

ESTIMATING RECAPTURE TAX TABLE 2

THRESHOLD INCOME FOR BOSTON, CAMBRIDGE, CHELSEA, EVERETT, LYNN, SOMERVILLE AND BELLINGHAM CENSUS TRACT 7621.95

YEARS IN WHICH HOUSE IS SOLD	1 OR 2 PERSONS INCOME	3 OR MORE PERSONS INCOME
1st (YR 0-1)	\$144,960.00	\$202,944.00
2nd (YR 1-2)	\$152,208.00	\$213,091.20
3rd (YR 2-3)	\$159,818.40	\$223,745.76
4th (YR 3-4)	\$167,809.32	\$234,933.05
5th (YR 4-5)	\$176,199.79	\$246,679.70
6th (YR 5-6)	\$185,009.78	\$259,013.69
7th (YR 6-7)	\$194,260.26	\$271,964.37
8th (YR 7-8)	\$203,973.28	\$285,562.59
9th (YR 8-9)	\$214,171.94	\$299,840.72

THRESHOLD INCOME FOR BOSTON AREA (EXCEPT BOSTON, CAMBRIDGE, CHELSEA, EVERETT, LYNN, SOMERVILLE AND BELLINGHAM CENSUS TRACT 7621.95)

YEARS IN WHICH HOUSE IS SOLD	1 OR 2 PERSONS INCOME	3 OR MORE PERSONS INCOME
1st (YR 0-1)	\$120,800.00	\$138,920.00
2nd (YR 1-2)	\$126,840.00	\$145,866.00
3rd (YR 2-3)	\$133,182.00	\$153,159.30
4th (YR 3-4)	\$139,841.10	\$160,817.27
5th (YR 4-5)	\$146,833.16	\$168,858.13
6th (YR 5-6)	\$154,174.81	\$177,301.03
7th (YR 6-7)	\$161,883.55	\$186,166.09
8th (YR 7-8)	\$169,977.73	\$195,474.39
9th (YR 8-9)	\$178,476.62	\$205,248.11

The BOSTON AREA includes the following communities:

Acton, Amesbury, Arlington, Ashland, Ayer, Bedford, Bellingham (1), Belmont, Beverly, Boxborough, Braintree, Brookline, Burlington, Canton, Carlisle, Carver, Concord, Cohasset, Danvers, Dedham, Dover, Duxbury, Essex, Foxborough, Framingham, Franklin, Gloucester, Hamilton, Hanover, Hingham, Holbrook, Holliston, Hopkinton, Hudson, Hull, Ipswich, Kingston, Lexington, Lincoln, Littleton, Lynnfield, Malden, Manchester, Marblehead, Marlborough, Marshfield, Maynard, Medfield, Medford, Medway, Melrose, Middleton, Millis, Milton, Nahant, Natick, Needham, Newbury, Newburyport, Newton, Norfolk, North Reading, Norwell, Norwood, Peabody, Pembroke, Plainville, Plymouth, Quincy, Randolph, Reading, Revere, Rockland, Rockport, Rowley, Salem, Salisbury, Saugus, Scituate, Sharon, Sherborn, Shirley, Stoneham, Stoughton, Stow, Sudbury, Swampscott, Topsfield, Townsend, Wakefield, Walpole, Waltham, Wareham, Watertown, Wayland, Wellesley, Wenham, Weston, Westwood, Weymouth, Wilmington, Winchester, Winthrop, Woburn, Wrentham

(1) Except Bellingham Census Tract 7621.95

THRESHOLD INCOME FOR EASTERN WORCESTER AREA

YEARS IN WHICH HOUSE IS SOLD	1 OR 2 PERSONS INCOME	3 OR MORE PERSONS INCOME
1st (YR 0-1)	\$126,500.00	\$145,475.00
2nd (YR 1-2)	\$132,825.00	\$152,748.75
3rd (YR 2-3)	\$139,466.25	\$160,386.19
4th (YR 3-4)	\$146,439.56	\$168,405.50
5th (YR 4-5)	\$153,761.54	\$176,825.77
6th (YR 5-6)	\$161,449.62	\$185,667.06
7th (YR 6-7)	\$169,522.10	\$194,950.41
8th (YR 7-8)	\$177,998.20	\$204,697.93
9th (YR 8-9)	\$186,898.11	\$214,932.83

