

Board of Assessors
(Town Hall, Room #115, 508-660-7315)

Assessors: John R. Fisher – Chair, Richard J. Zaccaro – Clerk, Denise Ellis – Member,
Director of Assessing, Dennis Flis and Professional Staff

Function of the Assessors Office:

The main priority of the office is to provide fair and equitable valuations for the purpose of taxation. The Town currently values all real and personal property. Assessors have a responsibility for the Motor vehicle excise tax bills originated by the State Registry of Motor Vehicles. The Registry updates bills to reflect recent change and then pass the bills on to the Town for distribution. Assessors grant abatements and answer questions regarding excise tax bills. The Assessors also do not determine property taxes. The Municipality itself determines the level of taxation and services provided through the Town Meeting process.

Exemptions:

Massachusetts General Laws allows certain taxpayers' exemptions from all or a portion of their property tax bills. These exemptions are allowed to those who qualified under State Law, primarily from among the elderly; disable veterans, the blind, widows and widowers, and minor children of deceased parents. In order to receive an exemption, you must apply at the Assessors Office. At the 2019 Spring Town Meeting, Property Tax Exemptions were increased by 100% over the State Exemptions. In FY 2022, a total 240 property tax exemptions were granted for a total of \$369,710.

Additional Information:

The Board of Assessors completed the State Mandated Revaluation Program for FY 2023. Residential values increased from the previous year. During this period, the average single-family home assessment increased by approximately 12.22%, from \$591,350 to \$663,600. The percentage share of valuation for the Town is now 87.72% residential and 12.28% for Commercial, Industrial & Personal Properties. The average single-family home real estate taxes increased by 7.87% or \$673 over the previous year. The minimum fair cash value of \$10,000 for Business Personal Property Accounts to be taxable.

Average single-family home assessment is \$663,600 in FY 2023.

Average single-family tax bill is \$9,217 in FY 2023.

Average single-family tax bill increased by 7.89% or \$673 over FY 2022.

Average Commercial Property assessment is \$1,216,521 in FY 2023.

Average Commercial Property tax bill is \$22,408 in FY 2023.

Average Industrial Property assessment is \$967,572 in FY 2023.

Average Industrial Property tax bill was \$17,822 in FY 2023.

Property Taxes raised \$88,320,267 in revenue for FY 2023.

Approximately 27,000 Motor vehicle excise bills were issued in 2021.

Motor vehicle excise raised \$4,668,870 in FY 2022.

Property Taxes & Motor Vehicle Excise will account for 70% of the Town's Total Revenue in FY 22.

Total projected receipts from all sources of revenue for the Town in FY 2023 are \$133,025,615.

46 Property Abatement Applications were filed in FY 2022, out of 9,426 that were eligible to file.

FY 2023 Tax Rate: Residential Class.....\$13.89

FY 2023 Tax Rate: Commercial, Industrial, Personal.....\$18.42

ASSESSMENT & CLASSIFICATION REPORT FY 2023

Property Type	Accounts	Assessments
Single Families	6,618	\$4,391,705,300
Two Families	196	\$112,982,100
Three Families	38	\$24,619,500
Apartments	43	\$210,013,000
Condominiums	1,290	\$533,572,100
Misc. Residential	31	\$27,618,800
Res. Vacant Land	389	\$27,933,500
Commercial	299	\$319,249,886
Industrial	236	\$232,401,191
Chapter Lands	38	\$1,828,700
Mixed Use Properties	56	\$57,290,509
Personal Property	279	\$199,196,210
Real & Personal Properties	9,475	\$6,113,558,910
Exempt Properties	554	\$582,431,300