEM TITLE:

Town Manager Committee Appointment

PRESENTER:

Joe Pato, Chair

ITEM NUMBER:

3

SUMMARY:

Category: Decision-Making

Alessia Caira was a former student member of the Youth Commission and would make an excellent addition now as member. Ms. Caira would be filling a vacant position with a term set to expire September 2029.

PROPOSED MOTION:

To confirm the Town Manager's appointment of Alessia Caira to the Youth Commission with a term set to expire September 2029.

Move to approve the consent agenda.

FOLLOW-UP:

Town Manager's Office

ATTACHMENTS:

Youth Commission - A. Caira_Redacted.pdf

Application Form

Profile

Attendance to a regularly scheduled meeting of the board or committee of interest is strongly encouraged when considering applying for membership. All committee meetings are open to the public and are posted at least 48 hours in advance of the meeting in our www.lexingtonma.gov/calendar.

If you are appointed to the board or committee for which you have applied, information from this application will be used to contact you regarding your appointment from the appointing authority as well as the Town Clerk's Office. Please do not offer information on this application you would prefer we not use.

Applications will be kept on file and considered as vacancies occur for up to six months unless otherwise noted.

If you have any questions or need more information regarding the completion of the application, please contact either the Select Board Office at 781-698-4580 or the Town Manager's Office at 781-698-4540.

Alessia (First Name) | (Middle Initial) | Caira (Last Name)

Nickname

Preferred Title (i.e. Mr., Ms., Mx., Dr., Rev .....)

[redacted]

Alternate Email Address (Optional)

[redacted] (Home Address) | (Suite or Apt)

Lexington (City) | MA (State) | 02420 (Postal Code)

Length of Residence in Lexington (Note: ZBA requirement is a minimum of 8 years)

What Precinct do you live in?

None Selected

Mobile: [redacted] (Primary Phone) | (Alternate Phone)

(Employer) | (Job Title)

Work Address

Which Boards would you like to apply for?

Youth Commission: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Special Training and/or Qualifications

I served on LYC throughout high school and had the position of secretary my senior year (2020).

Upload a Resume

Why are you interested in serving on this board or commission?

LYC, and the work it does, is very important to me and now, having graduated college and being in the workforce, I want to stay connected to my hometown and its people and get back to volunteering. I am very passionate about volunteering and love this town so much and want to do my part to keep it so amazing!

How did you hear about the board or commission for which you are applying?

I originally found out about it from mutual friends in high school and have stayed in contact with members and Shannon and Deb throughout college and after!

Have you recently attended any meetings of the board or committee for which you are applying?

○ Yes ◉ No

Have you confirmed your availability to attend the board or committee's meetings? (i.e. can attend at the time the committee regularly meets)

◉ Yes ○ No

Do you currently serve on another board or committee?

○ Yes ◉ No

If yes, please list date of most recent Conflict of Interest Law Training.

Conflict of Interest Law Training Certificate

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA SECTION TITLE:

CONSENT AGENDA

AGENDA ITEM TITLE:

Town Manager Committee Reappointments

PRESENTER:

Joe Pato, Chair

ITEM NUMBER:

4

SUMMARY:

Category: Decision-Making

The following residents are recommended for reappointment for the Commission on Disability by the Town Manager:

- Susan Cusack. Ms. Cusack has been a member since 2003. Ms. Cusack's new term will expire September 2029. Ethics training is up-to-date.
- Shaun Grady. Mr. Grady has been a member since 2016. Mr. Grady's new term will expire September 2029. Ethics training is up-to-date.
- Leonard Morse-Fortier. Mr. Morse-Fortier has been a member since 2003. Mr. Morse-Fortier's new term will expire September 2029. Ethics training is up-to-date.

PROPOSED MOTION:

To confirm the Town Manager's reappointments of Susan Cusack, Shaun Grady and Leonard Morse-Fortier to the Commission on Disability with a term set to expire September 2029.

Move to approve the consent agenda.

FOLLOW-UP:

Town Manager's Office

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA SECTION TITLE:

ITEMS FOR INDIVIDUAL CONSIDERATION

AGENDA ITEM TITLE:

Joint Meeting: Select Board and Board of Assessors

PRESENTER:

Carolyn Kosnoff, Asst. Town Manager for Finance

ITEM NUMBER:

1

SUMMARY:

Finance and Assessing staff will present the Select Board with an overview of Lexington's FY2027 property valuations, tax classification options, proposed FY2027 tax rate, and supporting exhibits.

FOLLOW-UP:

Select Board to vote the FY2027 tax classification options on Monday, November 30, 2026.

DATE AND APPROXIMATE TIME ON AGENDA:

11/ 9/2026 6:05pm

ATTACHMENTS:

FY2027 Classification Packet_v1_11.5.2026.pdf
FY2027 Tax Rate Classification Presentation_v2_11.9.2026.pdf

TOWN OF LEXINGTON
Fiscal Year 2027

Property Tax Classification Data Packet

Prepared FOR: Lexington Select Board

Prepared by: Lexington Assessor's Office

Members of the Board of Assessors
Chairman, Gregory A. Johnson
Member, Edmund C. Grant
Member, Casimir R. Groblewski

Contributing Staff
Carolyn Kosnoff, Asst. Town Manager for Finance
Michael Golden, Director of Assessing

Property Tax Classification Hearing
November 9, 2026

MEMO

To: **Lexington Select Board**
From: **Lexington Board of Assessors**
Subject: **FY2027 Lexington Property Tax Classification Meeting**

Date: **November 5, 2026**

This memo is intended to provide the Select Board with the necessary information to conduct a Public Hearing and Informational Session on the tax classification options available under Massachusetts General Laws.

The classification amendment requires the Lexington Select Board to consider four (4) selections with respect to the setting the **FY2027** Lexington tax rate. The decision of the Select Board for each alternative must be submitted to the DOR on MA State form LA-5. The four (4) selections are:

1. Selection of a residential factor
2. Selection of a discount for Open Space
3. Residential exemption
4. Small commercial property exemption

1. Selection of a residential rate factor.

(Class 1: Residential; Class 2: Open Space; Class 3: Commercial; Class 4: Industrial, etc.)

Per MA State Law, the Lexington Select Board may choose to adopt a **residential rate factor**, which will increase the tax rate applied to the commercial, industrial, and personal property (C-I-P) classes, by a factor (multiplier) of **up to a maximum of 1.750**. Adopting such a factor will shift a larger portion of the overall Lexington tax levy to the commercial, industrial, and personal property classes (CIP), thereby reducing the portion of the tax levy borne by the owners of residential property.

Attached Exhibit A & Exhibit B demonstrate the effect that several possible “factor” choices will have by identifying the tax levy percentage borne by each class of properties through the resulting tax rates. Some 113 of the 351 communities in Massachusetts have adopted this process of tax classification.

2. Selection of a discount for Open Space.

Massachusetts General Law Chapter 59 Sec. 2A defines Class 2 Open Space as:

> "..land which is not otherwise classified and which is not taxable under provisions of chapters 61, 61A, or 61B, or taxable under a permanent conservation restriction, and which land is not held for the production of income but is maintained in an open or natural condition and which contributes significantly to the benefit and enjoyment of the public."

The Lexington Select Board may choose to adopt an exemption, **discounting the assessed value of Open Space** to a maximum of 25% for any property that is classified as Open Space. The Board of Assessors has not identified any property in Lexington that meets the definition of Open Space according to the statute, therefore adopting/not adopting this exemption will have no impact on the town’s tax classification.

3. Residential exemption.

The Lexington Select Board may choose to adopt a maximum exemption of up to 35% (prior to FY2016 the maximum was 20%). If adopted, this **tax relief would apply only to the principal residence of taxpayers (owner-occupied and primary domicile).**

If this exemption were adopted, the residential properties that are assessed at a value below the "break-even valuation" point would realize a reduction in taxes while the residential properties assessed at a value above the "break-even valuation" point must pay additional taxes to compensate. See attached Exhibit G for a hypothetical application of the residential exemption.

The funding for this exemption/tax relief for qualified applicants would be borne amongst the other properties of the within the **same Residential classification**. Non-owner-occupied properties (in particular, apartment buildings and vacant land) would experience a substantial increase in taxes. [Note: "The Residential classification" includes over 10,000 parcels: single family dwellings, two & three family dwellings, vacant land, multi-dwelling parcels, residential condos, and apartment buildings.]

According to Mass.gov statistics, twenty-one (21) communities in the Commonwealth of MA have decided to offer the residential exemption. These communities typically fall into one of two categories; those with a substantial base of residential rental units, or those with a significant number of seasonal residents, typically near the coast. The following communities currently offer a residential exemption, with a range of 8% to 35%: Barnstable, Boston, Brookline, Cambridge, Chatham, Chelsea, Concord, Eastham, Everett, Malden, Mashpee, Nantucket, Oaks Bluffs, Provincetown, Somerville, Tisbury, Truro, Waltham, Watertown, Wellfleet, and West Tisbury.

In 2018, the Select Board formed an Ad Hoc Residential Exemption Policy Study Committee to examine if adopting a residential exemption would serve the interests of the Lexington community. In its final report to the Select Board in April, 2019, the Committee advised that adopting the Massachusetts local option residential exemption was not recommended. The committee suggested other courses of action for tax relief, such as promoting existing programs for tax deferrals, exemptions, and credits, as well as exploring special legislation for means-tested or other age-based tax exemptions.