The EASTERN WORCESTER AREA includes the following communities: Berlin, Blackstone, Bolton, Harvard, Hopedale, Lancaster, Mendon, Milford, Millville, Southborough, Upton

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THRESHOLD INCOME FOR EASTON-RAYNHAM AREA

YEARS IN WHICH HOUSE IS SOLD	1 OR 2 PERSONS INCOME	3 OR MORE PERSONS INCOME
1st (YR 0-1)	\$128,300.00	\$147,545.00
2nd (YR 1-2)	\$134,715.00	\$154,922.25
3rd (YR 2-3)	\$141,450.75	\$162,668.36
4th (YR 3-4)	\$148,523.29	\$170,801.78
5th (YR 4-5)	\$155,949.45	\$179,341.87
6th (YR 5-6)	\$163,746.92	\$188,308.96
7th (YR 6-7)	\$171,934.27	\$197,724.41
8th (YR 7-8)	\$180,530.98	\$207,610.63
9th (YR 8-9)	\$189,557.53	\$217,991.16

The EASTON-RAYNHAM AREA includes the following communities: Easton, Raynham

THRESHOLD INCOME FOR LAWRENCE

YEARS IN WHICH HOUSE IS SOLD	1 OR 2 PERSONS INCOME	3 OR MORE PERSONS INCOME
1st (YR 0-1)	\$126,480.00	\$177,072.00
2nd (YR 1-2)	\$132,804.00	\$185,925.60
3rd (YR 2-3)	\$139,444.20	\$195,221.88
4th (YR 3-4)	\$146,416.41	\$204,982.97
5th (YR 4-5)	\$153,737.23	\$215,232.12
6th (YR 5-6)	\$161,424.09	\$225,993.73
7th (YR 6-7)	\$169,495.30	\$237,293.42
8th (YR 7-8)	\$177,970.06	\$249,158.09
9th (YR 8-9)	\$186,868.56	\$261,615.99

THRESHOLD INCOME FOR LAWRENCE AREA (EXCEPT LAWRENCE)

YEARS IN WHICH HOUSE IS SOLD	1 OR 2 PERSONS INCOME	3 OR MORE PERSONS INCOME
1st (YR 0-1)	\$105,400.00	\$121,210.00
2nd (YR 1-2)	\$110,670.00	\$127,270.50
3rd (YR 2-3)	\$116,203.50	\$133,634.03
4th (YR 3-4)	\$122,013.68	\$140,315.73
5th (YR 4-5)	\$128,114.36	\$147,331.51
6th (YR 5-6)	\$134,520.08	\$154,698.09
7th (YR 6-7)	\$141,246.08	\$162,432.99
8th (YR 7-8)	\$148,308.38	\$170,554.64
9th (YR 8-9)	\$155,723.80	\$179,082.37

The LAWRENCE AREA includes the following communities: Andover, Boxford, Georgetown, Groveland, Haverhill, Merrimac, Methuen, North Andover, West Newbury

ESTIMATING RECAPTURE TAX TABLE 2

THRESHOLD INCOME FOR LOWELL CENSUS TRACTS 3101, 3108, 3110, 3111, 3112		
YEARS IN WHICH HOUSE IS SOLD	1 OR 2 PERSONS INCOME	3 OR MORE PERSONS INCOME
1st (YR 0-1)	\$135,480.00	\$189,672.00
2nd (YR 1-2)	\$142,254.00	\$199,155.60
3rd (YR 2-3)	\$149,366.70	\$209,113.38
4th (YR 3-4)	\$156,835.04	\$219,569.05
5th (YR 4-5)	\$164,676.79	\$230,547.50
6th (YR 5-6)	\$172,910.63	\$242,074.88
7th (YR 6-7)	\$181,556.16	\$254,178.62
8th (YR 7-8)	\$190,633.97	\$266,887.55
9th (YR 8-9)	\$200,165.66	\$280,231.93

THRESHOLD INCOME FOR LOWELL AREA		
YEARS IN WHICH HOUSE IS SOLD	1 OR 2 PERSONS INCOME	3 OR MORE PERSONS INCOME
1st (YR 0-1)	\$112,900.00	\$129,835.00
2nd (YR 1-2)	\$118,545.00	\$136,326.75
3rd (YR 2-3)	\$124,472.25	\$143,143.09
4th (YR 3-4)	\$130,695.86	\$150,300.24
5th (YR 4-5)	\$137,230.66	\$157,815.25
6th (YR 5-6)	\$144,092.19	\$165,706.02
7th (YR 6-7)	\$151,296.80	\$173,991.32
8th (YR 7-8)	\$158,861.64	\$182,690.88
9th (YR 8-9)	\$166,804.72	\$191,825.43

