

# **TOWN OF MERRIMAC**

## **PUBLIC DISCLOSURE**

### **Fiscal 2020 Proposed Notice**

#### **PENDING DOR APPROVAL**

The Board of Assessors of the Town of Merrimac wishes to announce that it has completed its state-mandated revaluation of all properties for Fiscal 2020 subject to preliminary certification review by the Bureau of Local Assessment (BLA) of the Massachusetts Department of Revenue (DOR). **It should be noted that the BLA/DOR has not issued preliminary certification as of this date and that all assessed values are subject to change.**

The proposed real estate tax assessments are available for review in the Assessors' Office at Town Hall, 6 School Street. Property owners can also review their proposed values on the Town website, [www.townofmerrimac.com/171/Assessors](http://www.townofmerrimac.com/171/Assessors) scroll to bottom of page to Quick Links, then click on Patriot Properties.

The Board of Assessors encourages all taxpayers to review the proposed value of their properties.

The public disclosure period will be in effect from Monday, December 2, 2019 to Friday, December 6, 2019. The office will be open Monday from 8:00am to 7:00pm, Tuesday through Thursday from 8:00am to 4:00pm and Friday 9:00am-12:00pm. Appeals may be made during the disclosure period.

The Board of Assessors will review any requests for changes in assessments. These new values are based on calendar year 2018 sales data. Laws require assessment at "fair market value;" the state certifies values every five years.

For further information or questions, please contact the Board of Assessors Office at 978-346-9022.

Board of Assessors:

Edward Davis, William Pollman & Joyce Clohecy

## **What is a revaluation?**

A revaluation is an update of all assessments in the town conducted under the direction of the Board of Assessors. The Board of Assessors are state-certified individuals whose duties are to discover, list, and value all real and personal property in the town, in a uniform and equitable manner. The Board of Assessors are not involved in the collection of property taxes.

## **Why is a revaluation necessary?**

State law requires that all property in the town be assessed within ten percent of market value every year. A revaluation is the most equitable way to accomplish this.

## **Will all property values change?**

Most likely, yes. However, *not all property values* will change at the same rate. Market value will have increased more for some neighborhoods and property types than for others. Some neighborhoods and property types may have decreased in value and others may have remained the same. One purpose of a revaluation is to make sure that the assessed values reflect the changes that have occurred in property values.

## **Who will do the revaluation?**

The assessors' contract with an outside revaluation company to do the revaluation. This company has many years of experience in property assessment and is familiar with the marketplace in the town.

## **Is it necessary that you view the inside of my property?**

To make a proper assessment on a building, it is desirable that an assessor see the inside as well as the outside of the property. The law requires that property be valued from an actual view or the best information available. We will be performing a data quality control study on our existing information. If we are unable to enter your property, we will still review your assessment based on the existing records and sales of properties similar to yours.