A list of Lexington's FY2027 tax relief programs and qualifications can be found on the Town's webpage at the following link: https://www.lexingtonma.gov/DocumentCenter/View/4711/FY2027-Property-Tax-Relief-Brochure-?bidId=

4. Small commercial exemption.

The Lexington Select Board may choose to adopt a **small commercial exemption** of up to 10% of the property valuation for commercial *(not industrial)* property that meets the requirements of the law.

To qualify, eligible businesses must have occupied the property as of January 1st, and the business occupant must have had no more than ten (10) employees (as certified by the Massachusetts Executive Office of Labor and Workforce Development) during the previous calendar year, **and the parcel must have an assessed valuation of less than $1,000,000 during the Fiscal Year.** In FY2027, approximately 286 commercial properties (including commercial condos) in Lexington have a value under $1,000,000.

If adopted, staff would proactively apply this exemption to all properties that meet both eligibility criteria. The funding for this exemption/tax relief for qualified applicants would be borne by the other properties of the **Commercial-Industrial (C-I) classes**, resulting in an overall increase in the Commercial and Industrial tax rates. The property owner would realize the tax exemption under this option.

According to Mass.gov statistics, fourteen (14) communities in the Commonwealth of MA have decided to offer the small commercial exemption: Auburn, Avon, Bellingham, Berlin, Braintree, Chelmsford, Dartmouth, Erving, New Ashford, North Attleboro, Seekonk, Swampscott, Westford, and Wrentham.

EXHIBIT A: ALTERNATIVE TAX RATE SCENARIOS FOR FY2027

FY2025 to FY2026 Change in Levy Limit and Values

	FY2026	FY2027	% CHANGE
Maximum Allowable Levy Limit	$ 265,340,793	$ 277,587,143	4.62%
Tax Levy (FY26 as actual, and FY27 as Levy Limit (TBD)	$ 265,254,493	$ 277,587,143	4.65%
Residential Valuation	$ 16,767,119,583	$ 17,496,029,877	4.35%
Comm + Indl * + PP Valuation	$ 2,433,881,360	$ 2,279,427,370	-6.35%
Total Valuation	$ 19,201,000,943	$ 19,775,457,247	2.99%
Residential Tax Rate	$ 12.31	T.B.D.	T.B.D.
Comm / Indl / PP Tax Rate	$ 24.18	T.B.D.	T.B.D.

*Industrial valuation is adjusted for T.I.F. agreements, as reported on LA-4

FY 2026 Levy Limit (A)	$ 249,133,336	N/A
FY 2026 Excluded Debt (B)	$ 16,207,457	N/A
FY 2026 Maximum Allowable Levy (A) + (B)	$ 265,340,793	N/A
Plus: Amended New Growth	$ 4,419	0.00%
Plus: Prop 2 1/2 Increment (FY 2026 Levy Limit (A) x 2.5%)	$ 6,228,223	2.35%
Plus: New Growth Increment (from FY 2027 DOR LA-13)	$ 4,307,911	1.62%
Plus: Override	$ -	0.00%
Plus: Debt Exclusion Increment (change vs. FY 2026)	$ 1,705,606	0.64%
FY2027 Maximum Allowable Levy	$ 277,586,952	4.62%

FACTOR		% SHARE OF LEVY		TAX LEVY		TAX RATE		% LEVY CHANGE:		
C-I-P	RESID	C-I-P	RES	C-I-P	RESID	C-I-P	RESID	C-I-P	RESID	COMMENTS
1.000	1.000	11.5%	88.5%	$ 31,996,212	$ 245,590,931	$14.04	$14.04	-45.6%	19.0%	IF @ SINGLE RATE
1.050	0.993	12.1%	87.9%	$ 33,596,023	$ 243,991,120	$14.74	$13.95	-42.9%	18.2%	
1.100	0.987	12.7%	87.3%	$ 35,195,834	$ 242,391,309	$15.44	$13.85	-40.2%	17.4%	
1.150	0.980	13.3%	86.7%	$ 36,795,644	$ 240,791,499	$16.14	$13.76	-37.5%	16.7%	
1.200	0.974	13.8%	86.2%	$ 38,395,455	$ 239,191,688	$16.84	$13.67	-34.8%	15.9%	
1.250	0.967	14.4%	85.6%	$ 39,995,266	$ 237,591,877	$17.55	$13.58	-32.0%	15.1%	
1.300	0.961	15.0%	85.0%	$ 41,595,076	$ 235,992,067	$18.25	$13.49	-29.3%	14.3%	
1.350	0.954	15.6%	84.4%	$ 43,194,887	$ 234,392,256	$18.95	$13.40	-26.6%	13.6%	
1.400	0.948	16.1%	83.9%	$ 44,794,697	$ 232,792,446	$19.65	$13.31	-23.9%	12.8%	
1.450	0.941	16.7%	83.3%	$ 46,394,508	$ 231,192,635	$20.35	$13.21	-21.2%	12.0%	
1.500	0.935	17.3%	82.7%	$ 47,994,319	$ 229,592,824	$21.06	$13.12	-18.4%	11.2%	
1.550	0.928	17.9%	82.1%	$ 49,594,129	$ 227,993,014	$21.76	$13.03	-15.7%	10.5%	
1.560	0.927	18.0%	82.0%	$ 49,914,091	$ 227,673,052	$21.90	$13.01	-15.2%	10.3%	
1.570	0.926	18.1%	81.9%	$ 50,234,054	$ 227,353,089	$22.04	$12.99	-14.6%	10.1%	
1.580	0.924	18.2%	81.8%	$ 50,554,016	$ 227,033,127	$22.18	$12.98	-14.1%	10.0%	
1.590	0.923	18.3%	81.7%	$ 50,873,978	$ 226,713,165	$22.32	$12.96	-13.6%	9.8%	
1.600	0.922	18.4%	81.6%	$ 51,193,940	$ 226,393,203	$22.46	$12.94	-13.0%	9.7%	
1.610	0.921	18.6%	81.4%	$ 51,513,902	$ 226,073,241	$22.60	$12.92	-12.5%	9.5%	
1.620	0.919	18.7%	81.3%	$ 51,833,864	$ 225,753,279	$22.74	$12.90	-11.9%	9.4%	
1.630	0.918	18.8%	81.2%	$ 52,153,826	$ 225,433,317	$22.88	$12.88	-11.4%	9.2%	
1.640	0.917	18.9%	81.1%	$ 52,473,788	$ 225,113,355	$23.02	$12.87	-10.8%	9.1%	
1.650	0.915	19.0%	81.0%	$ 52,793,751	$ 224,793,392	$23.16	$12.85	-10.3%	8.9%	
1.660	0.914	19.1%	80.9%	$ 53,113,713	$ 224,473,430	$23.30	$12.83	-9.7%	8.8%	
1.670	0.913	19.2%	80.8%	$ 53,433,675	$ 224,153,468	$23.44	$12.81	-9.2%	8.6%	
1.680	0.911	19.4%	80.6%	$ 53,753,637	$ 223,833,506	$23.58	$12.79	-8.7%	8.4%	
1.690	0.910	19.5%	80.5%	$ 54,073,599	$ 223,513,544	$23.72	$12.78	-8.1%	8.3%	
1.700	0.909	19.6%	80.4%	$ 54,393,561	$ 223,193,582	$23.86	$12.76	-7.6%	8.1%	
1.710	0.907	19.7%	80.3%	$ 54,713,523	$ 222,873,620	$24.00	$12.74	-7.0%	8.0%	
1.720	0.906	19.8%	80.2%	$ 55,033,485	$ 222,553,658	$24.14	$12.72	-6.5%	7.8%	
1.730	0.905	19.9%	80.1%	$ 55,353,448	$ 222,233,695	$24.28	$12.70	-5.9%	7.7%	
1.740	0.904	20.1%	79.9%	$ 55,673,410	$ 221,913,733	$24.42	$12.68	-5.4%	7.5%	
1.750	0.9022881	20.2%	79.8%	$ 55,993,372	$ 221,593,771	**$24.56**	**$12.67**	-4.9%	7.4%	FY 27, IF MAX SHIFT
					Prior FY (2026) >	$24.18	$12.31			

*Proposition 2.5 potential increment is calculated from the previous year's levy limit before adding excluded debt.