The LOWELL AREA includes the following communities: Billerica, Chelmsford, Dracut, Dunstable, Groton, Lowell (1), Pepperell, Tewksbury, Tyngsborough, Westford

(1) Except Lowell Census Tracts 3101, 3108, 3110, 3111, 3112

THRESHOLD INCOME FOR NANTUCKET COUNTY		
YEARS IN WHICH HOUSE IS SOLD	1 OR 2 PERSONS INCOME	3 OR MORE PERSONS INCOME
1st (YR 0-1)	\$122,800.00	\$141,220.00
2nd (YR 1-2)	\$128,940.00	\$148,281.00
3rd (YR 2-3)	\$135,387.00	\$155,695.05
4th (YR 3-4)	\$142,156.35	\$163,479.80
5th (YR 4-5)	\$149,264.17	\$171,653.79
6th (YR 5-6)	\$156,727.38	\$180,236.48
7th (YR 6-7)	\$164,563.74	\$189,248.31
8th (YR 7-8)	\$172,791.93	\$198,710.72
9th (YR 8-9)	\$181,431.53	\$208,646.26

ESTIMATING RECAPTURE TAX TABLE 2

THRESHOLD INCOME FOR TAUNTON-MANSFIELD-NORTON AREA

YEARS IN WHICH HOUSE IS SOLD	1 OR 2 PERSONS INCOME	3 OR MORE PERSONS INCOME
	\$94,000.00	\$108,100.00
1st (YR 0-1)	\$98,700.00	\$113,505.00
2nd (YR 1-2)	\$103,635.00	\$119,180.25
3rd (YR 2-3)	\$108,816.75	\$125,139.26
4th (YR 3-4)	\$114,257.59	\$131,396.23
5th (YR 4-5)	\$119,970.47	\$137,966.04
6th (YR 5-6)	\$125,968.99	\$144,864.34
7th (YR 6-7)	\$132,267.44	\$152,107.56
8th (YR 7-8)	\$138,880.81	\$159,712.93
9th (YR 8-9)		

The TAUNTON-MANSFIELD-NORTON AREA includes the following communities: Berkley, Dighton, Mansfield, Norton, Taunton

THRESHOLD INCOME FOR REMAINDER OF THE COMMONWEALTH (EXCEPT AS NOTED IN THE FOOTNOTES)

YEARS IN WHICH HOUSE IS SOLD	1 OR 2 PERSONS INCOME	3 OR MORE PERSONS INCOME
1st (YR 0-1)		
2nd (YR 1-2)	\$106,200.00	\$122,130.00
3rd (YR 2-3)	\$111,510.00	\$128,236.50
4th (YR 3-4)	\$117,085.50	\$134,648.33
5th (YR 4-5)	\$122,939.78	\$141,380.74
6th (YR 5-6)	\$129,086.76	\$148,449.78
7th (YR 6-7)	\$135,541.10	\$155,872.27
8th (YR 7-8)	\$142,318.16	\$163,665.88
9th (YR 8-9)	\$149,434.06	\$171,849.17
	\$156,905.77	\$180,441.63

