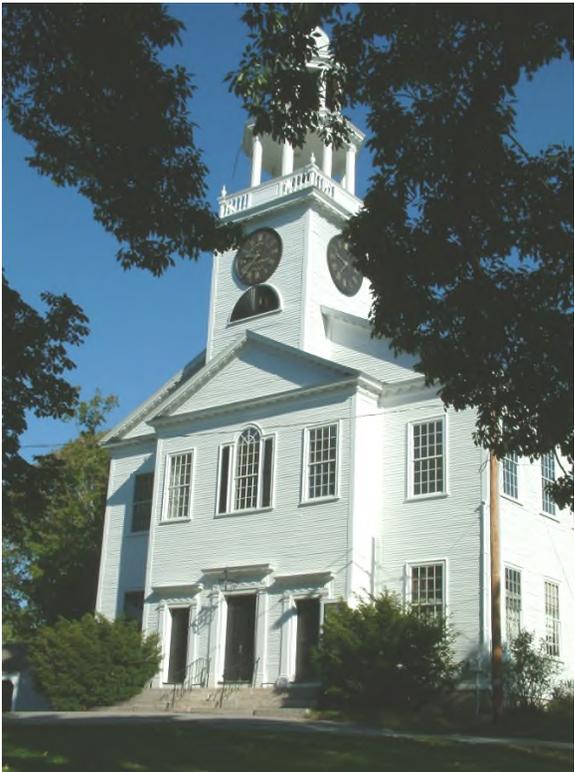


Compliments of
 The Ashby Board of Assessors
 895 Main Street
 Ashby, MA 01431

Town of Ashby Valuation and Tax Summary Fiscal Year 2016



Prepared by the Board of Assessors
 Charles Perna, Chairman
 Oliver Mutch, Member
 Kevin Sierra, Member
 Harald M. Scheid – Regional Tax Assessor
 Linda Couture – Regional Associate Assessor
 Lois Raymond – Administrative Assessor

How Your Tax Dollars Are Spent Based on Operating Budgets

Summary of Appropriations and Revenues

| | |
|--|-----------------------|
| APPROPRIATIONS & OTHER EXPENDITURES | |
| Total Appropriations of Town Meeting | \$6,784,381.30 |
| Cherry Sheet Offsets | 4,189.00 |
| State and County Charges | 24,459.00 |
| Allowance for Abatements & Exemptions | 81,031.05 |
| TOTAL | \$6,894,060.35 |

| | |
|-----------------------------|----------------|
| ANTICIPATED REVENUES | |
| <i>Property Tax Levy</i> | \$5,423,203.35 |

| | |
|--|---|
| <i>State Distributions – Education</i> | |
| Chapter 70 | 0 |

| | |
|---|------------|
| <i>State Distributions - General Government</i> | |
| State Aid | 403,649.00 |
| Veterans Benefits | 30,102.00 |
| Exemption Reimbursements | 17,666.00 |
| State Owned Land | 94,746.00 |
| Public Libraries | 4,189.00 |

| | |
|--|-----------------------|
| <i>Local-Non-property Tax Revenues (anticipated)</i> | |
| Motor Vehicle Excise | 350,000.00 |
| Penalties & Interest on Taxes | 15,000.00 |
| Payment in Lieu of Taxes | 11,000.00 |
| Other Charges for Services | 75,000.00 |
| Fees | 17,000.00 |
| Rentals | 15,000.00 |
| Licenses and Permits | 28,000.00 |
| Fines and Forfeits | 10,000.00 |
| Investment Income | 1,800.00 |
| <i>Other</i> | |
| Local Receipts | 522,800.00 |
| Enterprise Funds | 31,032.00 |
| Free Cash | 286,673.00 |
| Other Available Funds | 80,000.00 |
| TOTAL REVENUES | \$6,894,060.35 |

| SERVICES/DEPARTMENTS | BUDGET% | BUDGET\$ |
|--------------------------|----------------|-----------------------|
| General Government | 6.46 | 428,575.02 |
| Police Protection | 10.84 | 719,057.05 |
| Fire Protection | 2.60 | 172,167.98 |
| Municipal Buildings | 0.30 | 20,105.00 |
| Emergency Services | 0.94 | 62,082.99 |
| Emergency Dispatch | 3.24 | 214,701.00 |
| Inspectional Services | 0.40 | 26,593.13 |
| Schools | 52.50 | 3,482,505.00 |
| Highway/Snow & Ice | 7.29 | 483,664.12 |
| IT Expenses | 0.65 | 43,000.00 |
| Expenses | 1.66 | 110,250.00 |
| Dog Officer | 0.24 | 16,212.30 |
| Health/Human Services | .99 | 65,892.54 |
| Library | 1.35 | 89,572.36 |
| Debt Service | 0.02 | 1,000.00 |
| Insurances & Fringes | 10.53 | 698,324.79 |
| TOTAL TO BE SPENT | 100.00% | \$6,633,703.28 |

Approximate Cost of Services to the Average Homeowner

| TOWN SERVICE | AVERAGE TAXES |
|-------------------------------|-------------------|
| General Government | 272.44 |
| Police Protection | 457.09 |
| Fire Protection | 109.44 |
| Municipal Buildings | 12.78 |
| Emergency Services | 39.47 |
| Emergency Dispatch | 136.48 |
| Inspectional Services | 16.90 |
| Schools | 2,213.77 |
| Highway/Snow & Ice | 307.46 |
| IT Expenses | 27.33 |
| Expenses | 70.08 |
| Dog Officer | 10.31 |
| Health/Human Services | 41.89 |
| Library | 56.94 |
| Debt Service | 0.64 |
| Insurance & Fringes | 443.91 |
| TOTAL AVERAGE TAX BILL | \$4,261.94 |

(based on an average valuation of \$200,806.)

