

Town of Bolton Valuation and Tax Summary

Fiscal Year 2010



Prepared by the Board of Assessors

Jeffrey Nichols, Chairman
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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 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 978-779-5556. 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 3rd quarter bill (February 1st, 2010). Mailed applications must be postmarked no later than 2/1/2010.

Applications for personal exemptions are due on December 15th, or within three months of the mailing date of the 3rd 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

How Your Tax Dollars Are Spent

Valuations by Property Class

Based on Operating Budgets

APPROPRIATIONS & OTHER EXPENDITURES

Total Appropriations of Town Meeting	18,909,343.00
Cherry Sheet Offsets	3,733.00
Authorized Deferral of Teachers Pay	0.00
Snow and Ice Deficit	0.00
Misc. Deficits to be Raised	0.00
State and County Charges	16,218.00
Allowance for Abatements & Exemptions	280,824.04
TOTAL	\$19,210,118.04

ANTICIPATED REVENUES

<u>Property Tax Levy</u>	16,404,134.04
<u>State Distributions – Education</u>	
Chapter 70	5,654.00
MA. School Bldg Authority Payments	431,753.00
<u>State Distributions - General Government</u>	
Lottery and Beano	173,954.00
Police Career Incentive	0
Exemption Reimbursements	9,051.00
State Owned Land	13,510.00
Veterans' Benefits	4,022.00
Public Libraries	3,733.00
<u>Local-Non-property Tax Revenues (anticipated)</u>	
Motor Vehicle Excise	700,000.00
Other Excise	3,750.00
Penalties and interest on taxes and excises	48,000.00
Fees	147,100.00
Licenses and Permits	100,000.00
Fines and Forfeits	50,250.00
Investment Income	60,000.00
Miscellaneous – Recurring	0.00
Miscellaneous – Non-Recurring	0.00
<u>Other</u>	
Free Cash	661,712.89
Other Available Funds	393,494.11
TOTAL REVENUES:	\$ 19,210,118.04

SERVICES/DEPARTMENTS	Budget(%)	Budget(\$)
Animal Control	0.10%	17,792
Council on Aging	0.22%	40,867
Debt Service	11.97%	2,231,544
Fire Protection/Ambulance	1.49%	278,135
General Expenses/Benefits	3.73%	695,065
General Government	5.64%	1,051,994
Health/Human Services	0.24%	45,063
Inspection Services	0.31%	58,654
Library	1.61%	300,163
Police Protection	5.01%	933,511
Public Works/Traffic Lights	7.11%	1,326,285
Schools	60.65%	11,306,737
Veterans Affairs	0.02%	4,416
Tree Warden	0.26%	48,522
Communications	1.51%	282,274
Parks and Recreation	0.12%	22,820
TOTAL TO BE SPENT	100%	18,643,842

Approximate Cost of Services to the Average Homeowner

TOWN SERVICE	AVERAGE TAXES
Animal Control	8.54
Council on Aging	18.79
Debt Service	1,022.62
Fire Protection/Ambulance	127.29
General Expenses/Benefits	318.66
General Government	481.83
Health/Human Services	20.50
Inspection Services	26.48
Library	137.54
Police Protection	428.01
Public Works	607.42
Schools	5181.46
Veterans Affairs	1.71
Tree Warden	22.21
Communications	129.00
Parks and Recreation	10.25

Property Class	Accts	Valuation
Mixed Use	14	22,742,196
Single Family Homes	1568	8,469,600
Condominiums	130	8,469,600
Mobile Homes and Other Res	10	6,900,000
Two Family Homes	10	4,147,700
Three Family Homes	2	951,900
Apartments 4 - 8 Units	1	333,700
Vacant Land	370	40,949,000
Open Space	0	0
Commercial	22	39,000,900
Industrial	13	13,091,400
Personal Property	80	31,179,096
Forest Lands - Chapter 61	6	4,080
Agricultural - Chapter 61A	63	1,274,671
Recreational - Chapter 61B	20	1,788,253
TOTAL TAXABLE	2309	931,523,796
Exempt Properties	142	48,726,000
TOTAL TAXABLE & EXEMPT	2356	1,022,286,036

History of Valuations, Tax Rates, and Levies

Fiscal Year	Valuation	Tax Rate	Tax Levy
2010	931,523,796	17.61	16,404,134.04
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

TOTAL AVERAGE TAX BILL \$8,543.22
(Based on average, single family home valuation of \$485,100.)

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