EXHIBIT B: HISTORICAL LEVY LIMIT SUMMARY (Most Recent 25 Years)

FY	MAX. ALLOWABLE LEVY	RESID VALUE	C+I+P VALUE	TAXABLE TOTAL VALUE	RESIDENTIAL % VALUE	RESIDENTIAL %LEVY	C+I+P % VALUE	C+I+P %LEVY	C+I+P FACTOR
2002	$72,024,765	$4,706,431,500	$911,710,050	$5,618,141,550	83.8%	73.7%	16.2%	26.3%	1.62
2003	$75,793,067	$5,186,133,750	$897,438,810	$6,083,572,560	85.2%	74.9%	14.8%	25.1%	1.70
2004	$82,109,040	$6,018,408,000	$892,768,060	$6,911,176,060	87.1%	76.7%	12.9%	23.3%	1.80
2005	$91,165,834	$6,275,351,000	$870,816,360	$7,146,167,360	87.8%	78.1%	12.2%	21.9%	1.80
2006	$94,751,711	$6,823,275,250	$862,993,280	$7,686,268,530	88.8%	80.0%	11.2%	20.0%	1.78
2007	$101,074,790	$7,135,277,500	$923,957,080	$8,059,234,580	88.5%	80.1%	11.5%	20.0%	1.74
2008	$110,222,125	$6,945,049,000	$984,115,350	$7,929,164,350	87.6%	78.9%	12.4%	21.1%	1.70
2009	$116,411,032	$6,991,353,500	$1,042,254,630	$8,033,608,130	87.0%	78.0%	13.0%	22.1%	1.70
2010	$121,765,514	$6,896,447,750	$995,142,860	$7,891,590,610	87.4%	78.6%	12.6%	21.4%	1.70
2011	$127,955,723	$6,953,985,750	$1,019,733,440	$7,973,719,190	87.2%	77.6%	12.8%	22.4%	1.70
2012	$134,337,548	$6,974,904,000	$1,051,783,320	$8,026,687,320	86.9%	77.7%	13.1%	22.3%	1.70
2013	$141,639,397	$7,196,488,310	$1,111,468,450	$8,307,956,760	86.6%	77.3%	13.4%	22.7%	1.70
2014	$148,770,138	$7,411,620,000	$1,143,975,350	$8,555,595,350	86.6%	77.3%	13.4%	22.7%	1.70
2015	$155,635,871	$8,197,256,180	$1,162,358,910	$9,359,615,090	87.6%	78.3%	12.4%	21.7%	1.75
2016	$163,074,847	$8,862,601,990	$1,185,945,695	$10,048,547,685	88.2%	79.3%	11.8%	20.7%	1.75
2017	$170,196,002	$9,361,100,630	$1,228,355,980	$10,589,456,610	88.4%	79.7%	11.6%	20.3%	1.75
2018	$177,624,815	$9,952,138,700	$1,275,161,860	$11,227,300,560	88.6%	80.1%	11.4%	19.9%	1.75
2019	$186,201,054	$10,570,638,820	$1,351,761,195	$11,922,400,015	88.7%	80.2%	11.3%	19.8%	1.75
2020	$195,949,768	$11,160,005,132	$1,438,342,965	$12,598,348,097	88.6%	80.0%	11.4%	20.0%	1.75
2021	$207,014,709	$11,434,037,932	$1,518,730,905	$12,952,768,837	88.3%	79.5%	11.7%	20.5%	1.75
2022	$218,176,731	$12,224,559,111	$1,820,375,860	$14,044,934,971	87.0%	77.3%	13.0%	22.7%	1.75
2023	$231,395,607	$13,645,487,139	$2,099,699,600	$15,745,186,739	86.7%	76.7%	13.3%	23.3%	1.75
2024	$243,646,076	$15,289,843,165	$2,328,326,345	$17,618,169,510	86.8%	76.9%	13.2%	23.1%	1.75
2025	$256,305,562	$15,977,353,073	$2,510,409,460	$18,487,762,533	86.4%	76.2%	13.6%	23.8%	1.75
2026	$265,254,493	$16,767,119,583	$2,433,881,360	$19,201,000,943	87.3%	77.8%	12.7%	22.2%	1.75
2027	**$277,586,952**	**$17,496,029,877**	**$2,279,427,370**	**$19,775,457,247**	**88.5%**	**TBD**	**11.5%**	**TBD**	**TBD**

Notes:

Maximum Levy is equal to the actual Levy for all prior years, and the maximum allowable levy for the current year. Maximum allowable levy and Levy may diffe rounding of the tax rates to a whole penny. C - I - P value has been reduced by the portion of assessed value that is not taxable due to TIF agreements.

EXHIBIT C: HISTORY OF AVERAGE SINGLE FAMILY ASSESSED VALUE AND PROPERTY TAX - Most Recent 25 Years

Fiscal Year (*)	SINGLE FAMILY DWELLING VALUATION	NUMBER OF SINGLE FAMILY DWELLINGS (SFD)	SFD VALUE (AVERAGE)	PERCENT CHANGE OF ASSESSED VALUE	TAX RATE	AVERAGE ANNUAL TAX BILL	PERCENT CHANGE TAXES	C - I - P FACTOR	LEXINGTON TOWNWIDE TAXABLE TOTAL
2003	$4,693,071,000	8,898	$527,430	10.4%	$10.95	$5,775.36	7.2%	1.70	$ 6,083,572,560
2004	$5,456,206,000	8,887	$613,954	16.4%	$10.47	$6,428.09	11.3%	1.80	$ 6,911,176,060
2005	$5,687,532,000	8,899	$639,120	4.1%	$11.34	$7,247.62	12.7%	1.80	$ 7,146,167,360
2006	$6,206,172,000	8,910	$696,540	9.0%	$11.11	$7,738.56	6.8%	1.78	$ 7,686,268,530
2007	$6,499,630,000	8,917	$728,903	4.6%	$11.34	$8,265.76	6.8%	1.74	$ 8,059,234,580
2008	$6,262,572,000	8,922	$701,925	-3.7%	$12.52	$8,788.10	6.3%	1.70	$ 7,929,164,350
2009	$6,274,760,000	8,934	$702,346	0.1%	$12.97	$9,109.43	3.7%	1.70	$ 8,033,608,130
2010	$6,184,505,000	8,944	$691,470	-1.5%	$13.86	$9,583.77	5.2%	1.70	$ 7,891,590,610
2011	$6,234,563,000	8,949	$696,677	0.8%	$14.40	$10,032.15	4.7%	1.70	$ 7,973,719,190
2012	$6,251,243,000	8,963	$697,450	0.1%	$14.97	$10,440.82	4.1%	1.70	$ 8,026,687,320
2013	$6,441,950,000	8,978	$717,526	2.9%	$15.20	$10,906.40	4.5%	1.70	$ 8,307,956,760
2014	$6,658,875,000	8,996	$740,204	3.2%	$15.51	$11,480.56	5.3%	1.70	$ 8,555,595,350
2015	$7,385,759,000	9,003	$820,366	10.8%	$14.86	$12,190.65	6.2%	1.75	$ 9,359,615,090
2016	$8,008,381,000	9,025	$887,355	8.2%	$14.60	$12,955.39	6.3%	1.75	$ 10,048,547,685
2017	$8,415,787,000	9,029	$932,084	5.0%	$14.49	$13,505.90	4.2%	1.75	$ 10,589,456,610
2018	$8,938,050,000	9,021	$990,805	6.3%	$14.30	$14,168.51	4.9%	1.75	$ 11,227,300,560
2019	$9,486,786,000	9,030	$1,050,585	6.0%	$14.12	$14,834.27	4.7%	1.75	$ 11,922,400,015
2020	$10,011,844,000	9,048	$1,106,526	5.3%	$14.05	$15,546.69	4.8%	1.75	$ 12,598,348,097
2021	$10,221,948,000	9,057	$1,128,624	2.0%	$14.39	$16,240.90	4.5%	1.75	$ 12,952,768,837
2022	$10,904,445,000	9,058	$1,203,847	6.7%	$13.80	$16,613.09	2.3%	1.75	$ 14,044,934,971
2023	$12,203,384,000	9,058	$1,347,249	11.9%	$13.00	$17,514.24	5.4%	1.75	$ 15,745,186,739
2024	$13,682,230,000	9,059	$1,510,347	12.1%	$12.25	$18,501.75	5.6%	1.75	$ 17,618,169,510
2025	$14,309,924,000	9,065	$1,578,591	4.5%	$12.23	$19,306.16	4.3%	1.75	$ 18,487,762,533
2026	$15,023,268,000	9,068	$1,656,734	5.0%	$12.31	$20,394.40	5.6%	1.75	$ 19,201,000,943
2027	$15,589,225,000	**9,063**	**$1,720,095**	**3.8%**	**TBD**	**TBD**	**TBD**	**TBD**	**$ 19,775,457,247**

* All values above **include** new growth value.

5 yr total:	**44.0%**	**(most recent 5 years, including FY 2027)**
5 yr average:	7.3%	

EXHIBIT D: VALUES BY CLASS: FY2026 TO FY2027 [1]

	Assessed ALL Residential (R)	Assessed Commercial (C)	Assessed Industrial (I)[2]	Commercial + Industrial Combined (C + I)	[Business Assets] Assessed Peronal Property (P)[3]	Subtotal C + I + P	Total Assessed R + C+ I + P
FY 26 Assessed Value	$16,767,119,583	$847,548,050	$1,164,707,000	*$2,012,255,050*	$421,626,310	$2,433,881,360	$19,201,000,943
FY 27 Assessed Value	**$17,496,029,877**	**$822,526,690**	**$1,038,376,000**	***$1,860,902,690***	**$418,524,680**	**$2,279,427,370**	**$19,775,457,247**
$ increase (net of TIFs)	$728,910,294	($25,021,360)	($126,331,000)	*($151,352,360)*	($3,101,630)	($154,453,990)	$574,456,304
% increase (net of TIFs)	4.35%	-2.95%	-10.85%	*-7.52%*	-0.74%	-6.35%	2.99%
FY 27 New Levy Growth	**$250,091,418**	**$1,165,000**	**$0**	***$1,165,000***	**$49,673,940**	**$50,838,940**	**$300,930,358**
FY 27 Assessed Value less New Levy Growth	$17,245,938,459	$821,361,690	$1,038,376,000	*$1,859,737,690*	$368,850,740	$2,228,588,430	$19,474,526,889
Incr./Decr. vs. FY 26 ($) [w/o New Levy Growth]	$478,818,876	($26,186,360)	($126,331,000)	*($152,517,360)*	($52,775,570)	($205,292,930)	$273,525,946
Incr./Decr. vs. FY 26 (%) [w/o New Levy Growth]	2.86%	-3.09%	-10.85%	*-7.58%*	-12.52%	-8.43%	1.42%
FY 26 share of total value	87.32%	4.41%	6.07%	*10.48%*	2.20%	12.68%	100.00%
FY 27 share of total value (without New Levy Growth)	**88.56%**	**4.22%**	**5.33%**	***9.55%***	**1.89%**	**11.44%**	**100.00%**
Change in total share of valuation (FY 27 vs FY 26)	**1.23%**	**-0.20%**	**-0.73%**	***-0.93%***	**-0.30%**	**-1.23%**	

[1] As of October 29, 2026, the FY2027 assessed values in Lexington were approved by MA State DOR/DLS .