THE ROLE OF ASSESSORS IN MUNICIPAL FINANCE

In Massachusetts, assessors are either appointed or elected to three-year terms. The assessors' primary responsibility is to value all real estate and personal property subject to taxation. Assessed valuations are based on "full and fair cash value" as of the January 1st preceding each fiscal year.

In order to maintain assessments at or near market value, the assessors' regularly compare property valuations with the selling prices of properties that have sold. Assessment-to-sale ratio statistics are analyzed to determine the median assessment level, as well as, assessment uniformity.

No valuation methodology can accurately predict what a property will sell for. A secondary and perhaps more important role of the Board of Assessors is to generate equitable assessments. To that end we continually strive to maintain an accurate property database and refine valuation tables and formulas that yield both equitable and explainable assessments.

ABATEMENTS

All taxpayers have the right to file for an abatement of their taxes if they believe that their property has not been fairly valued.

Information regarding applications and deadlines to file for abatements is printed on tax bills, or can be obtained by calling the Assessors' Office at 978-386-2427 ext. 15. Applicants should present compelling evidence to support a claim of overvaluation.

Applications for abatements are due on or before the due date for payment of the 3rd quarter bill (February 1, 2016). Mailed applications must be postmarked no later than 2/1/2016.

EXEMPTIONS

An exemption releases an individual from the requirement to pay all or a part of their property tax obligation. Exemptions are available to those individuals that meet the various requirements in the following categories:

- Elderly
- Blind
- Minor children of police/firefighters killed in the line of duty
- Disabled Veteran
- Widows or Widowers
- Orphaned Minor Children

Applications for personal exemptions are due on December 15th, or within ninety days of the mailing of the 3rd quarter bill (March 30, 2016).

APPEALS

If you are not satisfied with the action taken by the Board of Assessors office regarding your request for abatement or exemption, you have the right to appeal to the State Appellate Tax Board, 100 Cambridge St., Boston, MA 02204 (617-727-3100).

Valuations by Property Class

| <u>Property Class</u> | <u>Accts</u> | <u>Valuation</u> |
|-----------------------------------|--------------|----------------------|
| Mixed Use | 15 | 17,855,129 |
| Single Family Homes | 1,086 | 218,075,800 |
| Condominiums | 0 | 0 |
| MISC 103,109's | 12 | 1,379,100 |
| Two Family Homes | 14 | 2,975,800 |
| Three Family Homes | 2 | 655,000 |
| Apartments 4 - 8 Units | 1 | 222,000 |
| Vacant Land 106's | 341 | 12,587,200 |
| Commercial | 21 | 4,975,800 |
| Industrial | 4 | 666,700 |
| Personal Property | 101 | 9,526,012 |
| Forest Lands - Chapter 61 | 49 | 137,300 |
| Agricultural - Chapter 61A | 46 | 206,838 |
| Recreational - Chapter 61B | 20 | 548,433 |
| TOTAL TAXABLE | 1,712 | \$269,811,112 |
| Exempt Properties | | 18,525,500 |
| TOTAL TAXABLE & EXEMPT | | \$288,336,612 |

History of Valuations, Tax Rates, and Levies

| <u>Fiscal Year</u> | <u>Valuation</u> | <u>Tax Rate</u> | <u>Tax Levy</u> |
|--------------------|------------------|-----------------|-----------------|
| 2016 | 269,811,112 | 20.10 | 5,423,203 |
| 2015 | 267,380,967 | 19.68 | 5,262,057 |
| 2014 | 267,193,652 | 19.10 | 5,103,399 |
| 2013 | 282,920,377 | 17.47 | 4,942,619 |
| 2012 | 282,400,824 | 16.42 | 4,637,022 |
| 2011 | 302,321,755 | 14.90 | 4,504,594 |
| 2010 | 319,193,905 | 13.64 | 4,353,805 |
| 2009 | 351,803,275 | 11.96 | 4,203,690 |
| 2008 | 350,386,764 | 11.53 | 3,999,888 |
| 2007 | 350,003,100 | 11.70 | 4,048,337 |
| 2006 | 338,987,900 | 10.64 | 3,606,831 |
| 2005 | 294,241,300 | 11.81 | 3,474,990 |
| 2004 | 253,655,200 | 13.48 | 3,419,272 |
| 2003 | 228,753,800 | 13.39 | 3,063,013 |
| 2002 | 184,283,100 | 15.84 | 2,919,044 |
| 2001 | 161,435,100 | 17.17 | 2,771,841 |