

Once again, WIN Waste Innovations tops other Saugus taxpayers in 2026.
By Gabriella Galbadis

The top three taxpayers in Saugus for the fiscal year 2026 were WIN Waste Innovations Saugus, Mayflower Square One and WRPV XV Stevens Pond LLC, bringing in a total of roughly \$6 million to the Town of Saugus.

The companies were among the top 10 taxpayers — all commercial, industrial and real estate companies — in Saugus since last year, according to analysis of property assessed valuations compiled by the Town of Saugus.

The fiscal year begins July 1, 2025 and ends June 30, 2026.

“The government uses the money that these taxes generate to pay for schools, public services, libraries, roads, parks, and the like,” the town’s website said.

WIN Waste Innovations, operators of the waste-to-energy facility on Route 1, tops the list of Saugus taxpayers once again with about \$3.2 million owed in 2026. Last year, the company also ranked No. 1 and paid about \$3.8 million.

In the past, Square One Mall has battled WIN Waste for this spot, but store losses within the mall have caused their property value to decrease over the years. Now, the mall will pay about \$1.3 million in taxes this year, about \$1.9 million less than WIN Waste.

WIN Waste Innovations (formerly Wheelabrator Technologies, Inc.) owns the incinerator located on 100 Salem Turnpike, holds nine land parcels and has an assessed value of \$148,426,648.

The waste-to-energy facility in Saugus annually processes approximately 415,000 tons of municipal solid waste, generating enough electricity to power almost 17,000 homes, according to Mary Urban, WIN Waste senior director of communications and community.

This year, they will pay \$3,158,519.07 in taxes.

Urban said the facility provides 65 full-time jobs and contributes approximately \$28 million to the region, \$8 million of which is directly spent in Saugus. This local spending generates \$7 million of additional economic activity, 36 additional jobs and \$4 million of new taxes and investments in the community.

Here is the list of the other nine top taxpayers in Saugus, with taxes calculated based on the properties’ assessed valuations. The property value information was provided by Saugus’s deputy assessor Iwona Zamiejska-Wilt.

- Mayflower Square One, owners of Saugus’ shopping mall and property at 1201-1311 Broadway on Route 1, have an assessed value of \$59,999,700. The mall opened in 1994 and is now managed by the Simon Property Group. The impact of the COVID-19 pandemic caused the mall to downsize and lose essential stores such as Sears in 2020. From there, the mall’s property value has

decreased, impacting the taxes owed. The owners will pay \$1,276,793.62 in taxes this year.

- WRPV XV Stevens Pond LLC, owners of The Residences at Stevens Pond condominium complex located at 1 Rear Founders Way has an assessed value of \$110,651,700. It will pay \$1,152,990.71 in property taxes in 2026.
- Saugus Residential LLC, which operates Atwood Saugus, a luxury apartment complex on 728 Broadway, has an assessed value of \$80,056,600. It will pay \$834,189.77 this year.
- Saugus Avalon LLC, which owns Avalon Saugus Apartments and the property located on 857-863 Broadway, has an assessed value of \$72,122,600. The property taxes they owe this year amount to \$751,517.49.
- NC TGCI Saugus LLC owns the commercial property and shopping plaza at 156-180 Main St, which includes businesses like ConvenientMD Urgent Care and Stop and Shop Supermarket. The property has an assessed value of \$30,806,300 and is paying \$655,558.06 in taxes in 2026.
- R.K. Saugus LLC's property located at 770 Broadway, whose primary establishment is a large Walmart Supercenter, has an assessed value of \$29,605,600. The owners will pay \$630,007.17 in 2026.
- Grandeville at Saugus LLC owns NOBO, a luxury apartment complex built in 2025 that is located at 860 Broadway. The property's assessed value amounts to \$55,594,400. They will pay \$10,109.13 for their commercial property and \$574,343.11 residentially. In total, they will pay \$584,452.24 in taxes this year.
- Saugus Realty owns a large retail plaza from 325-357 Broadway on Route 1. The property's assessed value is \$27,059,900 and they owe \$575,834.67 in taxes in 2026.
- Last on the list is HD Development of Maryland Inc., owners of the large Home Depot located at 564 Rear Broadway. The property has an assessed value of \$25,384,400. They owe \$540,180.03 this year.