

Assessment Information

Property Valuation

The primary responsibility of assessors is to value all real and personal property in their municipality each year for tax assessment purposes.

Every five years. These valuations must be reviewed by the Department of Revenue (DOR) and certified as meeting legal standards. Valuations in the years between this five year certification must also meet legal standards, but they are not certified by DOR.

How often are properties assessed in Massachusetts?

State law requires all properties to be assessed at market value as of January 1 each year. This does not mean that every property is physically inspected each year. Properties in the Town are required to be physically re-inspected at least every ten years.

Do you have to let the tax assessor in your house in Massachusetts?

You do not have to allow the assessors into your home. We only request the inspection in order to be as fair and accurate as possible. However, if an assessor is denied entrance, property owners may lose their ability to appeal the assessed value.

Is market value the same as assessed value?

An assessed value helps local and county governments to determine how much property tax a homeowner will pay. ... Market value refers to the actual value of your property when placed at sale on the open market. It's determined by buyers and defined as the amount they are willing to pay for purchasing the home.

How do assessors determine assessments?

An assessor determines the assessed value of a property by looking at a number of factors, among others: Any improvements, repairs or renovations that have been undertaken on the property recently. The price that comparable properties are selling for.

Market Value

Assessors are required by Massachusetts law to assess all real and personal property at its fair cash value as of January 1 each year.

Fair cash value means fair market value, which is the price a willing buyer and a willing seller would settle upon in an open market transaction.

To determine market value, assessors must evaluate a number of factors that impact the amount a willing buyer and seller would agree to, including:

- Sales – The time, volume, and price of sales for the same type of property in the general area.

- Location – The location of the property.
- Supply and demand – The number of properties available for sale relative to the number of buyers seeking them.

Mass Appraisal

Mass appraisal is defined as the use of standardized procedures for collecting data and appraising property to ensure that all properties within a municipality are valued uniformly and equitably. It is the process of valuing a group of properties as of a given date, using common data, employing standardized methods and conducting statistical tests to ensure uniformity and equity in the valuations. Assessors use mass appraisal procedures and techniques when determining the fair cash value of properties in their municipalities.