

22 October 1994, 54 Fayette St. Cambridge Ma. 02139

To ~~Letter to Editor~~, Cambridge City COUNCIL
Subject: Fairness of The Residential Exemption

It is clear that the flat residential exemption based on the value of an average single family dwelling needs some rethinking. This is especially true for the low end condominiums and all multiunit buildings. The intent of the exemption should be to encourage all forms of home ownership and occupancy. The intent should have been to provide a proportional exemption for home ownership rather than a fixed exemption proportional to the value of the average single detached Cambridge dwelling value. All owners should contribute to the real estate tax and any exemption should be limited but proportionate to the value of the unit lived in.

Owner occupied low end valued condominiums and multi-unit buildings are given significant and unfair benefit because they either do not pay any tax or pay a disproportionate lesser tax. This comes about because the exemption is flat and not related to the value of the unit lived in.

The manager's concern over the city not benefiting from the increased assessments related to a Prop. 9 passage because of the exemption trade off with lower valued condos is a concern that should be corrected. In the process of change income producing properties occupied by owners should also have their exemption scaled to the number of units.

Sincerely


Arnold Schutzberg , 868 8190

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Consent Communication #2

A communication was received from Arnold Schutzberg, 54 Fayette Street, regarding fairness of the residential exemption.

In City Council October 31, 1994

Placed on file