

**Projected Impact of an \$8,000,000 Override (OR) on FY 2026 Real Estate Taxes for The Town of Natick**

|  |         |                   |
|--|---------|-------------------|
| <b>Fiscal Year</b>                       | 2026    | July 1, 2025      |
| <b>Projected Tax Rate</b>                | \$12.33 | per \$1,000 value |
| <b>Addition Tax Rate due to Override</b> | \$0.66  | per \$1,000 value |

| <b>Property Type</b>      | <b>FY 25 Assess Value</b> | <b>Estimated FY 26 Tax</b> | <b>OR Tax Increase</b> | <b>Est. Tax Due FY26 with OR</b> |
|---------------------------|---------------------------|----------------------------|------------------------|----------------------------------|
| Residential Condo Avg.    | \$372,000.00              | \$4,586.76                 | \$245.52               | \$4,832.28                       |
|                           | \$400,000.00              | \$4,932.00                 | \$264.00               | \$5,196.00                       |
|                           | \$500,000.00              | \$6,165.00                 | \$330.00               | \$6,495.00                       |
|                           | \$600,000.00              | \$7,398.00                 | \$396.00               | \$7,794.00                       |
| Two Family - Avg.         | \$762,350.00              | \$9,399.78                 | 503.151                | \$9,902.93                       |
| Single Family House - Avg | \$780,400.00              | \$9,622.33                 | \$515.06               | \$10,137.40                      |
|                           | \$800,000.00              | \$9,864.00                 | \$528.00               | \$10,392.00                      |
| Apartment 4-8 Units       | \$911,450.00              | \$11,238.18                | \$601.56               | \$11,839.74                      |
|                           | \$1,000,000.00            | \$12,330.00                | \$660.00               | \$12,990.00                      |
|                           | \$1,250,000.00            | \$15,412.50                | \$825.00               | \$16,237.50                      |
|                           | \$1,500,000.00            | \$18,495.00                | \$990.00               | \$19,485.00                      |
|                           | \$1,750,000.00            | \$21,577.50                | \$1,155.00             | \$22,732.50                      |
|                           | \$2,000,000.00            | \$24,660.00                | \$1,320.00             | \$25,980.00                      |
|                           | \$2,250,000.00            | \$27,742.50                | \$1,485.00             | \$29,227.50                      |
|                           | \$2,500,000.00            | \$30,825.00                | \$1,650.00             | \$32,475.00                      |

The chart shows the projected impact of Override on FY 2026 Real Estate Taxes, based upon a projected FY 26 tax rate of \$12.33 per \$1000 value and an addition \$0.66 per \$1000 for the Override. If approved, the increase for the override would become a permanent part of the Town's Tax Levy.