

# Town of Bolton Valuation and Tax Summary

Fiscal Year 2009



## Prepared by the Board of Assessors

Jeffrey Nichols, Chairman  
Charlotte Johnson, Member  
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Cynthia Bradbury, Administrative Assessor  
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## 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 1<sup>st</sup> 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 978-779-5556. Applicants should present compelling evidence to support a claim of overvaluation.

## 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

## DEADLINES

Applications for abatements are due on or before the due date for payment of the 3<sup>rd</sup> quarter bill (February 1st, 2009). Mailed applications must be postmarked no later than 2/1/2009.

Applications for personal exemptions are due on December 15<sup>th</sup>, or within three months of the mailing date of the 3<sup>rd</sup> quarter bill.

## APPEALS

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

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Summary of Appropriations and Revenues

<b>APPROPRIATIONS &amp; OTHER EXPENDITURES</b>	
Total Appropriations of Town Meeting	18,297,636.98
Cherry Sheet Offsets	5,600.00
Authorized Deferral of Teachers Pay	0.00
Snow and Ice Deficit	100,000.00
Misc. Deficits to be Raised	0.00
State and County Charges	16,979.00
Allowance for Abatements & Exemptions	274,530.08
<b>TOTAL</b>	<b>\$18,694,746.06</b>
<b>ANTICIPATED REVENUES</b>	
<u>Property Tax Levy</u>	15,463,690.08
<u>State Distributions – Education</u>	
Chapter 70	5,769.00
MA. School Bldg Authority Payments	431,753.00
<u>State Distributions - General Government</u>	
Lottery and Beano	245,726.00
Police Career Incentive	0
Exemption Reimbursements	9,349.00
State Owned Land	14,997.00
Public Libraries	5,600.00
<u>Local-Non-property Tax Revenues (anticipated)</u>	
Motor Vehicle Excise	729,000.00
Other Excise	3750.00
Penalties and interest on taxes and excises	47,000.00
Fees	145,350.00
Licenses and Permits	125,000.00
Fines and Forfeits	53,500.00
Investment Income	155,000.00
Miscellaneous – Recurring	0.00
Miscellaneous – Non-Recurring	10,000.00
<u>Other</u>	
Free Cash	622,990.00
Other Available Funds	626,271.98
<b>TOTAL REVENUES:</b>	<b>\$ 18,694,746.06</b>

How Your Tax Dollars Are Spent

Based on Operating Budgets

<b>SERVICES/DEPARTMENTS</b>	<b>Budget(%)</b>	<b>Budget(\$)</b>
Animal Control	.106	19,032
Council on Aging	.22	40,462
Debt Service	10.46	1,871,160
Fire Protection/Ambulance	1.57	280,684
General Expenses/Benefits	3.63	650,121
General Government	6.36	1,139,034
Health/Human Services	.26	46,208
Inspection Services	.35	62,378
Library	1.19	213,075
Police Protection	5.12	916,803
Public Works/Traffic Lights	7.63	1,365,468
Schools	61.07	10,930,029
Veterans Affairs	.042	4,506
Tree Warden	.28	49,992
Communications	1.56	279,174
Parks and Recreation	0.15	26,900
<b>TOTAL TO BE SPENT</b>	<b>100%</b>	<b>17,895,026</b>

Approximate Cost of Services to the Average Homeowner

<b>TOWN SERVICE</b>	<b>AVERAGE TAXES</b>
Animal Control	8.41
Council on Aging	17.45
Debt Service	829.60
Fire Protection/Ambulance	124.52
General Expenses/Benefits	287.90
General Government	504.42
Health/Human Services	20.62
Inspection Services	27.76
Library	94.38
Police Protection	406.07
Public Works	605.15
Schools	4843.55
Veterans Affairs	3.33
Tree Warden	22.21
Communications	123.73
Parks and Recreation	11.90

**TOTAL AVERAGE TAX BILL \$7,931.14**  
(Based on average, single family)

Valuations by Property Class

<b>Property Class</b>	<b>Accts</b>	<b>Valuation</b>
Mixed Use	14	23,514,460
Single Family Homes	1558	776,630,900
Condominiums	130	6,748,000
Mobile Homes and Other Res	10	7,060,100
Two Family Homes	11	4,656,500
Three Family Homes	2	980,000
Apartments 4 - 8 Units	1	341,300
Vacant Land	314	42,226,600
Open Space	0	0
Commercial	22	41,311,400
Industrial	13	16,245,600
Personal Property	88	49,122,436
Forest Lands - Chapter 61	6	6,530
Agricultural - Chapter 61A	65	1,291,606
Recreational - Chapter 61B	19	1,812,404
<b>TOTAL TAXABLE</b>	<b>2253</b>	<b>971,947,836</b>
Exempt Properties	134	50,338,200
<b>TOTAL TAXABLE &amp; EXEMPT</b>	<b>2356</b>	<b>1,022,286,036</b>

History of Valuations, Tax Rates, and Levies

<u>Fiscal Year</u>	<u>Valuation</u>	<u>Tax Rate</u>	<u>Tax Levy</u>
2009	971,947,836	15.91	15,463,690.08
2008	969,350,160	15.05	14,588,719.91
2007	987,612,731	14.06	13,885,834.99
2006	961,378,148	13.56	13,036,287.69
2005	877,046,810	13.97	12,252,343.94
2004	833,913,162	13.24	11,041,010.26
2003	811,115,710	12.70	10,301,169.51
2002	739,669,900	16.04	9,610,344.13

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