[2] The Industrial property assessed value above is reported here as NET, rather than as GROSS, as it does not include **$9,611,000** of assessed Industrial Value that has been exempted from local taxation per Tax Increment Financing (TIF) agreements. These TIFs have been reviewed and fully accepted by the State of MA.

[3] The substantial year-on-year change in Personal Property is directly attributable to MA State depreciation schedules for this class of property, offset by New Levy Growth (NLG) for the category.

EXHIBIT E: TAX FACTORS AND TAX RATES - AMONG COMMUNITIES w/ COMPARABLE C/I/P VOLUME in MA, AND vs. CONTIGUOUS COMMUNITIES

Note: The data displayed here is from prior years is available to Lexington via DOR/DLS Gateway on-line, but it is always in arrears.

COMPARABLE "**COMMERCIAL VALUE**" COMMUNITIES

		FY2026	FY2025			FY2026		
State Rank	MUNICIPALITY	**Comm - Indl - Pers ASS'D C-I-P**	RESIDENTIAL RATE/K	C - I - P RATE/K	RATE SHIFT	RESIDENTIAL RATE/K	C - I - P RATE/K	RATE SHIFT
1	**Boston**	$70,407,029,741	$11.58	$25.96	1.750	$12.40	$26.96	1.750
2	**Cambridge**	$31,994,549,078	$6.35	$11.52	1.397	$6.67	$14.07	1.515
3	**Waltham**	$7,354,697,956	$9.82	$21.04	1.74	$10.32	$22.18	1.748
4	**Worcester**	$5,360,292,731	$13.19	$28.61	1.74	$13.28	$29.06	1.749
5	**Somerville**	$4,812,062,979	$10.91	$18.92	1.750	$10.98	$18.94	1.750
State Rank	**XXXXX**	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX
14	**Nantucket**	$2,726,137,689	$3.28	$5.56	1.699	$3.12	$5.29	1.699
15	**Barnstable**	$2,723,747,348	$6.94	$6.10	1.000	$6.80	$5.94	1.000
16	**Plymouth**	$2,613,070,076	$12.69	$12.69	1.000	$12.55	$12.55	1.000
17	**Billerica**	$2,542,300,491	$11.37	$25.27	1.749	$11.61	$25.88	1.749
18	**Lexington**	**$2,433,881,360**	**$12.23**	**$24.26**	**1.750**	**$12.31**	**$24.18**	**1.750**
19	**Andover**	$2,429,731,954	$12.31	$24.18	1.680	$12.31	$24.18	1.680
20	**Marlborough**	$2,389,565,385	$10.24	$16.96	1.450	$10.54	$18.43	1.470
21	**Norwood**	$2,244,649,628	$10.52	$24.06	1.740	$9.82	$22.52	1.710
22	**Natick**	$2,229,527,600	$11.96	$11.96	1.000	$12.17	$12.17	1.000

The EIGHT (8) **CONTIGUOUS** COMMUNITIES to LEXINGTON

		FY2026	FY2025			FY2026		
State Rank	MUNICIPALITY	**Comm - Indl - Pers ASS'D C-I-P**	RESIDENTIAL RATE	C - I - P RATE	RATE SHIFT	RESIDENTIAL RATE	C - I - P RATE	RATE SHIFT
3	**Waltham**	$7,354,697,956	$9.82	$21.04	1.74	$10.32	$22.18	1.748
7	**Burlington**	$3,804,552,913	$8.66	$25.47	1.726	$8.69	$25.78	1.726
12	**Woburn**	$3,154,221,925	$8.54	$20.41	1.750	$9.15	$21.43	1.750
18	**Lexington**	**$2,433,881,360**	**$12.23**	**$24.26**	**1.750**	**$12.31**	**$24.18**	**1.750**
52	**Bedford**	$1,339,313,703	$12.04	$27.12	1.750	$12.49	$28.09	1.750
88	**Arlington**	$837,065,542	$10.77	$10.77	1.000	$10.67	$10.67	1.000
113	**Belmont**	$648,193,049	$11.39	$11.39	1.000	$11.51	$11.51	1.000
120	**Winchester**	$607,120,086	$11.09	$10.60	1.000	$11.08	$10.56	1.000
257	**Lincoln**	$108,837,290	$12.81	$19.55	1.499	$12.31	$18.78	1.498

EXHIBIT F: TOP 25 MASS. COMMUNITIES BY TOTAL ASSESSED VALUE

MA DOR - Division of Local Services
MA Municipal Databank / Local Aid Section
Fiscal Year 2026 Assessed Values by Class

Note: The data displayed here is from DOR/DLS Gateway on-line, but it is always in arrears.

Statewide Ranking	Municipality	Most Recent DOR-Approved Fiscal Year	Residential	Open Space	Commerical Property Values	Industrial Property Values	Personal Property for Commercial Use	Comm + Indl + Pers Prop (C - I - P)	Total Assessed Values	Resid & Open as % Total Value	C - I - P as % of Total Value
1	Boston	2026	158,195,319,424	0	58,799,185,402	1,429,220,750	10,178,623,589	70,407,029,741	228,602,349,165	69.2	30.8
2	Cambridge	2026	41,167,007,215	0	12,661,975,602	16,726,820,278	2,555,753,198	31,944,549,078	73,111,556,293	56.3	43.7
3	Newton	2026	41,069,822,958	0	2,586,995,542	239,790,300	633,783,300	3,460,569,142	44,530,392,100	92.2	7.8
4	Nantucket	2026	39,539,421,709	3,133,700	1,997,641,097	84,533,864	643,962,728	2,726,137,689	42,268,693,098	93.6	6.4
5	Brookline	2026	30,758,464,684	0	2,622,051,179	21,561,500	430,231,850	3,073,844,529	33,832,309,213	90.9	9.1
6	Barnstable	2026	23,552,012,828	0	1,997,787,368	110,179,200	615,780,780	2,723,747,348	26,275,760,176	89.6	10.4
7	Somerville	2026	21,002,943,647	0	3,744,795,149	466,983,300	600,284,530	4,812,062,979	25,815,006,626	81.4	18.6
8	Worcester	2026	19,978,985,478	0	2,976,323,422	883,874,909	1,500,094,400	5,360,292,731	25,339,278,209	78.8	21.2
9	Quincy	2026	21,382,097,496	0	2,576,134,130	266,208,800	683,366,700	3,525,709,630	24,907,807,126	85.8	14.2
10	Falmouth	2026	21,643,646,203	4,654,500	1,021,946,257	140,856,000	414,702,320	1,577,504,577	23,225,805,280	93.2	6.8
11	Waltham	2026	13,758,467,963	0	5,545,982,279	1,041,916,567	766,799,110	7,354,697,956	21,113,165,919	65.2	34.8
12	Lexington	2026	16,767,119,583	0	847,548,050	1,164,707,000	421,626,310	2,433,881,360	19,201,000,943	87.3	12.7
13	Plymouth	2026	16,569,072,688	0	1,512,849,837	492,385,144	607,835,095	2,613,070,076	19,182,142,764	86.4	13.6
14	Wellesley	2026	16,486,394,000	0	1,579,804,000	8,315,000	164,112,040	1,752,231,040	18,238,625,040	90.4	9.6
15	Medford	2026	14,987,529,174	0	1,322,534,507	207,995,200	358,030,330	1,888,560,037	16,876,089,211	88.8	11.2
16	Needham	2026	14,745,769,228	2,151,000	1,382,397,144	172,139,388	435,288,490	1,989,825,022	16,737,745,250	88.1	11.9
17	Framingham	2026	13,287,429,032	0	2,165,911,269	505,107,241	522,957,060	3,193,975,570	16,481,404,602	80.6	19.4
18	Arlington	2026	15,222,827,559	0	577,697,982	29,825,000	229,542,560	837,065,542	16,059,893,101	94.8	5.2
19	Lynn	2026	14,084,006,532	0	829,269,362	241,716,194	472,106,474	1,543,092,030	15,627,098,562	90.1	9.9
20	Edgartown	2026	14,530,639,197	0	673,651,963	8,262,400	370,531,138	1,052,445,501	15,583,084,698	93.2	6.8
21	Lowell	2026	13,207,432,211	0	765,337,714	431,656,814	544,355,060	1,741,349,588	14,948,781,799	88.4	11.6
22	Springfield	2026	11,353,621,312	0	1,781,258,888	347,070,700	1,093,340,580	3,221,670,168	14,575,291,480	77.9	22.1
23	Brockton	2026	12,063,176,887	0	1,261,584,233	276,352,170	450,845,080	1,988,781,483	14,051,958,370	85.8	14.2
24	Andover	2026	11,318,767,491	0	863,547,966	1,176,126,800	390,057,188	2,429,731,954	13,748,499,445	82.3	17.7
25	Weymouth	2026	11,915,354,587	0	957,600,613	472,842,780	324,114,200	1,754,557,593	13,669,912,180	87.2	12.8

