How Your Tax Dollars Are Spent

Based on Operating Budgets

|  |  |  |
| --- | --- | --- |
| **SERVICES/DEPARTMENTS** | **Budget(%)** | **Budget($)** |
| General Government | 5.79% | 1,499,814 |
| Public Safety | 10.79% | 2,795,093 |
| Education | 68.90% | 17,847,522 |
| Public Works | 6.11% | 1,583,588 |
| Human Services | 0.79% | 206,101 |
| Culture & Recreation | 2.13% | 551,903 |
| Debt Service | 4.87% | 1,262,688 |
| Employee Benefits | 5.63% | 1,458,596 |
| Other Insurance | 0.44% | 115,737 |
| **TOTAL TO BE SPENT** | **100%** | **25,899,870** |

## Approximate Cost of Services

to the Average Homeowner

|  |  |
| --- | --- |
| General Government | 749.38 |
| Public Safety | 1396.52 |
| Education | 8917.55 |
| Public Works | 790.80 |
| Human Services | 102.24 |
| Culture & Recreation | 275.68 |
| Debt Service | 630.31 |
| Employee Benefits | 728.67 |
| Other Insurance | 56.94 |

**TOTAL AVERAGE TAX BILL $ 12,942.75**

(Based on average, single family

home valuation of $795,926)

Valuations by Property Class

|  |  |  |
| --- | --- | --- |
| ***Property Class***  | ***Accts***  | ***Valuation*** |
| Mixed Use  | 13 | 40,996,538 |
| Single Family Homes | 1747 | 1,390,483,100 |
| Condominiums | 124 | 53,758,000 |
| Mobile Homes and Other Res | 14 | 15,864,800 |
| Two Family Homes | 15 | 7,669,000 |
| Three Family Homes | 0 | 0 |
| Apartments 4 - 8 Units | 1 | 531,800 |
| Vacant Land | 25 | 18,169,900 |
| Open Space | 0 | 0 |
| Commercial | 34 | 31,292,800 |
| Industrial | 12 | 12,151,300 |
| Personal Property | 69 | 25,738,840 |
| Forest Lands - Chapter 61 | 16 | 24,401 |
| Agricultural - Chapter 61A | 51 | 1,279,761 |
| Recreational - Chapter 61B | 39 | 2,514,500 |
| **TOTAL TAXABLE** | **2360** | **1,502,304,073** |
| Exempt Properties |  | 63,228,800 |
| **TOTAL TAXABLE & EXEMPT** |  | **1,600,474,740** |

History of Valuations, Tax Rates, and Levies

|  |  |  |  |
| --- | --- | --- | --- |
| *Fiscal Year* | *Valuation* | *Tax Rate* | *Tax Levy* |
| *2024* | *1,600,474,740* | *16.26* | *26,023,719.28* |
| *2023* | *1,442,380,880* | *17.50* | *25,241,665.00* |
| 2022 | 1,214,488,080 | 19.87 | 24,131,878.15 |
| 2021 | 1,126,570,210 | 20.86 | 23,500,254.58 |
| 2020 | 1,114,630,277 | 20.39 | 22,727,311.35 |
| 2019 | 1,056,865,701 | 20.47 | 21,634,040.90 |
| 2018 | 1,019,535,722 | 20.66 | 21,063,608.02 |
| 2017 | 961,512,639 | 21.2 | 20,384,067.95 |
| 2016 | 934,606,956 | 20.91 | 19,542,631.46 |
| 2015 | 898,801,476 | 20.98 | 18,856,854.97 |
| 2014 | 873,687,629 | 21.2 | 18,522,177.74 |
| 2013 | 859,744,392 | 20.96 | 18,020,242.46 |
| 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 |

### Town of Bolton

Valuation and Tax

Summary

Fiscal Year 2024





**Prepared by the Board of Assessors**

Jeffrey Nichols, Chairman

Charlotte Johnson, Member

Wendy Rogers, Member

Kelly Garlock, Assistant Assessor

David Manzello, Regional Assessor

Alex Cervone, Regional 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 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:

1. Elderly
2. Blind
3. Minor children of police/firefighters killed in the line of duty
4. Disabled Veteran
5. Widows or Widowers
6. Orphaned Minor Children

**DEADLINES**

Applications for abatements are due on or before the due date for payment of the 3rd quarter bill (February 1st, 2024). Mailed applications must be postmarked no later than 2/1/2024.

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).

Summary of Appropriations and Revenues

**APPROPRIATIONS & OTHER EXPENDITURES**

|  |  |
| --- | --- |
| Total Appropriations of Town Meeting | 29,506,269.92 |
| Cherry Sheet Offsets | 13,350.00 |
| Debt and Interest Charges | 0.00 |
| Snow and Ice Deficit | 0.00 |
| Misc. Deficits to be Raised  | 0.00 |
| State and County Charges | 74,151.00 |
| Allowance for Abatements & Exemptions | 102,163.88 |
| **TOTAL** | **29,695,934.80** |

**ANTICIPATED REVENUES**

|  |  |
| --- | --- |
| *Property Tax Levy* | 26,023,719.28 |
|  |  |
| *State Distributions – Education* |   |
| Chapter 70 | 0 |
| MA. School Bldg Authority Payments | 0 |
| *State Distributions - General Government* |
| General Government Aid | 236,028 |
| Police Career Incentive | 0 |
| Exemption Reimbursements | 24,043 |
| State Owned Land | 20,123 |
| Veterans’ Benefits | 19,349 |
| Public Libraries | 13,350 |
| *Local-Non-property Tax Revenues (anticipated)* |
| Motor Vehicle Excise | 1,062,996.40 |
| Other Excise-Meals | 66,131.68 |
| Other Excise- Room | 10,980.12 |
| Penalties and Interest- taxes and excises | 75,470.96 |
| Fees | 208,357.35 |
| Rentals | 7,600.00 |
| Departmental Revenue-Schools | 78,558.48 |
| Licenses and Permits | 145,490.98 |
| Fines and Forfeits | 71,176.89 |
| Investment Income | 46,561.09 |
| Miscellaneous – Recurring | 207,024.98 |
| Miscellaneous – Non-Recurring | 0 |
| *Other* |   |
| Free Cash | 578,250.68 |
| Other Available Funds  | 626,303.84 |
| **TOTAL REVENUES: $\_\_**  | **26,023,719.28** |
|  |  |