

REPORT OF THE BOARD OF ASSESSORS

The assessing staff maintains several extensive databases not only for all real estate property in town but also for business personal property, motor vehicle excise, exempt properties, and personal exemptions. The department continues to inspect over 1500 properties annually as required by the Massachusetts Department of Revenue, Bureau of Local Assessment. The property data is part of the town's computerized mass appraisal system, otherwise known as the "CAMA" system. This extensive database not only assists in the analytical process of valuing the properties but also contains property data, building sketches, photographs, ownership history and additional data used by other departments. The database is linked to the town's geographical information system producing on-line information for many town departments.

Seventeen overvaluation appeals were filed at the Massachusetts Appellate Tax Board (ATB) because the property owners were not satisfied with the decision of the Board of Assessors on their fiscal year 2006 overvaluation appeals. The chief assessor successfully defended the town's assessment on four of those appeals and had two dismissed for jurisdiction issues. One appeal received an adjustment from the Appellate Tax Board and the remainder of the appeals were withdrawn by the appellant prior to going to hearing.

Total assessed values for each major class of properties, the number of parcels, and their share of the Tax Levy are shown below:

Class	Parcel Count	Valuation	Percentage of Levy
Residential	8,144	\$7,946,702,000	88.87%
Commercial	246	926,429,000	10.36
Personal Property	904	68,796,400	0.77
TOTAL	9,294	\$8,941,927,400	100.00%

The tax rate for fiscal year 2007 was \$8.87/1,000 of valuation. The levy limit was \$79,316,412 and the Town levied \$79,314,896. The levy included payments towards three debt exclusions totaling \$3,794,401 and new growth of \$1,253,158. There were 220 tax abatement applications for the fiscal year and 80 were granted some adjustment in their assessed value and corresponding abatement.

The total statutory exemptions for fiscal year 2007 were:

Exemption Type	Count	Total Tax Amount
Clause 22 – Veterans	107	\$60,619
Clause 37 – Blind	18	\$9,000
Clause 41A – Deferral	50	\$329,202
Clause 41C – Elderly	53	\$39,750
Community Preservation Exemption	70	\$3,130
Senior Work Program	17	\$10,497

Taxpayers experiencing financial hardship are encouraged to consult with the assessors' office to determine eligibility for deferrals and exemptions as options to allow them to remain in their homes.

The total number of Motor Vehicle Excise Bills issued during fiscal 2007 was, 23,079 that generated \$4,257,490 in tax receivables.

Office Staff:

Donna McCabe, AAS	Chief Assessor
Lauren O'Sullivan	Assistant Administrator
Tara Damiano	Assessor Technician
Louise Burns	Secretary
Judy Keefe	Assistant Secretary

Respectfully submitted,
Board of Assessors
Stephen D. Mahoney, Chair
David C. Chapin
L. Deborah Carpenter