REMAINDER OF THE COMMONWEALTH includes the following communities: Abington, Acushnet, Adams, Agawam, Alford, Amherst (1), Ashburnham, Ashby, Ashfield, Athol, Attleboro, Auburn, Avon, Barnstable (2), Barre, Becket, Belchertown, Bernardston, Blandford, Bourne, Boylston, Brewster, Bridgewater, Brimfield, Brockton (3), Brookfield, Buckland, Charlemont, Charlton, Chatham, Cheshire, Chester, Chesterfield, Chicopee, Chilmark, Clarksburg, Clinton, Colrain, Conway, Cummington, Dalton, Dartmouth, Deerfield, Dennis, Douglas, Dudley, East Bridgewater, East Brookfield, East Longmeadow, Eastham, Easthampton, Edgartown, Egremont, Erving, Fairhaven, Falmouth, Fitchburg(4), Florida, Freetown, Gardner, Gay Head, Gill, Goshen, Gosnold, Grafton, Granby, Granville, Great Barrington, Greenfield(5), Hadley, Halifax, Hampton, Hancock, Hanson, Hardwick, Harwich, Hatfield, Hawley, Heath, Hinsdale, Holden, Holland, Holyoke(6), Hubbardston, Huntington, Lakeville, Lanesborough, Lee, Leicester, Lenox, Leominster, Leverett, Leyden, Longmeadow, Ludlow, Lunenburg, Marion, Mashpee, Mattapoisett, Middleborough, Middlefield, Millbury, Monroe, Monson, Montague, Monterey, Montgomery, Mt. Washington, New Ashford, New Bedford(7), New Braintree, New Marlborough, New Salem, North Attleboro, North Brookfield, Northampton, Northborough, Northbridge, Northfield, Oak Bluffs, Oakham, Orange, Orleans, Otis, Oxford, Palmer, Paxton, Pelham, Peru, Petersham, Phillipston, Pittsfield(8), Plainfield, Plympton, Princeton, Provincetown, Rehoboth, Revere, Richmond, Rochester, Rowe, Royalston, Russell, Rutland, Sandisfield, Sandwich, Savoy, Seekonk, Sheffield, Shelburne, Shrewsbury, Shutesbury, Somerset, Southbridge, South Hadley, Southampton, Southwick, Spencer, Springfield(9), Sterling, Stockbridge, Sturbridge, Sunderland, Sutton, Swansea, Templeton, Tisbury, Tolland, Truro, Tyringham, Uxbridge, Wales, Ware, Warren, Warwick, Washington, Webster, Wellfleet, Wendell, West Brookfield, West Boylston, West Springfield(10), West Stockbridge, West Tisbury, Westborough, Westfield, Westhampton, Westminster, Westport, West Bridgewater, Whatley, Whitman, Wilbraham, Williamsburg, Williamstown, Winchendon, Windsor, Worcester(11), Worthington, Yarmouth

(1) Except Amherst Census Tract 8204

(2) Except Barnstable Census Tracts 123, 124

(3) Except Brockton Census Tract 5109

(4) Except Fitchburg Census Tract 7107

(5) Except Greenfield Census Tract 414

(6) Except Holyoke Census Tracts 8114, 8115, 8116, 8117

(7) Except New Bedford Census Tracts 6506, 6507, 6509, 6511, 6512, 6517, 6518, 6519, 6525, 6526, 6527

(8) Except Pittsfield Census Tracts 9001, 9006, 9012

(9) Except Springfield Census Tract 8006, 8007, 8008, 8009, 8011.01, 8012, 8018, 8019, 8020

(10) Except West Springfield Census Tract 8123

(11) Except Worcester Census Tracts 7313, 7314, 7315, 7317, 7320.01, 7321, 7325

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THRESHOLD INCOME FOR
AMHERST CENSUS TRACT 8204
BARNSTABLE CENSUS TRACT 123, 124
BROCKTON CENSUS TRACT 5109
FALL RIVER AND FITCHBURG CENSUS TRACT 7107
GREENFIELD CENSUS TRACT 414
HOLYOKE CENSUS TRACTS 8114, 8115, 8116, 8117
NEW BEDFORD CENSUS TRACTS 6506, 6507, 6509, 6511, 6512, 6517, 6518, 6519, 6525, 6526, 6527
NORTH ADAMS AND PITTSFIELD CENSUS TRACTS 9001, 9006, 9012
SPRINGFIELD CENSUS TRACTS 8006, 8007, 8008, 8009, 8011.01, 8012, 8018, 8019, 8020
WEST SPRINGFIELD CENSUS TRACT 8123
WORCESTER CENSUS TRACTS 7313, 7314, 7315, 7317, 7320.01, 7321, 7325

YEARS IN WHICH HOUSE IS SOLD	1 OR 2 PERSONS INCOME	3 OR MORE PERSONS INCOME
1st (YR 0-1)	\$127,440.00	\$178,416.00
2nd (YR 1-2)	\$133,812.00	\$187,336.80
3rd (YR 2-3)	\$140,502.60	\$196,703.64
4th (YR 3-4)	\$147,527.73	\$206,538.82
5th (YR 4-5)	\$154,904.12	\$216,865.76
6th (YR 5-6)	\$162,649.32	\$227,709.05
7th (YR 6-7)	\$170,781.79	\$239,094.50
8th (YR 7-8)	\$179,320.88	\$251,049.23
9th (YR 8-9)	\$188,286.92	\$263,601.69