EXHIBIT G: IMPACT ANALYSIS of residential property tax: the possible adoption of a 20% RESIDENTIAL EXEMPTION

RESIDENTIAL EXEMPTION WORKSHEET FISCAL YEAR 2027 INFORMATION			
Total Residental Assessed Value	$17,496,029,877		
Total Count of Residential Parcels	10,921	(Includes 476 parcels of vacant land)	
Average Value of Residential Parcel	$1,602,053.83	(Total Residential Assessed value/ Parcels)	
EXEMPTION Percentage >>	**20%**	(Up to a 35% "Max" Resid Exemption is allowed by MGL)	
Exemption Amount	$320,411	(Avg Residential Value * Exemption %)	
Estimated count of Exempt Parcels*	**9,586**	Town estimate of non-owner occupied parcels* >>>	1,335
Total Exempt Value	$3,071,457,603	(Exemption Amount * Exempt Parcels)	
Residential Tax Rate (not yet voted)	$12.67	(Assumed FY2027 rate from Exhibit A at 1.75 shift)	
Total Residential Tax Levy	$221,593,771	(Assumed from Exhibit A at 1.75 shift)	
ADJUSTED Residential Assessed Value	$14,424,572,274	(Total Residental Value less Total Exempt Value)	
NEW (Derived by formula) Residential Tax Rate	**$15.36**	(Total Residential Tax Levy/ Adjusted Residential Value)	

	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
	EXAMPLES OF ASSESSED VALUE	**PRELIMINARY TAX RATE @ 1.75 SHIFT**	**ANNUAL PROPERTY TAX BILL**	**EXEMPTED ASSESSED VALUE @ 20 % EXEMPTION**	**NET ASSESSED VALUE**	**DERIVED TAX RATE**	**NET TAX BILL**	**Taxation $ Change (g-c)**	**Taxation % Change (h/c)**
	$800,000	$12.67	$10,132	$320,411	$479,589	$15.36	$7,368	-$2,765	-27.29%
	$1,000,000	$12.67	$12,665	$320,411	$679,589	$15.36	$10,440	-$2,225	-17.57%
	$1,200,000	$12.67	$15,198	$320,411	$879,589	$15.36	$13,512	-$1,686	-11.09%
	$1,400,000	$12.67	$17,732	$320,411	$1,079,589	$15.36	$16,585	-$1,147	-6.47%
	$1,500,000	$12.67	$18,998	$320,411	$1,179,589	$15.36	$18,121	-$877	-4.62%
	$1,600,000	$12.67	$20,265	$320,411	$1,279,589	$15.36	$19,657	-$607	-3.00%
	$1,700,000	$12.67	$21,531	$320,411	$1,379,589	$15.36	$21,194	-$338	-1.57%
	$1,800,000	$12.67	$22,798	$320,411	$1,479,589	$15.36	$22,730	-$68	-0.30%
**	***$1,825,165***	***$12.67***	***$23,116***	***$320,411***	***$1,504,754***	***$15.36***	***$23,116***	***$0***	***0.00%***
	$1,900,000	$12.67	$24,064	$320,411	$1,579,589	$15.36	$24,266	$202	0.84%
	$2,000,000	$12.67	$25,331	$320,411	$1,679,589	$15.36	$25,802	$472	1.86%
	$2,200,000	$12.67	$27,864	$320,411	$1,879,589	$15.36	$28,875	$1,011	3.63%
	$2,400,000	$12.67	$30,397	$320,411	$2,079,589	$15.36	$31,947	$1,550	5.10%
	$2,500,000	$12.67	$31,663	$320,411	$2,179,589	$15.36	$33,483	$1,820	5.75%
	$3,000,000	$12.67	$37,996	$320,411	$2,679,589	$15.36	$41,164	$3,168	8.34%
	$4,000,000	$12.67	$50,661	$320,411	$3,679,589	$15.36	$56,527	$5,865	11.58%
	$5,000,000	$12.67	$63,327	$320,411	$4,679,589	$15.36	$71,889	$8,562	13.52%

* Estimated Count of Exempt Parcels applies assumptions about the amount of owner-occupied units in each residential class - single-

Break-even Assessed Value; NO TAX IMPACT= *$1,825,165***

With a 20% Residental Exemption and a 1.75 Shift the FY2027 Residental tax rate will increase by: **17.56%**

Taxes for estimated 1,335 non-owner-occupied parcels (apartments, rentals, vacant land, etc.) will increase by the same percentage.

Town of Lexington

FY2027 Tax Rate Classification Hearing

November 9, 2026

Calculating the FY2027 Tax Rate

- The calculation of the Town's tax rate is a formula:

$$\frac{\textbf{Tax Levy}}{\textbf{Assessed Value (by class)}}$$

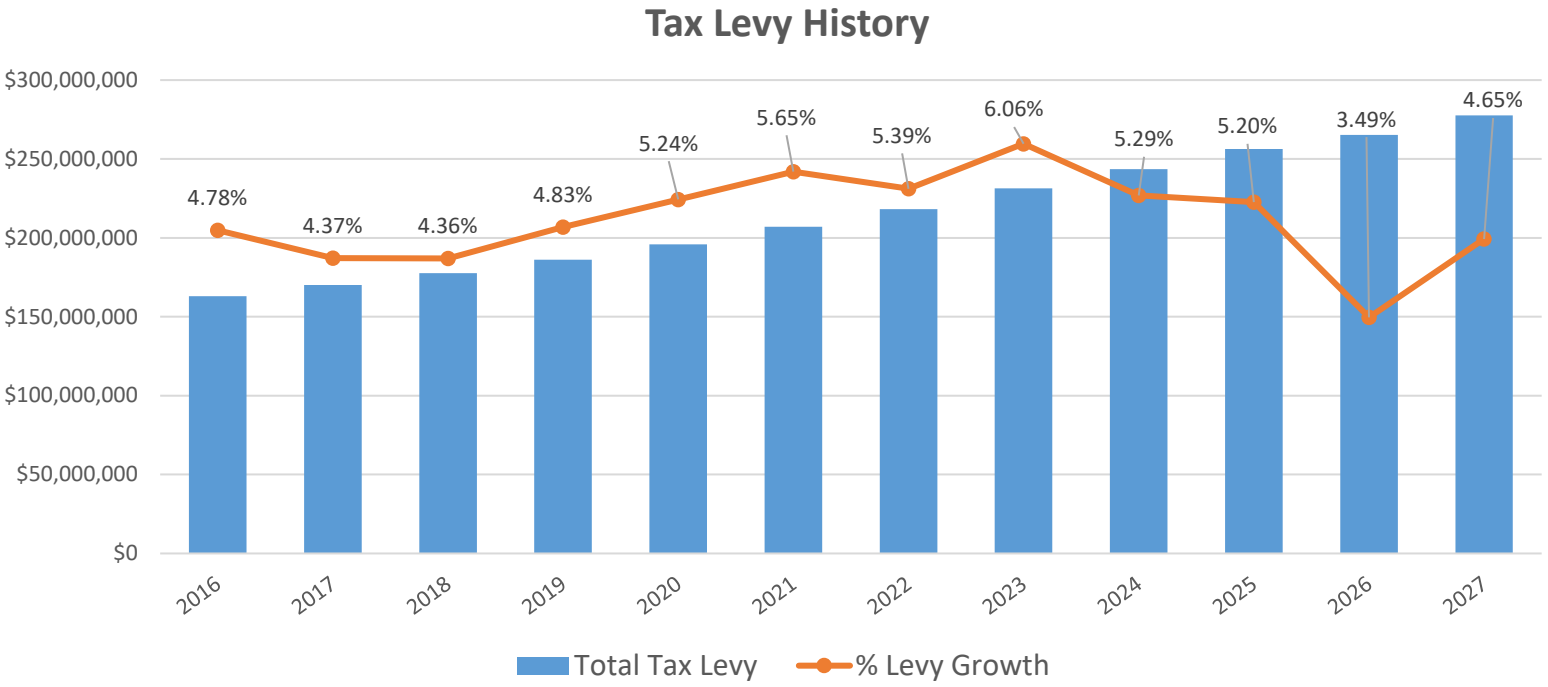
- FY2027 Tax Levy (at levy limit) = **$277,586,952**
- FY2027 Total Assessed Values = **$19,775,457,247**
- FY2026 Tax Rate (before shift or classification options) = $14.04 per $1,000 in value (compared to $13.82 in FY2026)

FY2027 Tax Levy

		Tax Levy	% Change
FY 2026 Levy Limit (A)	$	249,133,336	
FY 2026 Excluded Debt (B)	$	16,207,457	
FY 2026 Maximum Allowable Levy (A) + (B)	$	265,340,793	
Plus: Amended New Growth	$	4,419	
Plus: Prop 2 1/2 Increment (FY 2026 Levy Limit (A) x 2.5%)	$	6,228,223	2.35%
Plus: New Growth Increment	$	4,307,911	1.62%
Plus: Debt Exclusion Increment (change vs. FY 2026)	$	1,705,606	0.64%
FY2027 Maximum Allowable Levy	**$**	**277,586,952**	**4.62%**

