

## How Your Tax Dollars Are Spent

Based on Operating Budgets

SERVICES/DEPARTMENTS	Budget(%)	Budget(\$)
General Government	5.75%	1,109,887
Public Safety	8.90%	1,719,112
Education	60.07%	11,601,201
Public Works	6.56%	1,267,763
Human Services	0.48%	92,837
Culture & Recreation	2.03%	391,768
Debt Service	11.65%	2,249,545
Employee Benefits	4.21%	812,298
Other Insurance	0.36%	69,143
<b>TOTAL TO BE SPENT</b>	<b>100%</b>	<b>19,313,554</b>

### Approximate Cost of Services to the Average Homeowner

TOWN SERVICE	AVERAGE TAXES
General Government	518.33
Public Safety	802.85
Education	5417.91
Public Works	592.06
Human Services	43.36
Culture & Recreation	182.96
Debt Service	1050.57
Employee Benefits	379.35
Other Insurance	32.29
<b>TOTAL AVERAGE TAX BILL</b>	<b>\$9,019.68</b>

(Based on average, single family home valuation of \$456,000.)

## Valuations by Property Class

Property Class	Accts	Valuation
Mixed Use	13	21,961,480
Single Family Homes	1574	717,826,000
Condominiums	129	24,534,900
Mobile Homes and Other Res	10	6,497,300
Two Family Homes	10	4,155,800
Three Family Homes	1	385,700
Apartments 4 - 8 Units	1	317,800
Vacant Land	364	34,576,200
Open Space	0	0
Commercial	22	33,789,800
Industrial	13	11,398,100
Personal Property	63	21,673,179
Forest Lands - Chapter 61	10	59,832
Agricultural - Chapter 61A	67	1,258,920
Recreational - Chapter 61B	27	1,941,228
<b>TOTAL TAXABLE</b>	<b>2305</b>	<b>880,376,239</b>
Exempt Properties	152	60,878,3000
<b>TOTAL TAXABLE &amp; EXEMPT</b>	<b>2457</b>	<b>941,254,539</b>

### History of Valuations, Tax Rates, and Levies

Fiscal Year	Valuation	Tax Rate	Tax Levy
2012	880,376,239	19.78	17,413,842.01
2011	925,371,662	19.42	17,053,384.84
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	12.7	10,301,169.51

# Town of Bolton Valuation and Tax Summary

Fiscal Year 2012



Prepared by the Board of Assessors

Jeffrey Nichols, Chairman  
Charlotte Johnson, Member  
Susan Mason, Member  
Cynthia Bradbury, Assistant Assessor  
Harald Scheid – Regional Assessor  
David Manzello-Associate Assessor

## 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, 2012). Mailed applications must be postmarked no later than 2/1/2012.

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).

## Summary of Appropriations and Revenues

<b>APPROPRIATIONS &amp; OTHER EXPENDITURES</b>	
Total Appropriations of Town Meeting	19,451,689.69
Cherry Sheet Offsets	3,899.00
Authorized Deferral of Teachers Pay	0.00
Snow and Ice Deficit	0.00
Misc. Deficits to be Raised	0.00
State and County Charges	6,848.00
Allowance for Abatements & Exemptions	156,363.01
<b>TOTAL</b>	<b>\$19,618,799.70</b>
<b>ANTICIPATED REVENUES</b>	
<u>Property Tax Levy</u>	17,413,842.01
<u>State Distributions – Education</u>	
Chapter 70	
MA. School Bldg Authority Payments	431,753.00
<u>State Distributions - General Government</u>	
General Government Aid	154,921.00
Police Career Incentive	0
Exemption Reimbursements	19,199.00
State Owned Land	10,106.00
Veterans' Benefits	0.00
Public Libraries	3,899.00
<u>Local-Non-property Tax Revenues (anticipated)</u>	
Motor Vehicle Excise	610,000.00
Other Excise	0.00
Penalties and interest on taxes and excises	41,000.00
Fees	150,000.00
Licenses and Permits	100,000.00
Fines and Forfeits	30,000.00
Investment Income	9,000.00
Miscellaneous – Recurring	0.00
Miscellaneous – Non-Recurring	0.00
<u>Other</u>	
Free Cash	363,565.69
Other Available Funds	281,514.00
<b>TOTAL REVENUES:</b>	<b>\$ 19,618,799.70</b>