

TAX IMPACTS - PROPOSITION 2 ½ OVERRIDE

The **Massachusetts Division of Local Services (DLS)** offers a helpful town-specific [tool](#) for residents and businesses to assess the impact of a Property 2 ½ override. By simply selecting your Municipality and then entering an amount for the override, you can view existing tax rates and how they are estimated to increase from a proposed increase in the Tax Levy.

The first table below shows the estimated impact for the \$1.6 million override based on the latest data on Town of West Brookfield property assessed values:

- The average single-family house is valued at \$413,594, which equates to an annual tax bill of \$4,446.
- The same average single-family household would see its property taxes increase by \$934.72 next year as a result of the override being approved by West Brookfield voters.

The second table below shows the estimated impact for the \$1.1 million override based on the latest data on Town of West Brookfield property assessed values:

- The average single-family house is valued at \$413,594, which equates to an annual tax bill of \$4,446.
- The same average single-family household would see its property taxes increase by \$645.21 next year as a result of the override being approved by West Brookfield voters.

Residents can view their property's assessed value [here](#) and can calculate the tax impact to them by dividing the Total Value by \$1,000 and then multiplying the result by the Proposed Tax Rate increase that would result from either proposed override.

\$1.6 Million Override:

E.g., Jane Doe owns a house with a Total Value of \$450,000. To calculate the increase in the tax from the override, Ms. Doe divides the house value by \$1,000 (450) and then multiplies it by \$2.26 for increase of \$1,017.

\$1.1 Million Override:

E.g., Jane Doe owns a house with a Total Value of \$450,000. To calculate the increase in the tax from the override, Ms. Doe divides the house value by \$1,000 (450) and then multiplies it by \$1.56 for increase of \$702.

Please note that the values calculated from this tool are estimates based on the most recently available data.



Enter Amount to Adjust by **\$1,600,000**

West Brookfield			
	Residential & Open Space (RO)	Commercial, Industrial and Personal Property (CIP)	Total
FY 2026 # of Parcels	2,200	306	2,506
FY 2026 Assessed Value	632,383,911	74,039,616	706,423,527
FY 2026 Tax Levy	6,798,127	795,926	7,594,053

RO Tax Rate	CIP Tax Rate
10.75	10.75

Proposed Tax Rate Impact Per \$1,000:	2.26
Proposed New Tax Rate Per \$1,000 (Estimated New):	13.01
FY 2026 Average Single Family Assessed Value (Current):	413,594
FY 2026 Average Single Family Tax Bill (Current):	4,446
FY 2026 Average Single Family Tax Bill Impact (Estimated New):	934.72

Assessed Value	Current Estimated Tax Bill	Proposed Estimated Tax Bill	Estimated Tax Bill Impact
250,000	2,687.50	3,252.50	565.00
350,000	3,762.50	4,553.50	791.00
450,000	4,837.50	5,854.50	1,017.00
550,000	5,912.50	7,155.50	1,243.00
650,000	6,987.50	8,456.50	1,469.00
750,000	8,062.50	9,757.50	1,695.00
850,000	9,137.50	11,058.50	1,921.00
950,000	10,212.50	12,359.50	2,147.00
1,050,000	11,287.50	13,660.50	2,373.00
1,150,000	12,362.50	14,961.50	2,599.00
1,250,000	13,437.50	16,262.50	2,825.00
1,350,000	14,512.50	17,563.50	3,051.00
1,450,000	15,587.50	18,864.50	3,277.00
1,550,000	16,662.50	20,165.50	3,503.00
1,650,000	17,737.50	21,466.50	3,729.00
1,750,000	18,812.50	22,767.50	3,955.00
1,850,000	19,887.50	24,068.50	4,181.00
1,950,000	20,962.50	25,369.50	4,407.00
2,050,000	22,037.50	26,670.50	4,633.00
2,150,000	23,112.50	27,971.50	4,859.00
2,250,000	24,187.50	29,272.50	5,085.00
2,350,000	25,262.50	30,573.50	5,311.00
2,450,000	26,337.50	31,874.50	5,537.00
2,550,000	27,412.50	33,175.50	5,763.00
2,650,000	28,487.50	34,476.50	5,989.00



Enter Amount to Adjust by **\$1,100,000**

West Brookfield			
	Residential & Open Space (RO)	Commercial, Industrial and Personal Property (CIP)	Total
FY 2026 # of Parcels	2,200	306	2,506
FY 2026 Assessed Value	632,383,911	74,039,616	706,423,527
FY 2026 Tax Levy	6,798,127	795,926	7,594,053

RO Tax Rate	CIP Tax Rate
10.75	10.75

Proposed Tax Rate Impact Per \$1,000:	1.56
Proposed New Tax Rate Per \$1,000 (Estimated New):	12.31
FY 2026 Average Single Family Assessed Value (Current):	413,594
FY 2026 Average Single Family Tax Bill (Current):	4,446
FY 2026 Average Single Family Tax Bill Impact (Estimated New):	645.21

Assessed Value	Current Estimated Tax Bill	Proposed Estimated Tax Bill	Estimated Tax Bill Impact
250,000	2,687.50	3,077.50	390.00
350,000	3,762.50	4,308.50	546.00
450,000	4,837.50	5,539.50	702.00
550,000	5,912.50	6,770.50	858.00
650,000	6,987.50	8,001.50	1,014.00
750,000	8,062.50	9,232.50	1,170.00
850,000	9,137.50	10,463.50	1,326.00
950,000	10,212.50	11,694.50	1,482.00
1,050,000	11,287.50	12,925.50	1,638.00
1,150,000	12,362.50	14,156.50	1,794.00
1,250,000	13,437.50	15,387.50	1,950.00
1,350,000	14,512.50	16,618.50	2,106.00
1,450,000	15,587.50	17,849.50	2,262.00
1,550,000	16,662.50	19,080.50	2,418.00
1,650,000	17,737.50	20,311.50	2,574.00
1,750,000	18,812.50	21,542.50	2,730.00
1,850,000	19,887.50	22,773.50	2,886.00
1,950,000	20,962.50	24,004.50	3,042.00
2,050,000	22,037.50	25,235.50	3,198.00
2,150,000	23,112.50	26,466.50	3,354.00
2,250,000	24,187.50	27,697.50	3,510.00
2,350,000	25,262.50	28,928.50	3,666.00
2,450,000	26,337.50	30,159.50	3,822.00
2,550,000	27,412.50	31,390.50	3,978.00
2,650,000	28,487.50	32,621.50	4,134.00