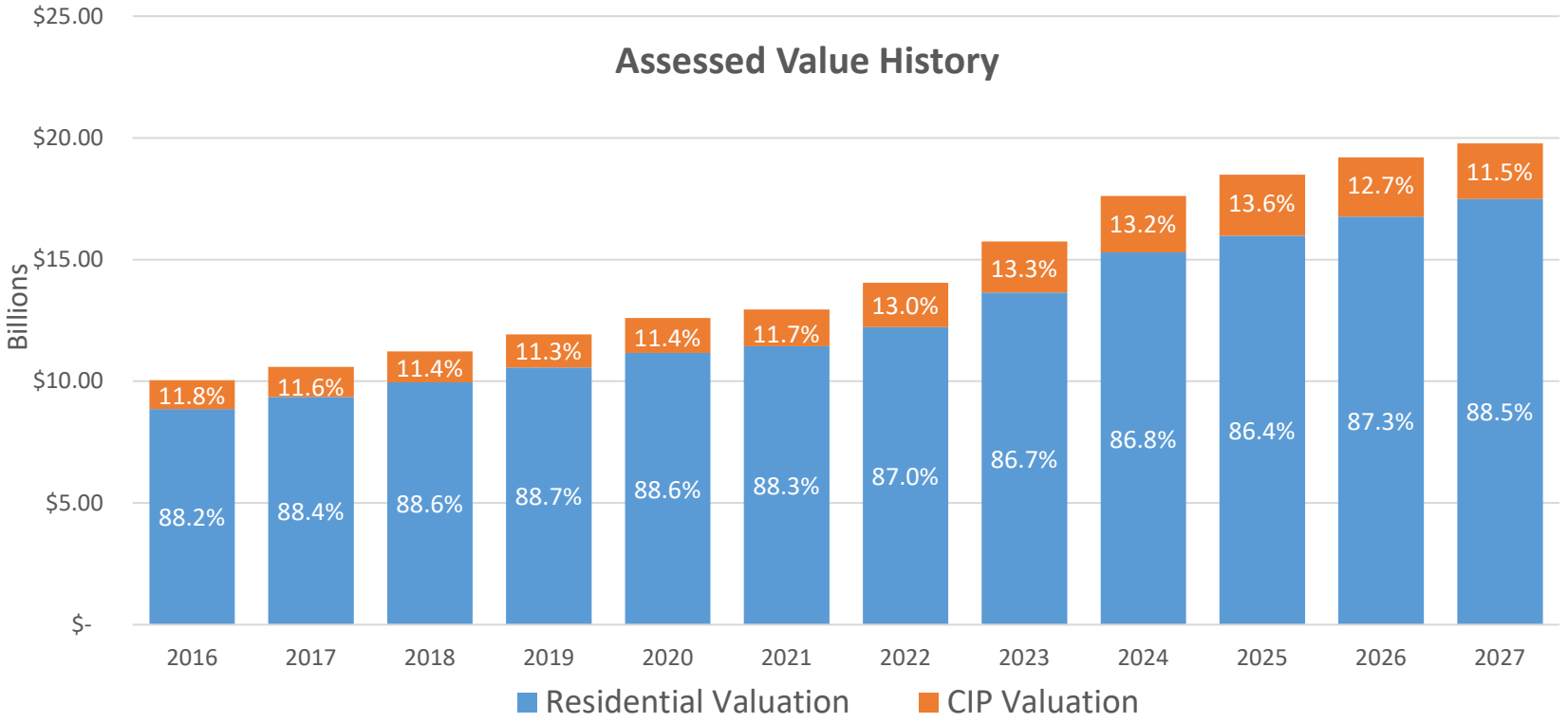
- The Town's FY2027 Operating Budget, as voted at the 2026 Annual Town Meeting, and adjusted at the Fall Special Town Meeting, is based on taxing to the FY2027 Levy Limit.
- Excluded Debt is adding $1.7M or 0.64% to the maximum allowable levy – this represents the beginning of the impact from the LHS project.

*See Exhibit A of the attached Classification Packet for additional information on the Tax Levy



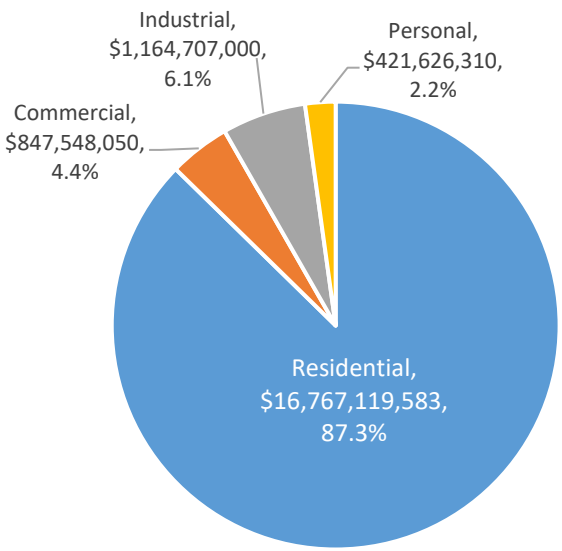
	FY2026	FY2027	% Change
Maximum Allowable Levy	$ 265,254,493	$ 277,587,143	4.65%

*See Exhibit B of the attached Classification Packet for a 25-year trend in the Tax Levy

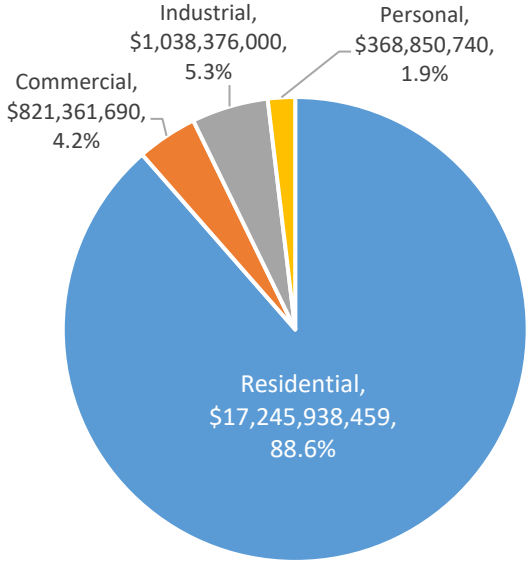


	FY2026	FY2027	% Change	FY27 % of Total Value
Residential Valuation	$ 16,767,119,583	$ 17,496,029,877	4.35%	88.5%
Comm + Indl + PP Valuation	$ 2,433,881,360	$ 2,279,427,370	-6.35%	11.5%
Total Valuation	**$ 19,201,000,943**	**$ 19,775,457,247**	**2.99%**	**100%**

*See Exhibit B of the attached Classification Packet for additional information on Assessed Values



FY 2026 Assessed Value



FY 27 Assessed Value - Without New Growth

FY	Residential Value	Commercial Value	Industrial Value	Personal Prop Value	TOTAL VALUE	RESID % VALUE	C+I+P % VALUE	C+I+P FACTOR
2018	$9,952,138,700	$701,819,100	$377,446,000	$195,896,760	$11,227,300,560	88.6%	11.4%	1.75
2019	$10,570,638,820	$727,265,080	$427,370,345	$197,125,770	$11,922,400,015	88.7%	11.3%	1.75
2020	$11,160,005,132	$785,040,180	$436,413,405	$216,889,380	$12,598,348,097	88.6%	11.4%	1.75
2021	$11,434,037,932	$785,242,180	$500,808,405	$232,680,320	$12,952,768,837	88.3%	11.7%	1.75
2022	$12,224,559,111	$884,325,040	$637,789,800	$298,261,020	$14,044,934,971	87.0%	13.0%	1.75
2023	$13,645,487,139	$820,961,430	$943,857,000	$334,881,170	$15,745,186,739	86.7%	13.3%	1.75
2024	$15,289,843,165	$867,162,320	$1,088,195,285	$372,968,740	$17,618,169,510	86.8%	13.2%	1.75
2025	$15,977,353,073	$847,945,410	$1,255,775,000	$406,689,050	$18,487,762,533	86.4%	13.6%	1.75
2026	**$16,767,119,583**	**$847,548,050**	**$1,164,707,000**	**$421,626,310**	**$19,201,000,943**	**87.3%**	**12.7%**	**1.75**
2027 w/out Growth	**$17,245,938,459**	**$821,361,690**	**$1,038,376,000**	**$368,850,740**	**$19,474,526,889**	**88.6%**	**11.4%**	**TBD**

Property Values by Class (Exhibit D)

		Assessed Residential (R)	Assessed Commercial (C)	Assessed Industrial (I)[1]	Personal Property (P)	Subtotal C + I + P	Total Assessed R + C+ I + P
1	FY 26 Assessed Value	$16,767,119,583	$847,548,050	$1,164,707,000	$421,626,310	$2,433,881,360	$19,201,000,943
2	**FY 27 Assessed Value**	**$17,496,029,877**	**$822,526,690**	**$1,038,376,000**	**$418,524,680**	**$2,279,427,370**	**$19,775,457,247**
3	$ increase	$728,910,294	($25,021,360)	($126,331,000)	($3,101,630)	($154,453,990)	$574,456,304
4	% increase	4.35%	-2.95%	-10.85%	-0.74%	-6.35%	2.99%
5	**FY 27 New Levy Growth**	**$250,091,418**	**$1,165,000**	**$0**	**$49,673,940**	**$50,838,940**	**$300,930,358**
6	**FY 27 Assessed Value less New Levy Growth**	**$17,245,938,459**	**$821,361,690**	**$1,038,376,000**	**$368,850,740**	**$2,228,588,430**	**$19,474,526,889**
7	Incr./Decr. vs. FY 26 ($) [w/o New Levy Growth]	$478,818,876	($26,186,360)	($126,331,000)	($52,775,570)	($205,292,930)	$273,525,946
8	**Incr./Decr. vs. FY 26 (%) [w/o New Levy Growth]**	**2.86%**	**-3.09%**	**-10.85%**	**-12.52%**	**-8.43%**	**1.42%**
9	FY 26 share of total value	87.32%	4.41%	6.07%	2.20%	12.68%	100.00%
10	FY 27 share of total value (without New Levy Growth)	88.56%	4.22%	5.33%	1.89%	11.44%	100.00%
11	**Change in total share of valuation (FY 27 vs FY 26)**	**1.23%**	**-0.20%**	**-0.73%**	**-0.30%**	**-1.23%**	

1) Industrial Values are net (reduced) by the exempt amount of Tax Increment Financing (TIF) Agreements

- Value without New Levy Growth represents appreciation/(depreciation) in market value (lines 7 & 8)
- Residential new growth remains steady; residential assessed values continued to increase due to increased prices of Lexington home sales in calendar year 2025.
- Commercial values declined and experienced little new growth for FY2026. Industrial values experienced a 10.85% decrease in market value with no new growth, and are down 17.3% from the peak in FY2025.
- Unlike real property, Personal Property depreciates in value over time; however, the decline in value is offset by capturing the value of new personal property assets as they are replaced.

Tax Classification Options for Select Board Vote:

1. **Selection of a Shift Factor** – from 1.00 flat tax rate up to 1.75 shift
2. **Selection of a Discount for Open Space** –Not applicable as Lexington does not have property classified as Open Space
3. **Residential Exemption** – up to 35% exemption for owner occupied residences
4. **Small Commercial Property Exemption** – up to 10% exemption for small commercial properties

Selection of a Tax Shift Factor

- The Board may elect a Shift factor from 1.00 to 1.75 (see Exhibit A of Tax Classification Packet for a presentation of shift factors).
- A shift factor of 1.00 indicates a 'single' tax rate where Residential and Commercial-Industrial-Personal (CIP) classes pay the same rate per $1,000 in value.
- A factor above 1.00 shifts a portion of the tax levy from the Residential class to the Commercial-Industrial-Personal (CIP) property class, therefore decreasing the Residential tax rate and increasing the CIP tax rate.
- In FY2026 Lexington's shift factor was set at the maximum 1.75, as it has been since FY2015 (see Exhibit C of Tax Classification Packet for a history of shift factors).

Selection of a Residential Shift Factor

Impact of Shift Factors (See Exhibit A)

FACTOR		% SHARE OF LEVY		TAX LEVY		TAX RATE		% LEVY CHANGE:		
C-I-P	RESID	C-I-P	RES	C-I-P	RESID	C-I-P	RESID	C-I-P	RESID	COMMENTS
1.000	**1.000**	**11.5%**	**88.5%**	$ 31,996,212	$ 245,590,931	**$14.04**	**$14.04**	-45.6%	19.0%	IF @ SINGLE RATE
1.100	0.987	12.7%	87.3%	$ 35,195,834	$ 242,391,309	$15.44	$13.85	-40.2%	17.4%	
1.200	0.974	13.8%	86.2%	$ 38,395,455	$ 239,191,688	$16.84	$13.67	-34.8%	15.9%	
1.300	0.961	15.0%	85.0%	$ 41,595,076	$ 235,992,067	$18.25	$13.49	-29.3%	14.3%	
1.400	0.948	16.1%	83.9%	$ 44,794,697	$ 232,792,446	$19.65	$13.31	-23.9%	12.8%	
1.500	0.935	17.3%	82.7%	$ 47,994,319	$ 229,592,824	$21.06	$13.12	-18.4%	11.2%	
1.600	0.922	18.4%	81.6%	$ 51,193,940	$ 226,393,203	$22.46	$12.94	-13.0%	9.7%	
1.650	0.915	19.0%	81.0%	$ 52,793,751	$ 224,793,392	$23.16	$12.85	-10.3%	8.9%	
1.700	0.909	19.6%	80.4%	$ 54,393,561	$ 223,193,582	$23.86	$12.76	-7.6%	8.1%	
1.710	0.907	19.7%	80.3%	$ 54,713,523	$ 222,873,620	$24.00	$12.74	-7.0%	8.0%	
1.720	0.906	19.8%	80.2%	$ 55,033,485	$ 222,553,658	$24.14	$12.72	-6.5%	7.8%	
1.730	0.905	19.9%	80.1%	$ 55,353,448	$ 222,233,695	$24.28	$12.70	-5.9%	7.7%	
1.740	0.904	20.1%	79.9%	$ 55,673,410	$ 221,913,733	$24.42	$12.68	-5.4%	7.5%	
1.750	**0.902**	**20.2%**	**79.8%**	$ 55,993,372	$ 221,593,771	**$24.56**	**$12.67**	-4.9%	7.4%	FY 27, IF MAX SHIFT
					Prior FY (2026) >	$24.18	$12.31			

- At a 1.00 shift, each property class pays a share of the Tax Levy equal to the percentage of assessed value – this is a single tax rate of $14.04
- At a 1.75 shift, 8.7% of the total Tax Levy has shifted from the Residential class to the C-I-P class.
- At a max 1.75 shift, the Residential Levy will increase by 7.4% and the C-I-P Levy will decrease by 4.9% (net Levy increase of 4.62%)

Town of Lexington

Impact of Shift Factors – Residential Classes

(Exhibit D-1)

RESIDENTIAL PARCELS	(Prior Year)	RESIDENTIAL REAL ESTATE						
SINGLE FAMILY DWELLING (# props = 9,063)	*Single Family*	Net of New Growth >>>		*Single Family*		*Single Family*		*Single Family*
(Does not include Resid Condos, Apts., 2-3 family, etc)	**FY 2026**	**FY 2027**	**FY 2027**	**FY 2027**	**FY 2027**	**FY 2027**	**FY 2027**	**FY 2027**
FY 26 Assmt. for Avg Single Family Dwellings	$1,656,734	$1,702,000	$1,702,000	$1,702,000	$1,702,000	$1,702,000	$1,702,000	$1,702,000
Tax Burden "Shift" Factor	**1.75**	**1.65**	**1.70**	**1.71**	**1.72**	**1.73**	**1.74**	**1.75**
Tax Rate (per $1K of Ass'd value)	$12.31	$12.85	$12.76	$12.74	$12.72	$12.70	$12.68	$12.67
Average Tax Bill (based on Avg. Ass'd Value)	$20,394	$21,868	$21,712	$21,681	$21,650	$21,619	$21,588	$21,556
$ Tax differential between FY26-FY27	Not applicable	**$1,474**	**$1,318**	**$1,287**	**$1,256**	**$1,225**	**$1,194**	**$1,162**
% Tax differential between FY26-FY27	Not applicable	**7.2%**	**6.5%**	**6.3%**	**6.2%**	**6.0%**	**5.9%**	**5.7%**
% value FY 26 (w/growth) vs. FY 27 (without growth)	**2.7%**							
RESID. CONDOS ONLY (# props =1,166)	*Resid Condos*	Net of New Growth >>>		*Resid. Condo*		*Resid. Condo*		*Resid. Condo*
(Includes Residential Condos Only)	**FY 2026**	**FY 2027**	**FY 2027**	**FY 2027**	**FY 2027**	**FY 2027**	**FY 2027**	**FY 2027**
FY 26 Assmt. for Avg.Residential Condos	$877,377	$915,000	$915,000	$915,000	$915,000	$915,000	$915,000	$915,000
Tax Burden Shift Factor	**1.75**	**1.65**	**1.70**	**1.71**	**1.72**	**1.73**	**1.74**	**1.75**
Tax Rate (per $1K of Ass'd value)	$12.31	$12.85	$12.76	$12.74	$12.72	$12.70	$12.68	$12.67
Avg. Tax Bill (based on Avg. Ass'd Value)	$10,801	$11,756	$11,672	$11,656	$11,639	$11,622	$11,606	$11,589
$ Tax differential between FY26-FY27	Not applicable	**$955**	**$871**	**$855**	**$838**	**$821**	**$805**	**$788**
% Tax differential between FY26-FY27	Not applicable	**8.8%**	**8.1%**	**7.9%**	**7.8%**	**7.6%**	**7.4%**	**7.3%**
% value FY 26 (w/growth) vs. FY 27 (without growth)	**5.7%**							
RESIDENTIAL OTHER (# props = 216)	*Resid Misc*	Net of New Growth >>>		*Resid. Misc*		*Resid. Misc*		*Resid. Misc*
(Resid. apart. bldgs, 2-3 & other multi-family, NOT land or mixed-use)	**FY 2026**	**FY 2027**	**FY 2027**	**FY 2027**	**FY 2027**	**FY 2027**	**FY 2027**	**FY 2027**
FY 26 Assmt. for Avg Property in Category	$3,105,780	$2,919,000	$2,919,000	$2,919,000	$2,919,000	$2,919,000	$2,919,000	$2,919,000
Tax Burden "Shift" Factor	**1.75**	**1.65**	**1.70**	**1.71**	**1.72**	**1.73**	**1.74**	**1.75**
Tax Rate (per $1K of Ass'd value)	$12.31	$12.85	$12.76	$12.74	$12.72	$12.70	$12.68	$12.67
Average Tax Bill (based on Avg. Ass'd Value)	$38,232	$37,504	$37,237	$37,184	$37,130	$37,077	$37,024	$36,970
$ Tax differential between FY26-FY27	Not applicable	**-$728**	**-$995**	**-$1,048**	**-$1,102**	**-$1,155**	**-$1,208**	**-$1,262**
% Tax differential between FY26-FY27	Not applicable	**-1.9%**	**-2.6%**	**-2.7%**	**-2.9%**	**-3.0%**	**-3.2%**	**-3.3%**
% value FY 26 (w/growth) vs. FY 27 (without growth)	**-5.1%**							

This table presents the annual change in categories of residential property compared to the prior year. Unlike Exhibit A, FY2027 new growth has been excluded to focus changes on market value and CIP shift.

Option to Adopt a Residential Exemption

- The Board may elect to adopt a residential exemption of up to 35% of individual residential home values. This increases the tax rate per $1,000 of value, but exempts the selected percentage of value from being taxed.
- The Residential Exemption has a 'break-even' point where lower valued homes would experience a reduction in taxes, and higher value homes would experience an increase in taxes. (see Exhibit G of Tax Classification Packet)
- The exemption would not reduce the Tax Levy or shift the Tax Levy to the C-I-P class; it will be re-distributed to other Residential rate payers.
- The exemption would only apply to owner-occupied residences; non eligible parcels would pay the higher tax rate.

In 2018 the Select Board appointed a special Residential Exemption Policy Study Committee which ultimately advised against implementing the standard Residential Exemption in Lexington. The Committee's final report was published in April 2019 and is available in the Town's Archives:

https://www.lexingtonma.gov/DocumentCenter/View/2056/2019-Residential-Exemption-Committee-Report-PDF?bidId

Option to Adopt a Residential Exemption

Example of 20% Exemption

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
EXAMPLES OF ASSESSED VALUE	PRELIMINARY TAX RATE @ 1.75 SHIFT	ANNUAL PROPERTY TAX BILL	EXEMPTED ASSESSED VALUE @ 20 % EXEMPTION	NET ASSESSED VALUE	DERIVED TAX RATE	NET TAX BILL	Taxation $ Change (g-c)	Taxation % Change (h/c)
$800,000	$12.67	$10,132	$320,411	$479,589	$15.36	$7,368	-$2,765	-27.29%
$1,000,000	$12.67	$12,665	$320,411	$679,589	$15.36	$10,440	-$2,225	-17.57%
$1,200,000	$12.67	$15,198	$320,411	$879,589	$15.36	$13,512	-$1,686	-11.09%
$1,400,000	$12.67	$17,732	$320,411	$1,079,589	$15.36	$16,585	-$1,147	-6.47%
$1,500,000	$12.67	$18,998	$320,411	$1,179,589	$15.36	$18,121	-$877	-4.62%
$1,600,000	$12.67	$20,265	$320,411	$1,279,589	$15.36	$19,657	-$607	-3.00%
$1,700,000	$12.67	$21,531	$320,411	$1,379,589	$15.36	$21,194	-$338	-1.57%
$1,800,000	$12.67	$22,798	$320,411	$1,479,589	$15.36	$22,730	-$68	-0.30%
$1,825,165	***$12.67***	***$23,116***	***$320,411***	***$1,504,754***	***$15.36***	***$23,116***	***$0***	***0.00%***
$1,900,000	$12.67	$24,064	$320,411	$1,579,589	$15.36	$24,266	$202	0.84%
$2,000,000	$12.67	$25,331	$320,411	$1,679,589	$15.36	$25,802	$472	1.86%
$2,200,000	$12.67	$27,864	$320,411	$1,879,589	$15.36	$28,875	$1,011	3.63%
$2,400,000	$12.67	$30,397	$320,411	$2,079,589	$15.36	$31,947	$1,550	5.10%
$2,500,000	$12.67	$31,663	$320,411	$2,179,589	$15.36	$33,483	$1,820	5.75%
$3,000,000	$12.67	$37,996	$320,411	$2,679,589	$15.36	$41,164	$3,168	8.34%
$4,000,000	$12.67	$50,661	$320,411	$3,679,589	$15.36	$56,527	$5,865	11.58%
$5,000,000	$12.67	$63,327	$320,411	$4,679,589	$15.36	$71,889	$8,562	13.52%

*See Exhibit G of the attached Classification Packet, or MA DOR calculator for additional information on the Residential Exemption:
https://dls-gw.dor.state.ma.us/reports/rdPage.aspx?rdReport=Analysis.ResExemptionCalc

Option to Adopt a Small Commercial Exemption

- The Board may elect to adopt a Small Commercial Exemption of up to 10% of the value of Small Commercial properties.
- The exemption would apply to properties in the Commercial class that meet the following criteria:
    - Property value less than $1,000,000
    - Business employs less than 10 employees (regardless of the location employees work from)
- The exemption would not reduce the Tax Levy; it would be re-distributed to other rate payers in the Commercial-Industrial classes (not personal prop).
- The exemption would be realized by the owner of the property, who may not be the occupant of the property. There is no requirement for a pass-through of the tax exemption to the occupant.
- Town Staff performed a deep dive analysis of the Small Commercial Exemption in June 2024. As reported, the benefits of a small commercial exemption should be weighed against the implementation challenges.

Tax Relief Programs

Lexington offers a variety of tax relief programs, including **tax exemptions** for elderly, veteran, surviving spouse, and blind residents.

The Town also administers a **senior tax deferral program.**

For additional information on these programs, please review the Town's tax relief brochure: https://www.lexingtonma.gov/DocumentCenter/View/4711/FY2027-Property-Tax-Relief-Brochure-?bidId=

For questions or program assistance, please contact:

- Lexington Assessors Office: 781-698-4578, or
- Human Services Department: 781-698- 4840

Questions
& Discussion

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA SECTION TITLE:

ITEMS FOR INDIVIDUAL CONSIDERATION

AGENDA ITEM TITLE:

Special Town Meeting 2026-1

PRESENTER:

Board Discussion

ITEM NUMBER:
2

SUMMARY:

Category: Informing

The Board may take up discussion on the Special Town Meeting 2026-1 Articles and/or Select Board article positions.

Town Webpage: Special-Town-Meeting-2026-1

DATE AND APPROXIMATE TIME ON AGENDA:
11/ 9/2026 6:35pm

ATTACHMENTS:
Select Board Positions Chart Working Document

Select Board Positions
Working Document

STM 2026-1 ARTICLES		UPDATE AT SELECT BOARD MTG	SELECT BOARD PRSNTR	IP	CNSNT	JP	JH	DL	MS	VK
1	Reports of Town Boards, Officers and Committees		N/A							
2	Appropriate for Prior Years' Unpaid Bills - IP		VK	IP						
3	Establish, Dissolve and Appropriate To and From Specified Stabilization Funds		DL							
	a. Section 135 Zoning By-Law									
	b. Traffic Mitigation									
	c. Transportation Demand Management/Public Transportation									
	d. Special Education									
	e. Center Improvement District									
	f. Transportation Management Overlay District									
	g. Capital									
	h. Payment in Lieu of Parking									
	i. Visitor Center Capital Stabilization Fund									
	j. Water System Capital Stabilization Fund									
	k. Ambulance Stabilization Fund									
4	Amend FY2027 Operating Enterprise and CPA Budgets		JP							
5	Appropriate for Authorized Capital Improvements - IP		JH	IP						
6	Establish, Amend and Continue Departmental Revolving Funds		MS							

AGENDA ITEM SUMMARY

LEXINGTON SELECT BOARD MEETING

AGENDA SECTION TITLE:

ITEMS FOR INDIVIDUAL CONSIDERATION

AGENDA ITEM TITLE:

Establish 2027 Annual Town Meeting and 2027 Annual Town Election Dates

ITEM NUMBER:
3

SUMMARY:

Timeline information for ATM March 30, 2027/Town Election 2027

- November 9, 2026 Select Board calls for Annual Town Meeting to begin March 29, 2027
- November 10, 2026 Citizen petition paperwork can be picked up at Town Clerk's Office, 1st floor of the Town office building, along with timeline due dates. Citizen's guide and contact info: https://www.lexingtonma.gov/571/Creating-Citizen-Petitions
- December 17, 2026 at 1:00pm- Citizens petitions are due. Please return to the Select Board office on the 2nd floor of the Town office building (10 signatures for ATM), along with DRAFT motion on separate document.
- January 11, 2027 Draft warrant presented to Select Board at their meeting
- January 25, 2027- Final motions/presentations due to Deputy Town Manager and Management Fellow.
- February 1, 2027- Select Board signs final Annual Town Meeting Warrant
- February 1, 2027- presentations to the Select Board for ATM articles begin. Presenters will be scheduled through the Deputy Town Manager and Management analyst.
- Annual Town Election is Tuesday, March 2, 2027

PROPOSED MOTION:

Move to open the 2027 Annual Town Meeting Warrant for submission of Citizen Petitions through 1:00pm Thursday, December 17, 2026.

Move to establish Tuesday, March 2, 2027 as the date for Annual Town Election.

Move to establish Monday, March 29, 2027 a the date for the opening session of the 2026 Annual Town Meeting.

DATE AND APPROXIMATE TIME ON AGENDA:
11/ 9/2026 6:50pm